

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be in the form of cash, cashiers check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a warranty deeds.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: at closing or with an additional 10% down for immediate possession.

REAL ESTATE TAXES: Pro-rate to day of closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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OCTOBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
	30	31				

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Real Estate ST JOSEPH CO. MICHIGAN

129[±] acres

AUCTION

TUESDAY, OCTOBER 25TH, @ 5PM

Real Estate

ST JOSEPH CO. MICHIGAN

AUCTION

TUESDAY, OCTOBER 25TH, @ 6PM

129[±] acres

- Hunting opportunities
- Recreational Land
- Timber
- Privacy

AUCTION SITE:
Marcellus VFW - 53550 M 40
Marcellus, Michigan 49067



AUCTION

**129⁺
acres**

TUESDAY, OCTOBER 25TH, @ 5PM

PROPERTY LOCATION:

From M 216. Turn North for 3 miles on Creglow Rd. From Chamberlian Rd. (2nd St) Turn East for 1 mile on W Z Ave. Look for sign.

FEATURES:

- Hunting opportunities
- Recreational Land
- Timber
- Privacy

AUCTION SITE:

Marcellus VFW - 53350 M 40, Marcellus, MI 49067 - 1/2 mile south of Marcellus on M40 VFW is on West side of road.

Call Auction Managers for showing

TRACT 1 - 65± ACRES: This Tract is nearly all wooded with a large marsh. Consider the hunting and recreational opportunities of this tract. This parcel has road frontage access through Kalamazoo County off of Creglow Rd.

TRACT 2 - SWING TRACT, 32± ACRES: This parcel is wooded with higher ground. This property will have great hunting and recreational potential. This Tract must be bid on by an adjoining landowner or in a combination bid with tract 1.

TRACT 3 - SWING TRACT, 32± ACRES: This parcel is wooded with higher ground. This property will have great hunting and recreational potential. This Tract must be bid on by an adjoining landowner or in a combination bid with tract 1.

SELLERS: ESTATE OF DAVID MARSTON

AUCTION MANAGERS:

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