

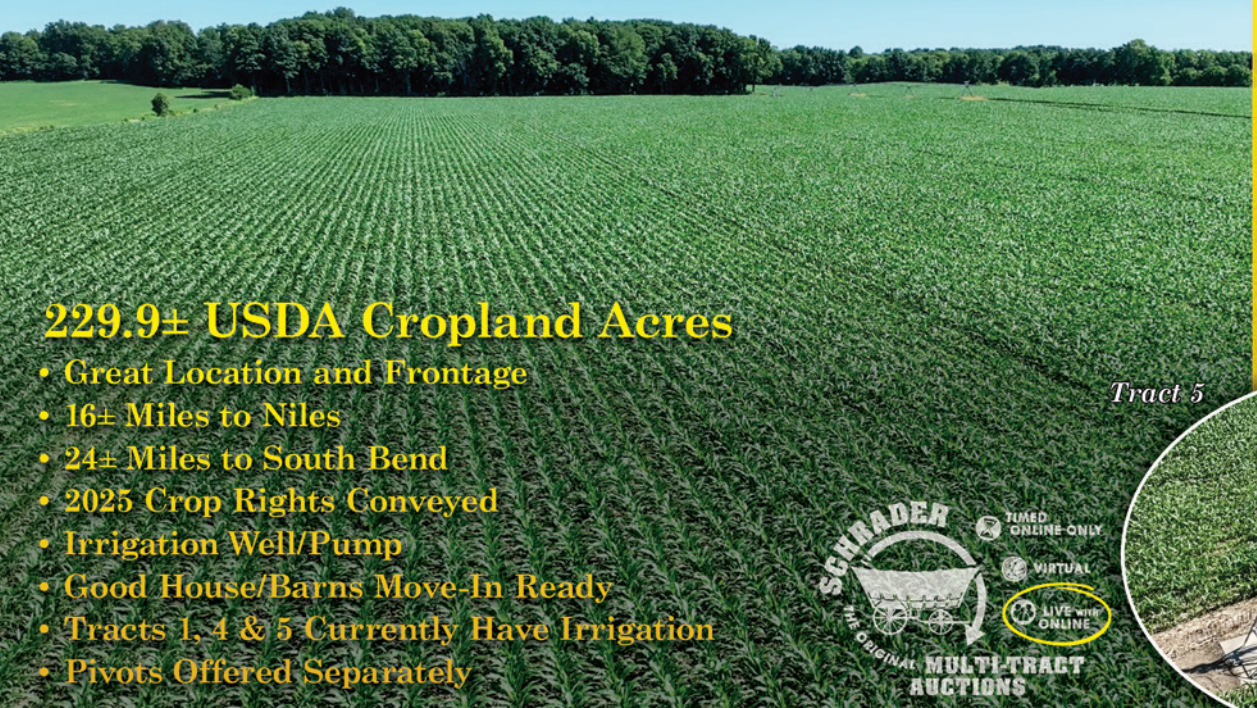
# Important LAND & IRRIGATION EQUIPMENT AUCTION

CASS COUNTY, MI

## 259<sup>±</sup>

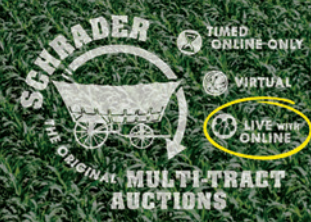
7 Land Tracts and 5 Irrigation Tracts

3 Miles Northeast of Cassopolis



### 229.9± USDA Cropland Acres

- Great Location and Frontage
- 16± Miles to Niles
- 24± Miles to South Bend
- 2025 Crop Rights Conveyed
- Irrigation Well/Pump
- Good House/Barns Move-In Ready
- Tracts 1, 4 & 5 Currently Have Irrigation
- Pivots Offered Separately



# Important LAND & IRRIGATION EQUIPMENT AUCTION

CASS COUNTY, MI

## 259<sup>±</sup>

7 Land Tracts and 5 Irrigation Tracts

3 Miles Northeast of Cassopolis



Tract 4

Tract 3

**Wednesday, September 25 at 6pm**  
 held at Marion Magnolia Farms, Cassopolis, MI • Online Bidding Available  
**800.451.2709**  
**SchraderAuction.com**

