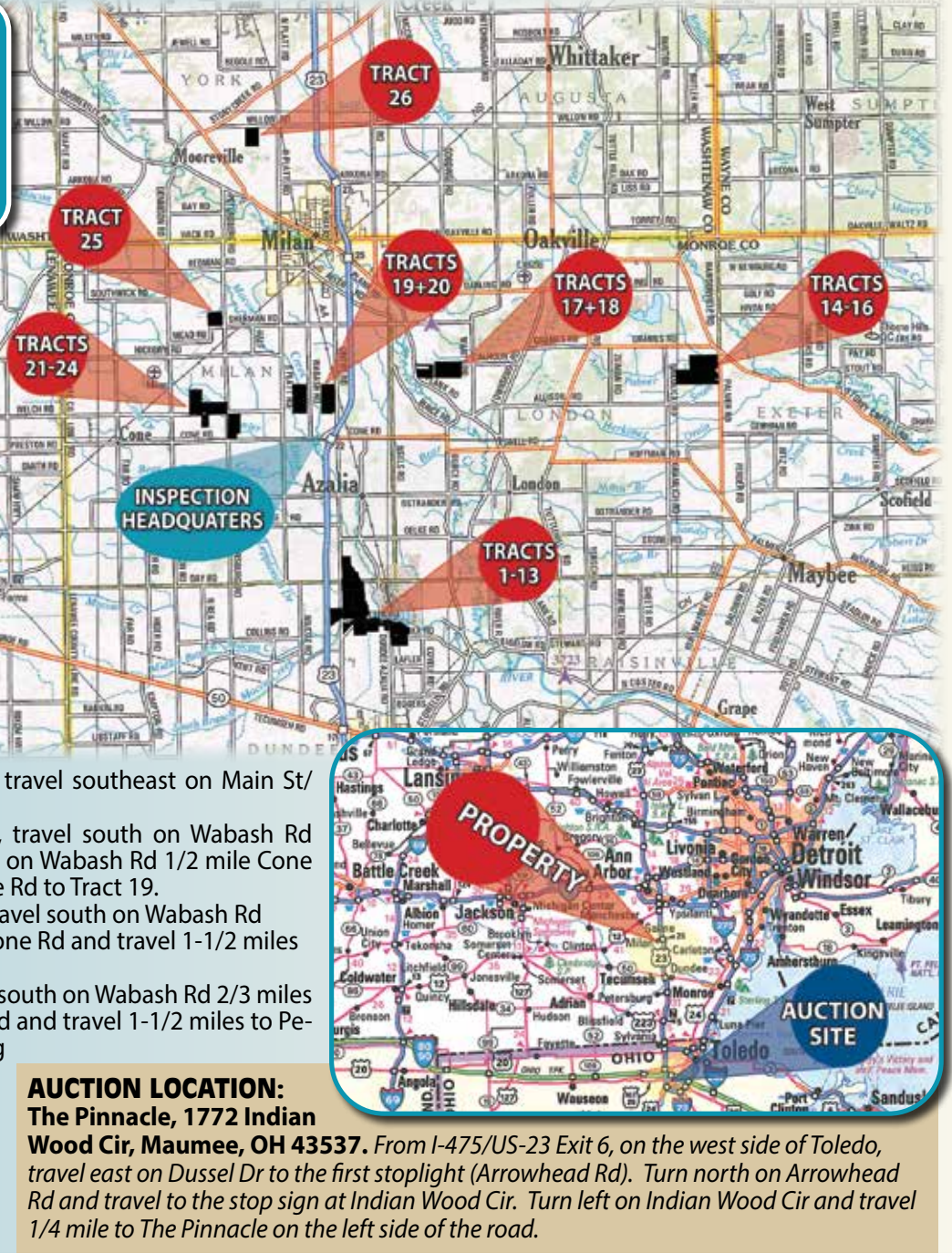


OPEN HOUSE/INSPECTION DATES:
 Mon., February 1st • 2-4pm
 Wed., February 10th • 10am-Noon
 Wed., February 24th • 2-4pm
 Meet a Schrader Representative at
 The Shop, 16342 Cone Rd, Milan, MI, 48160,
 just west of Hwy-23 exit 22.

PROPERTY LOCATIONS:
Tracts 1-13: From the intersection of M-50 and US-23 in Dundee, travel east on M-50 1/8 mile to Ann Arbor Rd. Travel north on Ann Arbor Rd 1-3/4 miles to the property.
Tracts 14-16: From downtown Milan, travel east on Milan Oakville Rd 5 miles to the intersection with Turtle Hill Rd. Continue straight on Oakville Waltz Rd and travel 1-1/3 mile to Palmer Rd. Continue straight on Palmer Rd and travel 2 miles to Stony Creek Rd. Follow Palmer Rd south at the intersection and travel 1/6 mile to the property.
Tracts 17+18: From downtown Milan, travel southeast on Main St/ Plank Rd 3-1/2 miles to the property.
Tracts 19+20: From downtown Milan, travel south on Wabash Rd 2-1/2 miles to Tract 20. Continue south on Wabash Rd 1/2 mile Cone Rd, then east, then back north on Crowe Rd to Tract 19.
Tracts 21-24: From downtown Milan, travel south on Wabash Rd 3-1/2 miles to Cone Rd. Turn west on Cone Rd and travel 1-1/2 miles to Tract 21.
Tract 25: From downtown Milan, travel south on Wabash Rd 2/3 miles to Redman Rd. Turn west on Redman Rd and travel 1-1/2 miles to Petersburg Rd. Turn south on Petersburg Rd and travel 3/4 miles to the property.
Tract 26: From downtown Milan, travel northwest on Main St 3/4 miles to Platt Rd. Turn north on Platt Rd and travel 1-1/2 miles to Willow Rd. Turn west on Willow Rd and travel 1/3 miles to the property.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 26 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 1,436± acre 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.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.



