

THURSDAY, JUNE 22 • 6:00 PM
at the Bella Vista Golf Course, 608 1 Straight Dr., Coldwater, MI 49036



- 27 Tracts from 0.32± to 37± acres
- Beautiful building sites
- Lakefront lots and Coldwater Lake access
- Abundance of wildlife and waterfowl
- Mature hardwood trees
- Hiking and riding trails
- 3200' of lake and channel frontage

Little Coldwater Lake
Coldwater Lake



ONCE IN A LIFETIME OPPORTUNITY

183± ACRES
to buy
combination of 27 tracts with access to Coldwater Lake.

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JUNE 2017						
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	

SCHRADER
Real Estate and Auction Company, Inc.
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with access to Coldwater Lake

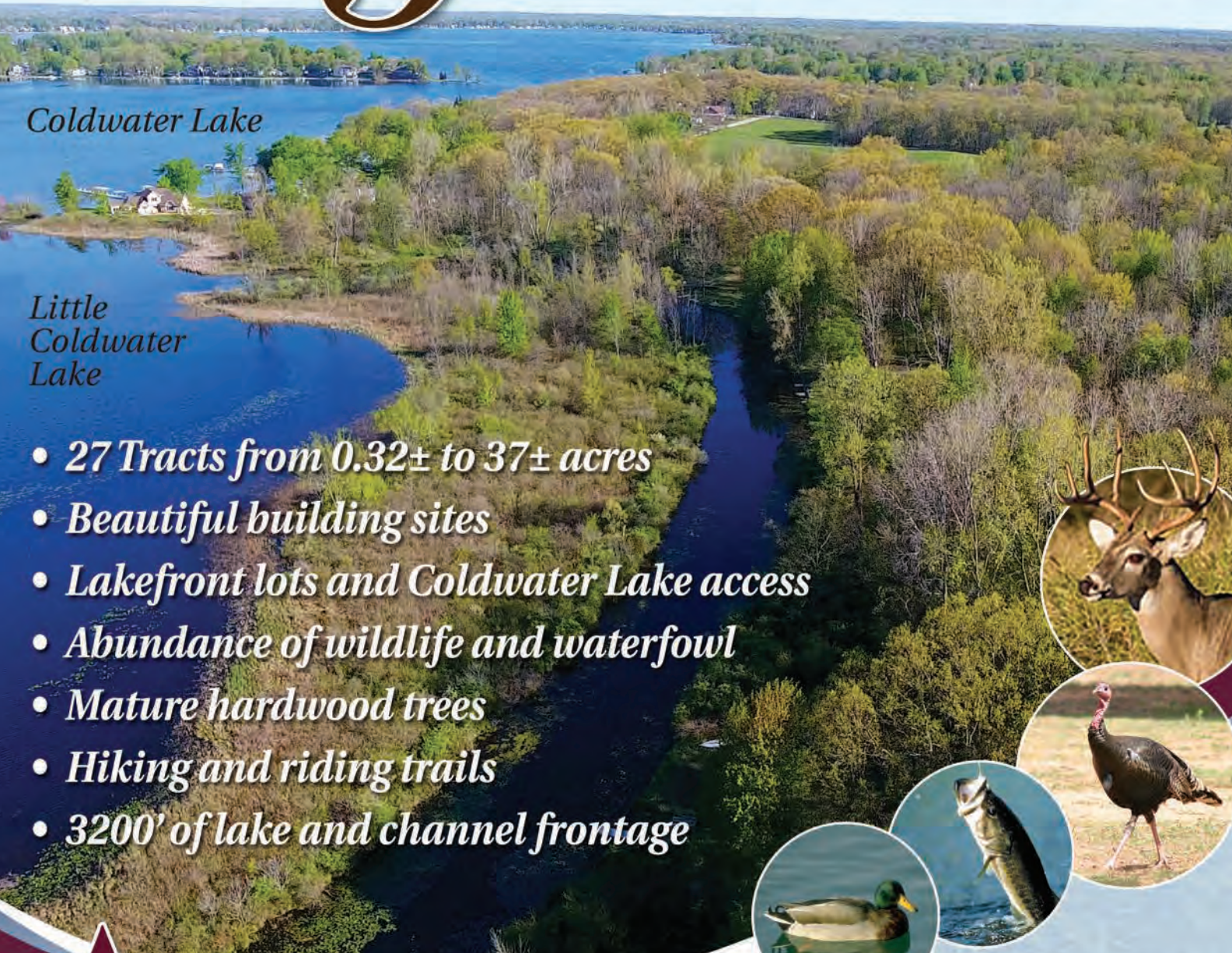
183± Acres
Coldwater, Michigan
ONCE IN A LIFETIME OPPORTUNITY

