



**Michigan Land Auction**  
Van Buren County, Porter Township

**194± acres**  
Offered in 5 Tracts ranging from 10± to 98± acres

**Tuesday, July 23 • 6pm**  
held at Porter Township Hall, Lawton, MI

Online Bidding Available

**SCHRADER 75th ANNIVERSARY Since 1944**

Online Bidding Available  
held at Porter Township Hall, Lawton, MI

May 2019



**Michigan Land Auction**  
Van Buren County, Porter Township

**194± acres**  
Offered in 5 Tracts ranging from 10± to 98± acres

**Tuesday, July 23 • 6pm**

**SCHRADER 75th ANNIVERSARY Since 1944**

Online Bidding Available

**800.451.2709**  
**SchraderAuction.com**

Follow Us and Get Our New Schrader iOS App:  
f YouTube App Store

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered for online bidding information, call Kevin Jorcan at Schrader Auction Co. - 800.451.2709.

JULY						
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	<b>23</b>	24	25	26	27
28	29	30	31			

**Auction Manager | Ed Boyer**  
**574.215.7653**

PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606

##505261770, #6501225192, RC19-813

**SCHRADER 75th ANNIVERSARY Since 1944**



**Michigan Land Auction**  
Van Buren County, Porter Township

**194± acres**  
Offered in 5 Tracts ranging from 10± to 98± acres

**Tuesday, July 23 • 6pm**  
held at Porter Township Hall, 88040 M-40, Lawton, MI

Online Bidding Available

- Productive Tillable Farmland
- Concord Grapes
- Prime Hunting & Recreational Land
- Potential Scenic Home Site

**SCHRADER 75th ANNIVERSARY Since 1944**

**800.451.2709 • SchraderAuction.com**

May 2019





# Michigan Land Auction

Van Buren County  
Porter Township

## Tuesday, July 23 • 6pm

Online Bidding Available  
held at Porter Township Hall, 88040 M-40, Lawton, MI

# 194± acres

Offered in 5 Tracts  
ranging from 10± to 98± acres

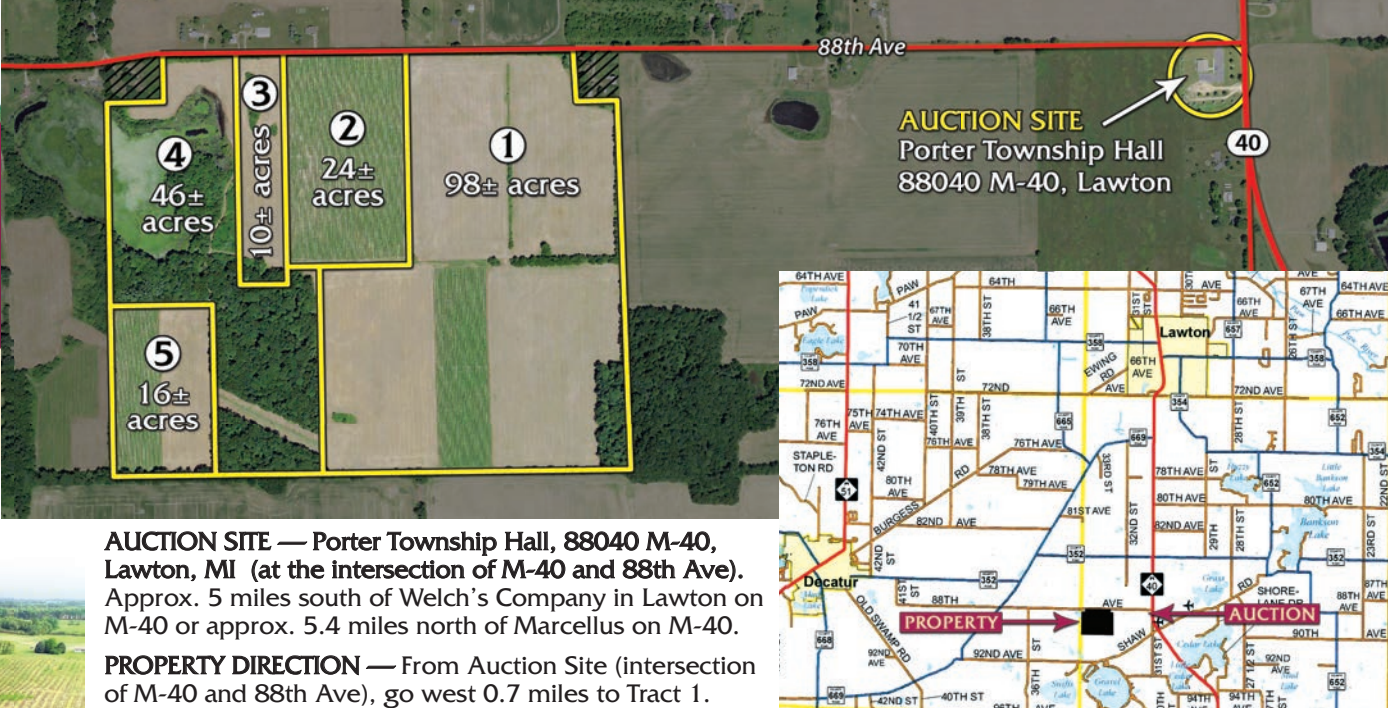
**TRACT 1 — 98± acres** mostly productive tillable farmland with 10± acres of Concord grapes and 2± acres of woodland. This is one large contiguous field with easy access from 88th Ave. Kalamazoo loam is the predominate soil type on this tract.

**TRACT 2 — 24± acres** of Concord grapes which have been well managed. The grapes on this tract were hand pruned. If you are looking for a productive well managed vineyard investigate this tract.

**TRACT 3 — 10± acres** with easy access from 88th Ave. Investigate this tract as a possible home site in the country. Scenic view overlooking a prime wildlife habitat area.

**TRACT 4 — 46± acres** of woodland and wetland wildlife habitat area. Excellent hunting area both Deer and Turkey. Only a few family members have hunted this tract very sparingly. The two photos are examples of Deer harvested during the 2017 & 2018 hunting season. The tract cam pictures were taken during the month of May 2019. Go to our website for more pictures. Well maintained trails on the property.

**TRACT 5 — 16± acre Swing Tract.** This tract must be purchased by an adjoining landowner or in combination with Tract #4. This tract features 8± acres of Niagara Grapes with the balance tillable farmland. Great add on to Tract #4 for excellent wildlife food plots. The combination of Tracts 4 & 5 could be one of the prime hunting areas in the county.



May 2019

May 2019

May 2019

Harvested 2017

Harvested 2018

**Inspection Dates**  
Tues, June 25 | 4-6pm  
Mon, July 8 | 4-6pm  
Meet a Schrader agent at Tract 2.



Owner: Elizabeth M Wolfe Trust • Auction Manager: Ed Boyer • 574.215.7653

**800.451.2709 • www.SchraderAuction.com**

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.** For online bidding information, call Kevin Jordan at Schrader Real Estate and Auction Company - 800-451-2709.

### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 194 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

**BUYER'S PREMIUM:** A 5% 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 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.

**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.

**CLOSING:** The targeted closing date will be approximately November 1<sup>st</sup>, 2019, however, if

Tract #4 is purchased separately for hunting the closing will need to occur before any hunting will be allowed.

**POSSESSION:** Possession is at closing subject to tenants harvesting 2019 crops

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in July 1, 2020 and thereafter.

**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 acreage, 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.**