AUCTION LOCATION:
The Pinnacle, 1772 Indian Wood Cir, Maumee, OH 43537. From I-475/US-23 Exit 6, on the west side of Toledo, travel east on Dussel Dr to the first stoplight (Arrowhead Rd). Turn north on Arrowhead Rd and travel to the stop sign at Indian Wood Cir. Turn left on Indian Wood Cir and travel 1/4 mile to The Pinnacle on the left side of the road.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 30, 2021.
POSSESSION: Possession is at closing. Immediate possession for farming purposes is available with an additional 10% down payment. Contact auction manager for details.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the Summer 2021 taxes and thereafter.
TILLABLE ACRES: the tillable acres have been estimated based on the FSA field maps provided by the USDA. For purposes of the brochure acres have been rounded and in some cases estimated (where field boundaries don't match up with auction tracts). Actual FSA field maps are available in the Information Booklet available on the auction website.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 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.

1,436± Acres Offered in 26 Tracts

Thursday, February 25th • 10 am

LAND AUCTION

Monroe and Washtenaw Counties, MI

Auction held at The Pinnacle, 1772 Indian Wood Cir, Maumee, OH 43537

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 3% Buyer's Premium

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Auction Managers:
 Roger Diehm, 260-318-2770
 Eric Ott, 260-413-0787

FEBRUARY 2021

SUN	1	2	3	4	5	6
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TUE						
WED						
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FRI						
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	19	20	21	22	23	24
	25	26	27			

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Michigan LAND AUCTION Monroe and Washtenaw Counties, MI

Farms located near Dundee and Milan, just Northwest of Toledo, OH

1,436± Acres Offered in 26 Tracts

Thursday, February 25th • 10 am

Auction held at The Pinnacle, 1772 Indian Wood Cir, Maumee, OH 43537

Productive Tillable
Woods for Hunting
2021 Farming Rights
1,249± Total Tillable Acres
Investment Grade Farms
Development Potential w/Rail Access

TRACT 3

TRACT 15

TRACT 23

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3% Buyer's Premium

Schrader THE ORIGINAL MULTI-TRACT AUCTIONS

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Michigan **LAND AUCTION**
 1,436± Acres
 Offered in 26 Tracts

