

## AUCTION TERMS & PROCEDURES:

**PROCEDURE:** The property will be offered in 13 individual tracts or as a total of 144± 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.

**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 closing.

**REAL ESTATE TAXES:** Seller shall pay the 2018 taxes, buyers responsible for 2019 and beyond taxes.

**APPROVALS:** Sale and closing shall be contingent upon approval by Sparta 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. 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.**

# ROGUE RIVER GOLF CLUB AUCTION

MONDAY, NOVEMBER 19 • 1PM | KENT CO, SPARTA, MI

## Auction Manager:

Ed Boyer • (574) 215-7653 • ed@boyerpig.net  
#6505261770, #6501225192

NOVEMBER 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	

Follow us on:



Get our iOS App



Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725  
800-451-2709 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

# 144±

ACRES IN 13 TRACTS



# ROGUE RIVER GOLF CLUB AUCTION

MONDAY, NOVEMBER 19 • 1PM | KENT CO, SPARTA, MI

- Very Scenic
- Great Area
- Sparta Schools

# 144±

ACRES IN 13 TRACTS



ONLINE BIDDING AVAILABLE

800-451-2709 • www.SchraderAuction.com



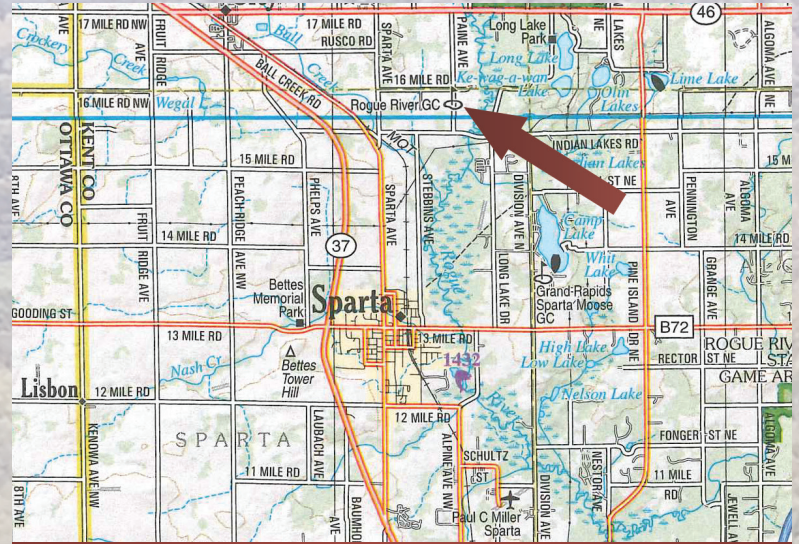
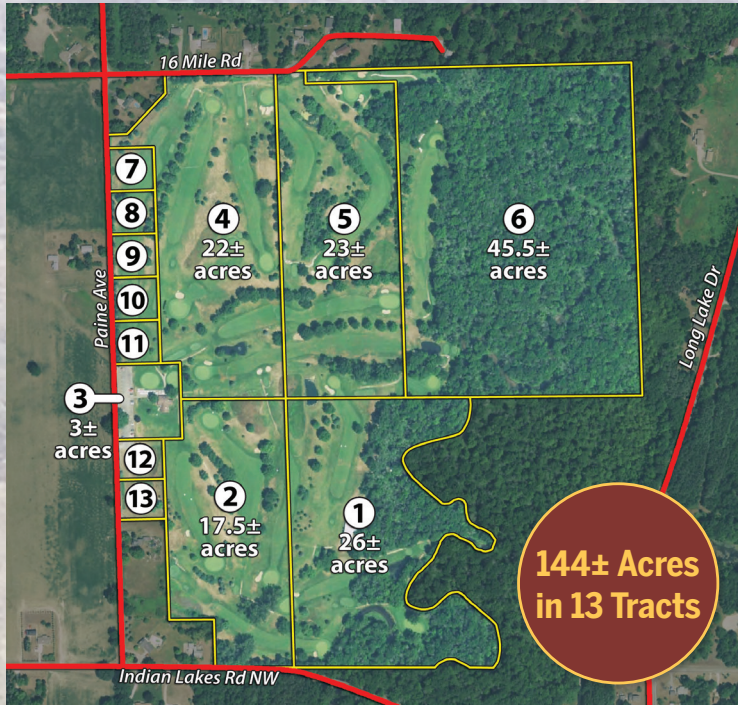
**SCHRADER**  
Real Estate and Auction Company, Inc.



# ROGUE RIVER GOLF CLUB AUCTION

MONDAY, NOVEMBER 19 • 1PM | KENT CO, SPARTA, MI

16 MILES TO DOWNTOWN GRAND RAPIDS • NEAR ROGUE RIVER STATE GAME AREA



**Property Location:** 12994 Paine Ave. Sparta, MI 49345 • Auction held at the Rogue Club House on the golf course

**Directions:** M 37 to Sparta Ave. go north to Indian Lakes Rd. go east to Paine Ave. go north to property

**144± Acres, Rogue River** has frontage along most of east side of this gently rolling, scenic property. Property can be kept as an 18 hole golf course or converted to land for development or farming. Approximately 85± acres could easily become good productive farm land or recreation land. Buy any tract(s) you like or buy the complete property. **Tee markers will be sold after the real estate sale.**

**Inspection Dates:** Saturday, November 3 • 10-11:30am | Monday, November 5 • 1-4pm | Meet a Schrader Rep at Tract 3 • Walkover Inspections Permitted

## TRACT DESCRIPTIONS

**TRACT 1: 26± ACRES**, Frontage on Indian Lakes Rd and on Rogue River's east side. Excellent 40'x 128' maintenance building with cement floor, two 12' overhead doors, passage door, and shop office. Approximately 10± acres tillable.

**TRACT 2: 17.5± ACRES**, Frontage on Indian Lakes Rd. This tract has a pond and is mostly tillable.

**TRACT 3: 3± ACRES**, Club House is located on this tract. Approximately 375' road frontage on Paine Ave.

**TRACT 4: 23± ACRES**, Frontage on 16 Mile Rd. 66' Frontage on Paine Ave. This tract has a pond and is mostly tillable.

**TRACT 5: 22± ACRES**, Frontage on 16 Mile Rd. Tract has two ponds and is mostly tillable.

**TRACT 6: 45.5± ACRES**, with a private entrance off 16 Mile Rd. This tract would make a great recreation area! Mostly wooded with Rogue River meandering through the southeastern portion and part of the northeastern. This tract has a pond and approximately 5± acres of potentially tillable land.

**TRACTS 7-11:** All of these tracts have frontage on Paine Ave. Lots are 216'± x 240'±. Buy 1 or up to 5 of these mostly tillable tracts!

**TRACTS 12 & 13:** Frontage on Paine Ave. Lots are 200'± x 240'±. Mostly tillable.

**OWNER:** R7 LLC - Rick • 810-217-0409

**SALE MANAGER:** Ed Boyer  
574-215-7653 • ed@boyerpig.net



## 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.

800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)