

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 2 individual tracts or as a total of 101.74 acres. Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. The final bid price are subject to the Sellers' acceptance or rejection.

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**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Sellers.

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

**POSSESSION:** Possession on or before closing.

**REAL ESTATE TAXES:** Seller shall pay the 2017 taxes, buyers responsible for 2018 and beyond taxes.

**APPROVALS:** Sale and closing shall be contingent upon approval by Tekonsha Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of further division rights under Public Act 591.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**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 the survey expense 50:50.

**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 an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied, concerning the property is made by the Sellers or the Auction Company.

pany. 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 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 decisions of the Auctioneer are final. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

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### MARCH 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

Tekonsha Township, Calhoun County, MI

Real Estate  
**AUCTION**

**101.74**  
Acres  
IN 2 TRACTS

- FSA 99.89 Tillable Acres
- 60 Acres Irrigated
- Highly Productive Well Maintained Soils

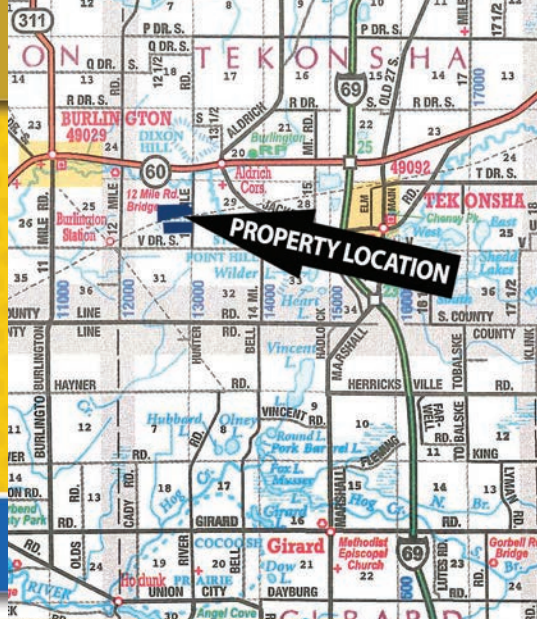


**Monday, March 19 • 6:00pm**

at the Dearth Community Center, Coldwater, MI

**SCHRADER**  
Real Estate and Auction Company, Inc.

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# Real Estate AUCTION 101.74 Acres

Tekonsha Twp. Calhoun County **Monday, March 19 • 6:00pm**

## INSPECTION DATES:

Mon., February 26, 1-2:30

Mon., March 5, 10-11:30

Meet with a Schrader Rep.  
on Tract 1 – Walk overs  
welcome at any time



## PROPERTY LOCATION:

Tekonsha Twp. Calhoun Co.  
West of Tekonsha on M 60  
at I 69 2.5 mile OR East of  
Burlington on M 60 2 mile to  
13 Mile Rd. Go South ¾ mile -  
on west side of the road.

## AUCTION LOCATION:

Dearth Community Center,  
Branch Fair Grounds, 2625  
Sprague St., Coldwater MI.

