

# IMPORTANT LAND AUCTION

## Tuesday, December 19 • 6pm

Auction Held at the Cambria Baptist Church - Hillsdale, MI

- Hillsdale County, Michigan
- 5± Miles S of Hillsdale
- 5± Miles E of Reading
- 20± Miles SE of Coldwater



- Great Location at the Corner of Reading & Cambria Roads
- Productive Tillable Farmland • Country Home & Outbuildings
- Recreational Opportunities • Potential Building Sites

# 237± Acres

Offered in 7 Tracts or Combinations

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

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)  
2% Buyer's Premium

ONLINE BIDDING AVAILABLE

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SU	M	TU	W	Th	F	Sa
		3	4	5	6	7
		10	11	12	13	14
		17	18	19	20	21
		24	25	26	27	28
					29	30



### AUCTION MANAGER:

Kevin Jordan • 800.451.2709 #6502397357  
Schrader Real Estate & Auction Company, Inc.  
800.451.2709 • MI Real Estate Broker Lic. #6505397356

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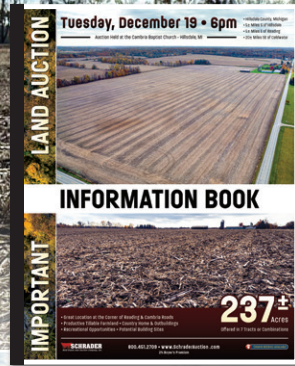
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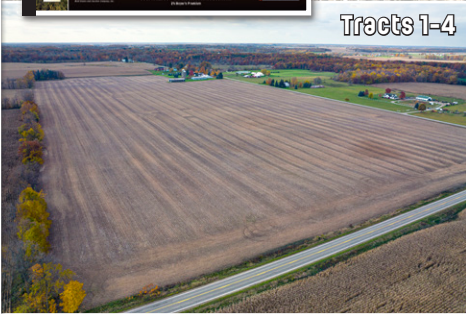
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Contact the Auction Manager for Information Booklet Including FSA, Soils & Other Due Diligence Materials!



Tracts 1-4



Tract 4

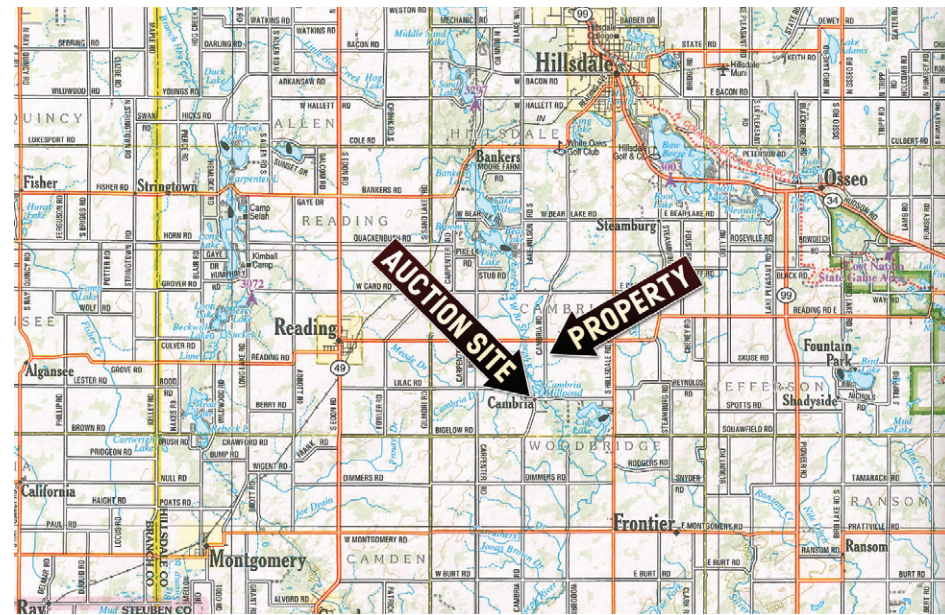


Tract 6 Looking Southeast



Tract 7

**INFORMATION/INSPECTION DATES:**  
 Mon, Nov. 27 from 9-11am & Mon, Dec. 11 from 3-5pm  
 Meet a Schrader Representative at the home for more information about the auction



**AUCTION LOCATION:** Cambria Baptist Church, 2772 Lilac Rd, Hillsdale, MI  
**PROPERTY LOCATION:** From downtown Reading, travel east on Reading Rd (Michigan St) 5 miles to the property. **Home address:** 6451 Cambria Rd, Hillsdale, MI 49242

**TRACT 1 - 24± ACRES** of nearly 100% productive tillable farmland. This tract offers a great location being at the corner of Reading & Cambria roads. The soils contain a diversified mix of sandy loam bases.

**TRACT 2 - 24± ACRES** comprised primarily of Coloma sand soils & nearly 100% tillable.

**TRACT 3 - 23± ACRES** that is also primarily comprised of Coloma sand soils. This tract could be a great combination with the home & outbuildings on Tract 4 giving an individual a nice 30± acre farmstead.

**CONSIDER COMBINING TRACTS 1-3+5 FOR 92.5± ACRES OF CONTIGUOUS TILLABLE LAND**

**TRACT 4 - 6± ACRES** containing several outbuildings & a 2,108 sq. ft. home! The furnace, central air & water heater were replaced 3 years ago. The site also includes a paved driveway. Outbuilding sizes are 5,120 sq. ft., 5,400 sq. ft. & 4,600 sq. ft., respectively. If you are in the market for a rural home, you will want to be sure to check this out!

**TRACT 5 - 20± ACRE "SWING TRACT"** that is quality farmland being comprised of loamy & sandy loam soil bases. This tract can be bid on by an adjoining landowner or in combination with any tract that touches it.

**TRACT 6 - 99± ACRES.** If you are looking for a quality tillable land investment that also has some recreational upside, then this tract deserves your attention! This tract is mostly tillable, & also contains some wooded land as well as having an adjoining woods to the south that should allow for excellent deer habitat.

**TRACT 7 - 41± ACRES** that features a mix of tillable land & woodland. A beautiful tract with both income & recreational potential!



Tract 5

**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 info, call Schrader Auction Co. 800-451-2709



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**OWNER:** JoAn Bowman, Trust Officer for County National Bank, Personal Representative of The Mary Lucile Mandrick Estate  
**AUCTION MANAGER:** Kevin Jordan • 800.451.2709

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 237± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**BUYER'S PREMIUM:** 2% Buyer's Premium.

**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 cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & 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 owners title insurance policy in the amount of the purchase price.

**DEED:** Property to be conveyed by Personal Representatives Deed (subject to Permitted Exceptions).

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** At closing.

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

**CAMBRIA TOWNSHIP:** Any property divisions created by the auction will be subject to Cambria Township split approval.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will

be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders 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, & proposed boundaries are approximate & 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 & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this

brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons 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.**