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to buy
183± ACRES

Coldwater, Michigan

or any combination of 27 tracts with access to Coldwater Lake.



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AUCTION

THURSDAY, JUNE 22 • beginning at 6:00 pm

Auction held at the Bella Vista Golf Course, 608 1 Straight Drive, Coldwater, MI 49036

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ONCE IN A LIFETIME OPPORTUNITY to buy acreage
with access to Coldwater Lake!

AUCTION 183[±]

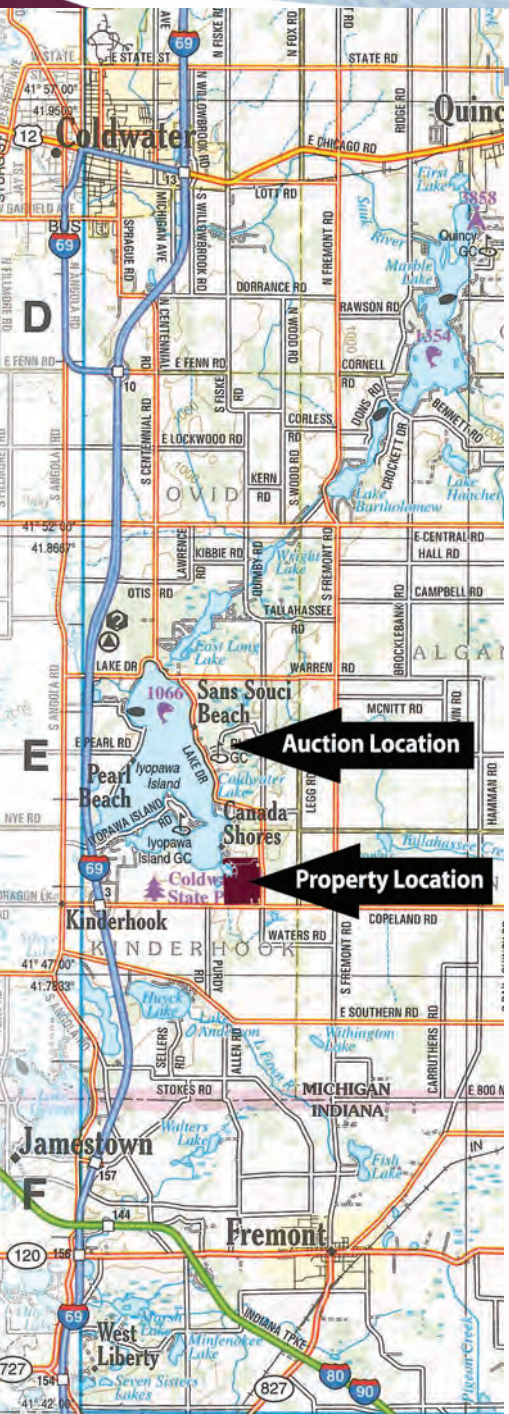
THURSDAY, JUNE 22 • 6:00 pm Acres

PROPERTY LOCATION:

Located south of Coldwater, MI on I-69 to exit 3 then east on Copeland Rd. 2 miles Quimby Rd., then North.