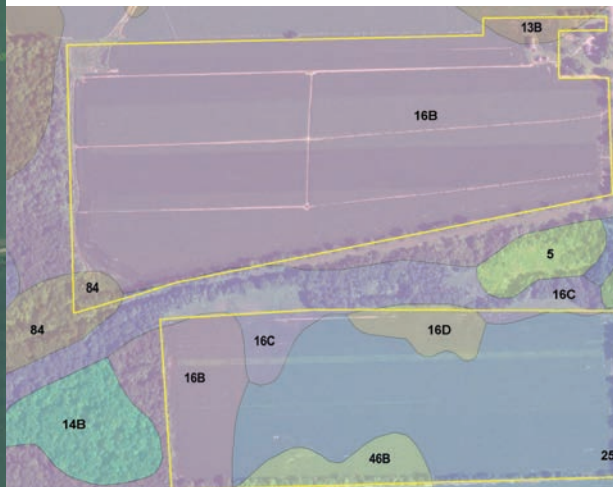
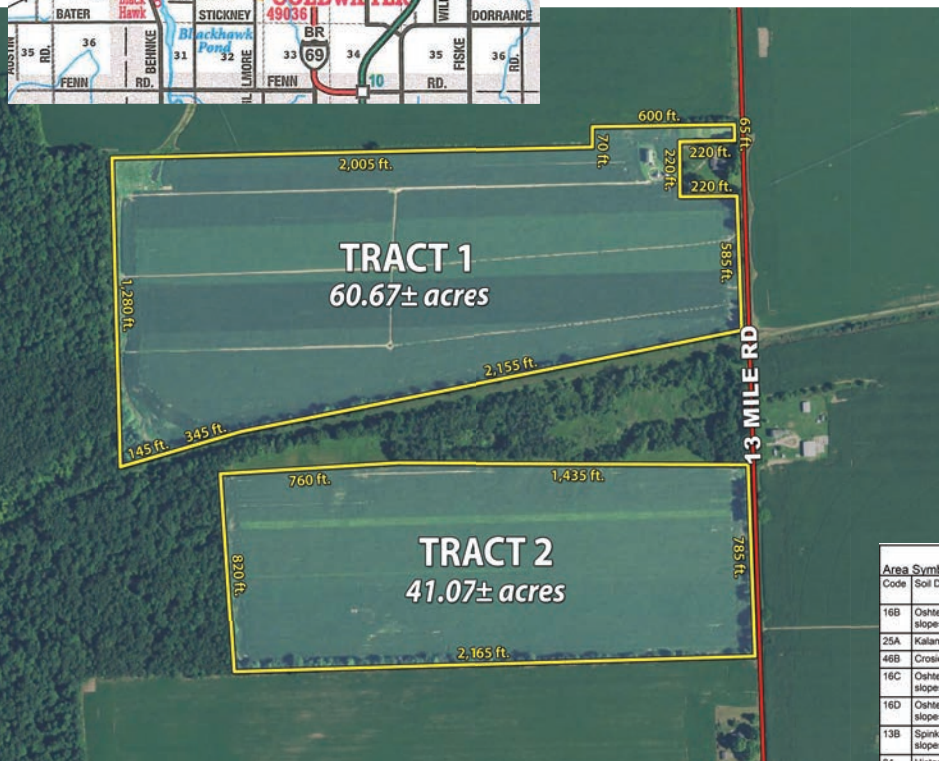
**TRACT 1: 60.67± Acres.** Approx. 650'  
frontage on 13 Mile Rd. 300' horizontal well  
and under ground pipe for Traveler Irr. Older  
hip roof barn, 2 wire corn bins.

**TRACT 2: 41.07± Acres.** Approx. 750' frontage  
on 13 Mile Rd.

**OWNERS:** David & Margie Olney

SALE MANAGERS: Ted Boyer 574-215-8100,  
Ed Boyer 574-215-7653, ed@boyerpig.net

**SCHRADER** 260-244-7606  
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Area Symbol: M1025, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Com	Grass legume hay	Pasture	Soybeans Winter wheat
16B	Oshkemo sandy loam, 0 to 6 percent slopes	65.34	63.8%		IIIa	IIIa				
25A	Kalamazoo loam, 0 to 2 percent slopes	26.64	26.0%		IIIa	IIIa				
46B	Crozier loam, 1 to 4 percent slopes	3.37	3.3%		IIIa	IIIa				
16C	Oshkemo sandy loam, 6 to 12 percent slopes	2.70	2.6%		IIIa	IIIa				
16D	Oshkemo sandy loam, 12 to 18 percent slopes	2.48	2.4%		IVe	IIIa	89	3	5.7	31 36
13B	Spinks loamy sand, 0 to 6 percent slopes	1.04	1.0%		IIIa	IIIa				
84	Histosols and Aquents, ponded	0.80	0.8%		VIIa					
Weighted Average								2.2	0.1	0.1 0.8 0.9



## LIVE ONLINE AUCTION BIDDING

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