

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts or as a total 180± acres unit. There will be open bidding on all tracts and combination during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made 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.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A Buyer's Premium in the amount of three percent (3%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by May 2018.

**POSSESSION:** Immediate possession to be conveyed.

**REAL ESTATE TAXES:** Seller to pay installment due and payable 2018 credited at closing.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "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, inquiries, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**CORPORATE HEADQUARTERS**

950 N. Liberty Dr., Columbia City, IN 46725

**Sale Manager:**

Robert Mishler, 260-336-9750

AC63001504, AU08701553



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MAY 2018						
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		

**Immediate Possession Available Day of Auction!**

*St. Joseph County, Michigan*

**Offered in 3 Tracts**

**185±**  
*acres*

**Mostly All Tillable Productive Soils!**

*real estate*  
**AUCTION**

**Monday, May 14  
at 6:00 pm**

**Auction to be held at the White Pigeon American Legion, 600 E. Chicago Rd., White Pigeon MI**



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**ONLINE BIDDING AVAILABLE**



# real estate AUCTION

St. Joseph County, Michigan

# 185± acres

Offered in 3 Tracts

## Monday, May 14 • 6:00 pm

**Immediate Possession Available Day of Auction!**

### Productive Soils!

**AUCTION LOCATION:** White Pigeon American Legion, 600 E. Chicago Rd., White Pigeon, Michigan.

**PROPERTY DIRECTIONS:** Located east of White Pigeon, MI on US 12 to Lutz Rd., then north 4 miles to Featherstone Rd., then east 3 miles to the intersection of Engle Rd. & Featherstone Rd. The farm is on the SE corner.

#### TRACT DESCRIPTIONS:

**TRACT 1: 60± ACRES** all tillable, mostly Gilford sandy loam with some Houghton and Adrian muck soils. 1,960 ft of frontage on Featherstone Rd. and 1,320 ft of frontage on Engle Rd. Combined FSA acres for Tracts 1 and Tract 2 is 117.65 acres.

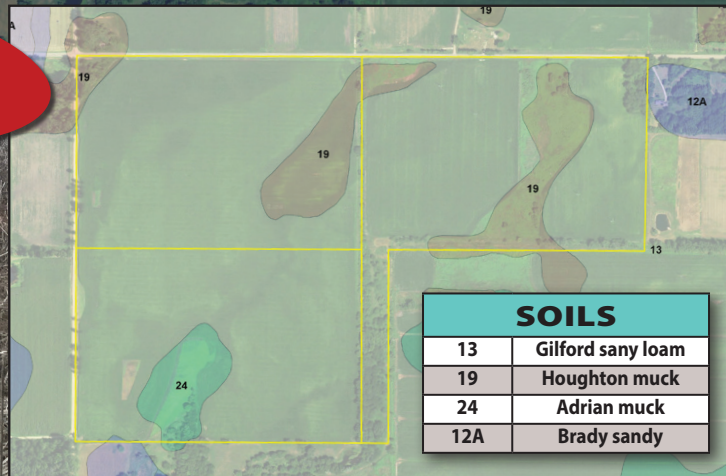
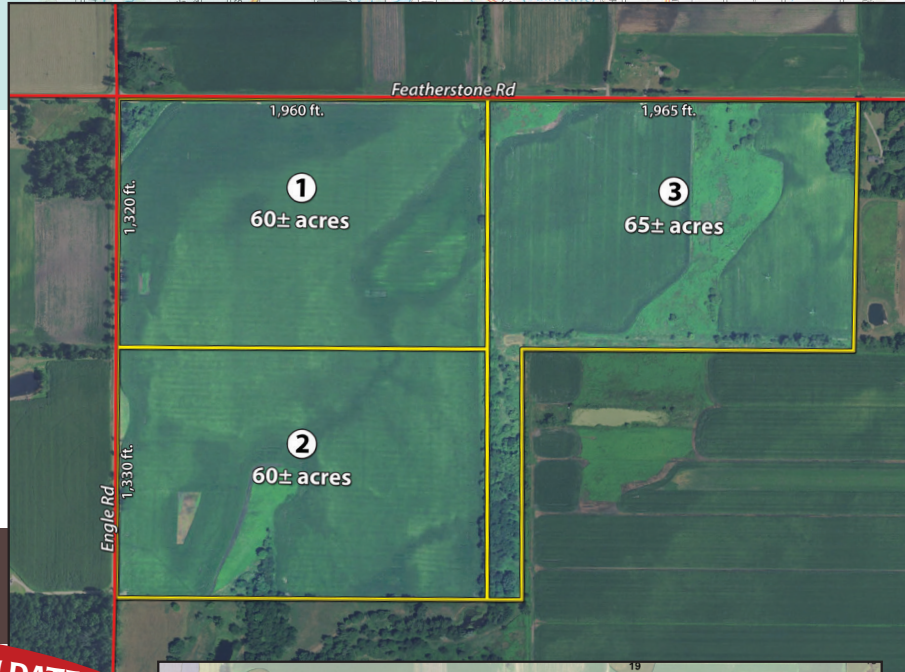
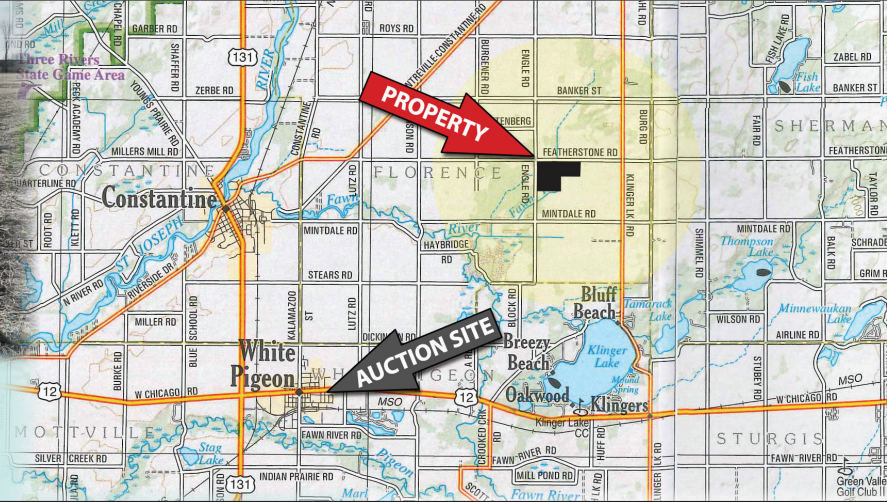
**TRACT 2: 60± ACRES** mostly all tillable, mostly Gilford sandy loam with some Houghton and Adrian muck soils. 1,330 ft of frontage on Engle Rd.

**TRACT 3: 65± ACRES** mostly all tillable, mostly Gilford sandy loam with some Houghton and Adrian muck soils. 1965 ft frontage on Featherstone Rd. with some wet land along ditch. 58.91 FSA acres.

#### OWNERS: ALM Property LLC

For Information call or text Sales Manager:  
Robert Mishler: 260-336-9750

**INSPECTION DATES:**  
Thursday, April 26 • 4-6 pm  
Friday, May 4 • 4-6 pm  
Meet a Schrader agent on Tract 1



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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