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CASS COUNTY, MI

## 259<sup>±</sup>

7 Land Tracts and 5 Irrigation Tracts

229.9± USDA Cropland Acres

# Important LAND & IRRIGATION EQUIPMENT AUCTION

**AUCTION MANAGERS**  
 Steve Slonaker • 765.969.1697  
 Ed Boyer • 574.215.7653  
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Tract 5



Tract 3

**Wednesday, Sept 25 at 6pm**

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Tract 2



**Important**  
CASS COUNTY, MI  
**259**<sup>±</sup>  
7 Land Tracts and  
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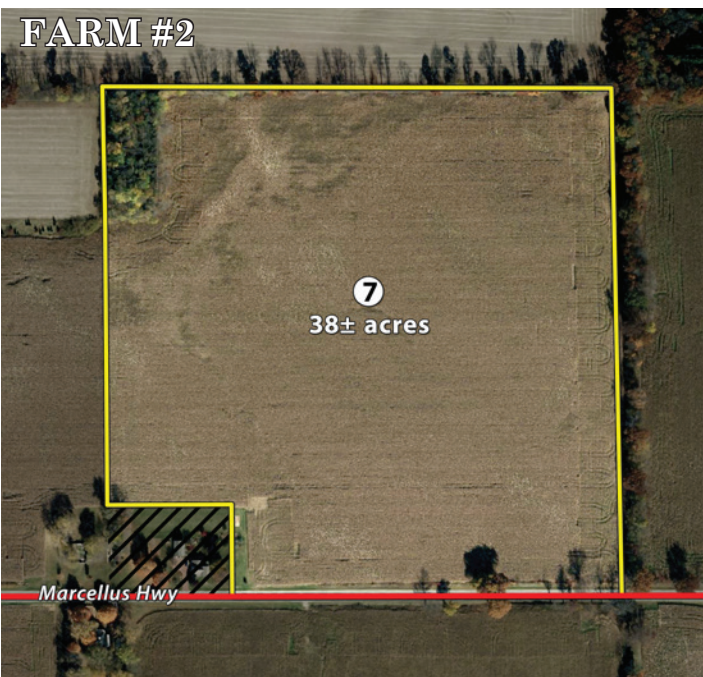
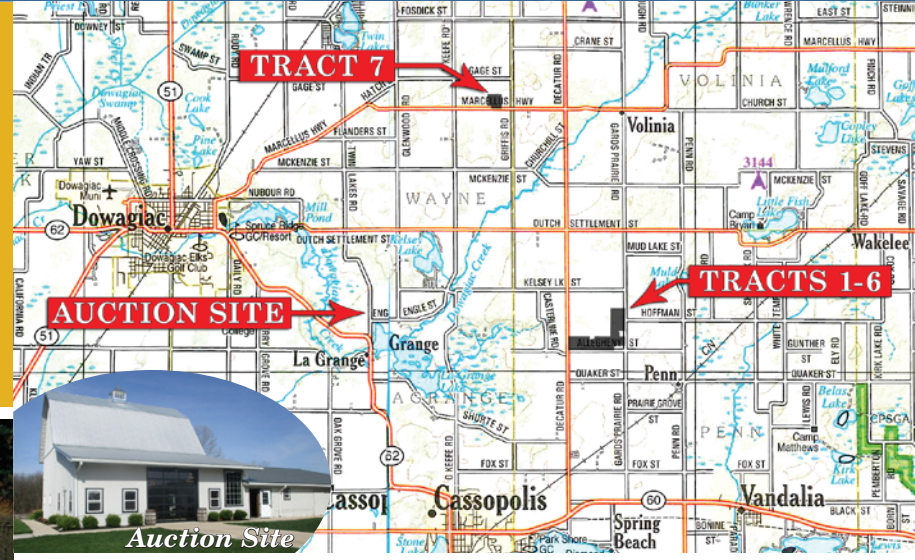
# LAND & IRRIGATION EQUIPMENT AUCTION