AUCTION LOCATION:

Bella Vista Golf Course, 608 1 Straight Dr. Coldwater, MI 49036



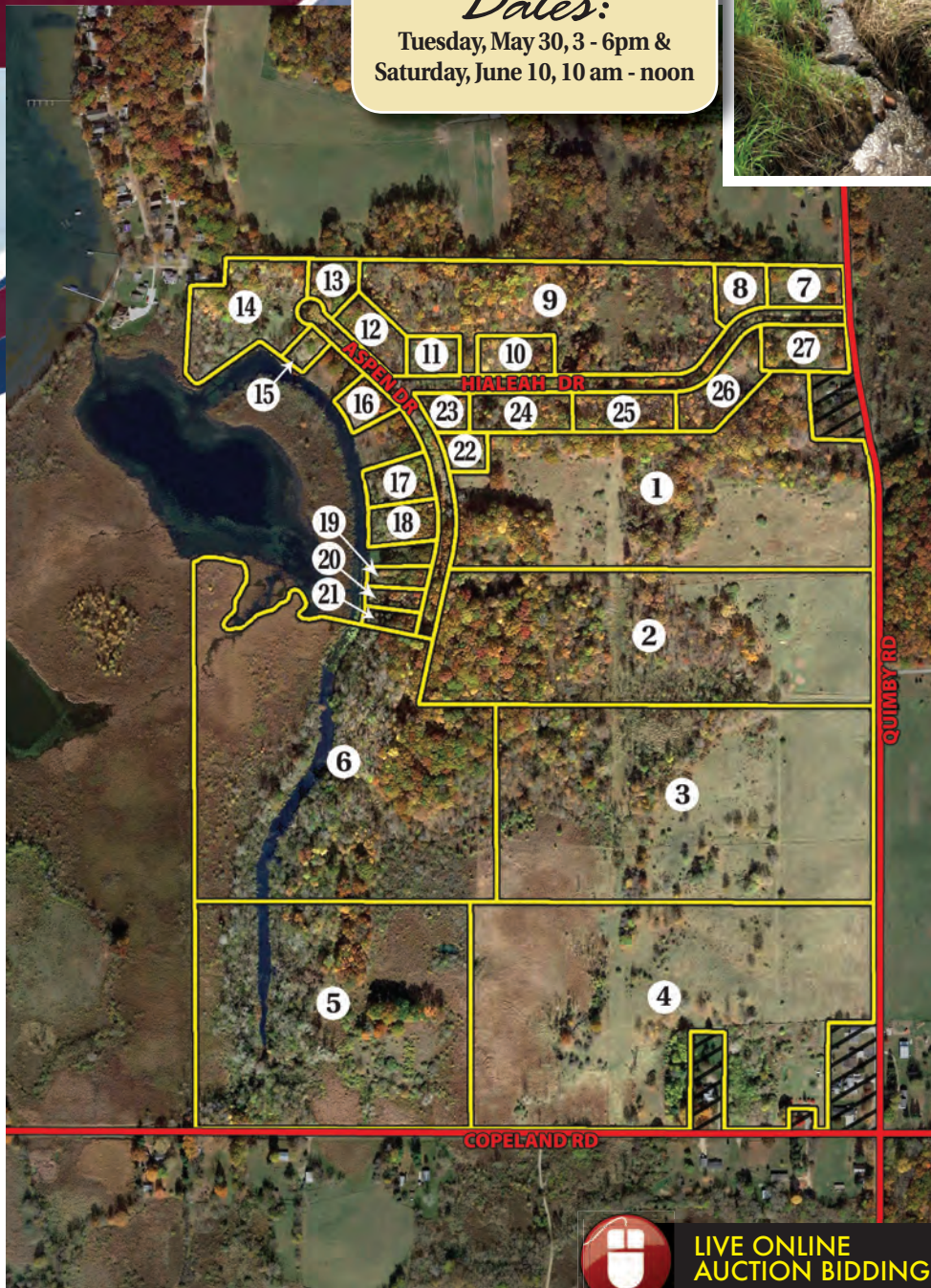
TRACT	ACRES	DESCRIPTION
1	20± acres	Frontage on Quimby Rd.
2	20± acres	Frontage on Quimby Rd. This tract is mostly wooded with open ground in the front.
3	37± acres	Frontage on Quimby Rd., mostly wooded with pasture land in the front.
4	28± acres	Frontage on Quimby Rd. and Copeland Rd. This tract has a combination of open land and wetland.
5	21± acres	Frontage on Copeland Rd. This tract is mostly wooded and wetlands, and has access to Little Coldwater Lake.
6	26± acres	Frontage on Aspen Dr. This tract is mostly wooded and wetlands, and has access to Little Coldwater Lake.
7	1.1± acres	Frontage on Quimby Rd. and Hialeah Dr. This tract is mostly wooded.
8	0.9± acre	Frontage on Hialeah Dr. This tract mostly all wooded.
9	10.8± acres	Frontage on Hialeah Dr. This tract is most all wooded.
10	1± acre	Frontage on Hialeah Dr. This tract is all wooded.
11	0.7± acre	Frontage on Hialeah Dr. This tract is all wooded.
12	1.1± acres	Frontage on Aspen Dr. This tract is all wooded.
13	0.8± acre	Frontage on Aspen Dr. This tract is all wooded.
14	3.6± acres	Frontage on Aspen Dr. This tract has frontage On Little Coldwater Lake on 2 sides.
15	0.32± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
16	0.66± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
17	1± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
18	0.9± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
19	0.5± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
20	0.5± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
21	0.4± acre	Frontage on Aspen Dr. and on Little Coldwater Lake.
22	0.6± acre	Frontage on Aspen Dr., mostly all wooded.
23	0.6± acre	Frontage on Aspen Dr. and on Hialeah Dr., mostly all wooded.
24	1.4± acres	Frontage on Hialeah Dr., mostly all wooded.
25	1.4± acres	Frontage on Hialeah Dr., mostly all wooded.
26	1.6± acres	Frontage on Hialeah Dr., mostly all wooded.
27	1.4± acres	Frontage on Hialeah Dr. and on Quimby Rd., mostly all wooded.