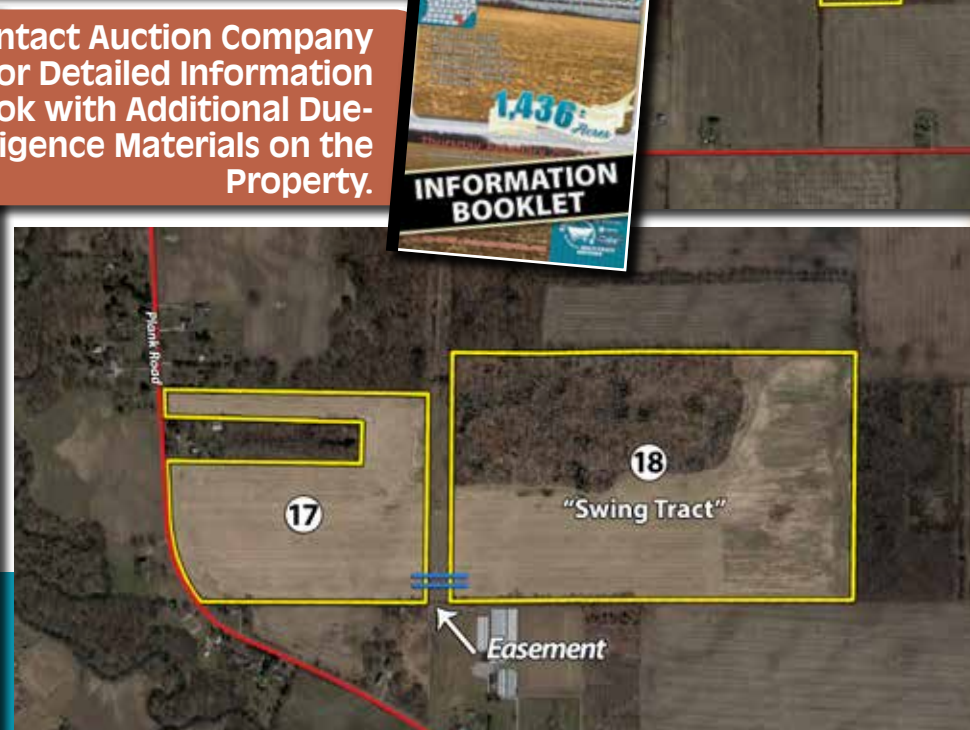
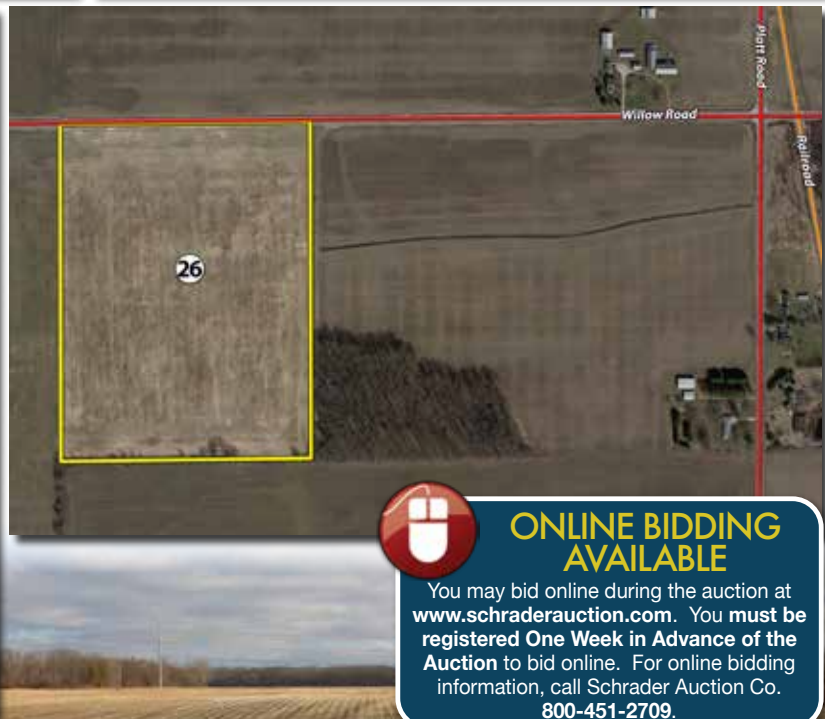
Monroe and Washtenaw Counties, MI

Thursday, February 25th • 10 am

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 Cone Rd, Milan, MI, 48160, just west of Hwy-23 exit 22.



TRACT	ACRES	TILLABLE	WOODS	NOTES
1	68±	68±		All tillable w/ frontage on Ann Arbor and Oelke Roads.
2	90±	84±		Mostly tillable w/ frontage on Ann Arbor and Day Roads.
3	13±	4±		Income producing equipment shed with frontage on Day Road.
4	50±	48±		Mostly tillable w/ frontage on Ann Arbor and Day Roads.
5	68±	54±		Mostly tillable w/ small woods. Frontage on Day Road.
6	79±	68±		Mostly tillable w/ small woods. Frontage on Ann Arbor Road.
7	21±	19±		Mostly tillable w/ frontage on Ann Arbor and Hatter Roads.
8	25±	8±	13±	Mixed tillable and woods w/ frontage on Hatter Road.
9	51±	46±		Mostly tillable w/ frontage on Hatter Road.
10	44.5±	41±		Mostly tillable w/ frontage on Hatter Road.
11	12±	7±	5±	Mixed tillable and woods w/ frontage on Dundee Azalia Road and rail access.
12	58±	53±		Mostly tillable w/ frontage on Radka Road.
13	46±	38±		All tillable w/ frontage on Ann Arbor Road and visibility from US-23.
14	80±	76±		Mostly tillable w/ frontage on Palmer Road.
15	97±	93±		Mostly tillable w/ frontage on Palmer Road.
16	20±		20±	"Swing" tract, all woods. Must be purchased by neighbor or combined with Tract 15.
17	39±	37±		Mostly tillable w/ frontage on Plank Road.
18	90±	57±	33±	"Swing" tract with mixed tillable and woods. Must be purchased by neighbor or combined with Tract 17.
19	78±	74±		Mostly tillable w/ frontage on Crowe Road and rail access.
20	80±	68±		Mostly tillable w/ frontage on Wabash Road.
21	76.5±	67±	7±	Mostly tillable w/ small woods. Frontage on Cone and Petersburg Roads.
22	80±	74±		Mostly tillable w/ frontage on Welch and Petersburg Roads.
23	80±	79±		Mostly tillable w/ frontage on Welch Road.
24	20±	13±	8±	Mixed tillable and woods w/ frontage on Welch Road.
25	40±	38±		All tillable w/ frontage on Sherman and Petersburg Roads.
26	30±	30±		Mostly tillable w/ frontage on Willow Road.
Total	1,436±	1,249±		



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at 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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Owner: Gary and Linda Heath, LG Real Estate LLC
 Auction Managers: Roger Diehm 260-318-2770 and Eric Ott 260-413-0787