Wednesday, September 25 at 6pm  Online Bidding Available

**229.9± USDA Cropland Acres** | **2025 Crop Rights Conveyed** | **Great Location**

**FARM #1 - Section 8 & 17, Township 6S 14W (All acreages are approximate)**  
**TRACT 1:** 42± acres all cropland except older hog barn with electric service/well. Good frontage on Decatur Rd. and Allegheny St.  
**TRACT 2:** 12± acres all woodland. Nice stand of hardwoods. Good frontage on Allegheny St. Many recreation uses and make your place in the county.  
**TRACT 3:** 4± acres with nice 1,300± sq. ft. frame house, central air, 2 bedrooms, 1 car garage, 50' x 70' pole barn and 30' x 50' beam barn with loft, 2 older bins.  
**TRACT 4:** 89± acres all cropland. Schoolcraft soils. Irrigation pipe under road to serve this tract. Frontage on Allegheny St. and Gards Prairie Rd. Nice tract.  
**TRACT 5:** 63.5± acres all cropland. Irrigation well has 3 phase electric service. Frontage on Allegheny St. and Gards Prairie Rd. Nice tract to buy with Tract 4 or separately.  
**TRACT 6:** 10.5± acres all woodland with 50 ft. owned frontage on Gards Prairie Rd. Great recreation tract and investment woodland.

**AUCTION SITE:** Marion Magnolia Farms, 57376 Twin Lakes Rd., Cassopolis, MI. From Cassopolis north on Hwy. 62 about 3 miles then leave Hwy. 62 to right at Lindys on Twin Lakes Rd. and about 1 mile to site on the left.  
**PROPERTY LOCATION:** 20471 Allegheny St., Cassopolis, MI. From Cassopolis, east on Hwy 60 to Decatur Rd, then left about 3 miles to Allegheny St, Farm #1 on the right. **To Farm #2,** continue north on Decatur about 4 miles to Marcellus Hwy, then left 1 mile to farm on the right.



**FARM #2 - Section 24, Township 5S, 15W (All acreages are approximate)**

**TRACT 7:** 38± acres with 36.9 acres cropland and 1.2 acres woodland. Good frontage on Marcellus Hwy.

**OWNERS:** Vivian Purkhiser Trust & Vivian Purkhiser Estate, Trustee & Personal Representative Southern Michigan Bank and Trust, Sherrie Cockran, VP

**IRRIGATION EQUIPMENT (Sells Separately from Real Estate)**

**TRACT 8:** North of Allegheny Rd. unit, 2008 Valley Model 8000, towable 650 ft. with 4 towers/160 ft. spans.  
**TRACT 9:** Also, north of Allegheny, 3 phase 75 HP well motor and 2 heavy barricades.  
**TRACT 10:** South of Allegheny Rd. east unit, 2008 Valley Model 8000, towable, with 645 ft. 4 towers/160 ft. spans.  
**TRACT 11:** South of Allegheny Rd., far west unit, Lockwood towable 5 tower 640 ft., newer Valley center point and control box. 2023 many new gearboxes and motors.  
**TRACT 12:** South of Allegheny Rd. and south of woods (middle unit). Lockwood towable 5 tower, 640 ft. newer Valley control box.

*Irrigation pivots on Tracts 1, 4 & 5 are owned by McKenzie Farms. For information contact Brian at 269-646-2206.*



**FARM #1**

**Inspection Dates:**  
 Friday, August 30 • 5-7 PM  
 Saturday, September 14 • 9-11 AM  
 Friday, September 20 • 5-7 PM  
*Meet Agents on Tract 3.*

**Auction Terms & Conditions:**  
**PROCEDURES:** The property will be offered in 7 individual land tracts and 5 irrigation equipment tracts, any combination of tracts, or as a total 259+ 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. Irrigation equipment will not be offered in combination with any real estate.  
**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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:** Successful bidder(s) will

be required to enter into a 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 including Tract 8.  
**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price. Tracts 1 - 6 are subject to PA 116 and may be removed at buyer's request at closing.  
**DEED:** Sellers shall provide Trustee/Estate Deed.  
**CLOSING:** The targeted closing date will be November 1, 2024. The balance of the real estate purchase price is due at closing.  
**POSSESSION:** At closing, 2025 crop rights and timber rights to be conveyed. Subject to 2024 tenants rights.  
**REAL ESTATE TAXES:** Seller will pay real estate taxes assessed 2024 and Buyer(s) will pay 2025 and beyond. (2023) Taxes estimated at \$10,364.71/yr.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.  
**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 survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.  
**FSA INFORMATION:** Farm 8530. See agent for bases.  
**EASEMENTS:** Sale of the property is subject to any and all easements of record.  
**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.  
**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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

*For Information call*  
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