***NOTE:** Tracts 7 - 27 are part of the Homestead Heights subdivision. These tracts have a shared access to Little Coldwater Lake.

Call Auction Manger for details and a copy of the Protective Covenants.

Inspection
Dates:

Tuesday, May 30, 3 - 6pm &
Saturday, June 10, 10 am - noon



**LIVE ONLINE
AUCTION BIDDING**

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 information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

OWNERS: FOXWOOD PROPERTIES

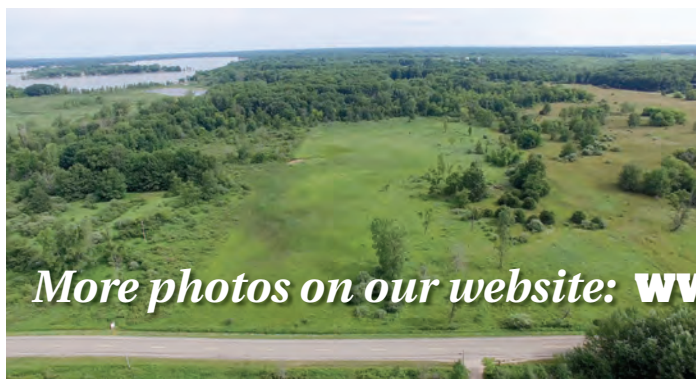
Auction Manager:

Robert Mishler
260-336-9750



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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 27 individual tracts, any combination of tracts and as a total 183±-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.

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.

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 purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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.

PROTECTIVE COVENANTS: Tracts 7 - 27 are part of the Homestead Heights Subdivision, and are subject to Protective Covenants. Please contact Auction Company for more information and a copy of the covenants.

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.

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