

147+ Acres

LENAAWEE COUNTY, MICHIGAN

Land Auction

Offered in 5 Tracts



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SEPTEMBER 2025						
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				

Land Auction

LENAAWEE COUNTY, MICHIGAN

147+ Acres

Offered in 5 Tracts

- Productive Tillable Farmland
- Pattern Tiled
- Great Hunting
- Potential Timber Value
- Large Storage Shed

TRACTS 3 & 5

**Hunt
this farm
in 2025!**

Monday, September 29th • 6pm
at The Centre - Adrian



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TRACTS 3-5

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TRACT 3

Monday, September 29th • 6pm
at The Centre - Adrian

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3% Buyer's Premium

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Land Auction

147± Acres

TRACT 1 Offered in 5 Tracts

Hunt
this farm
in 2025!

Monday, September 29th • 6pm



TRACT 1

Property Location: 6305 W US Highway 223, Adrian, MI, 49221. Located just 2 miles west of Adrian on US Highway 223.

Auction Location: The Centre - 1800 W US Highway 223, Adrian, MI, 49221. Located just east of the property.

2± Miles West of Adrian • 30± Miles East of Hillsdale
35± Miles Northwest of Toledo, OH

Tract Descriptions:

TRACT 1: 12± ACRES mostly tillable land bordered by trees and a creek to the south and east. Frontage on US Highway 223. Consider the farming, recreation, building or business opportunities – this tract has it all.

TRACT 2: 9± ACRES “SWING” TRACT all wooded with outstanding hunting. Consider combining with Tract 1 to have both sides of the creek. This tract must be combined with either Tracts 1 or 3 and cannot be bid on by itself.

TRACT 3: 58± ACRES mostly tillable including the 50' x 250' free-span shed and frontage on US Highway 223. Approximately 47± acres tillable with primarily Morley and Blount soils. Systematic pattern tiled. Address: 6305 W US Highway 223, Adrian, MI, 49221.

TRACT 4: 48± ACRES “SWING” TRACT all tillable with primarily Blount soils. Systematic pattern tiled. This tract must be combined with Tract 3 or may be bid on by an adjoining neighbor providing road frontage.

TRACT 5: 20± ACRES “SWING” TRACT of wooded land with excellent hunting and potential timber value. This tract must be combined with Tracts 3+4 or may be bid on by an adjoining neighbor providing road frontage.



TRACTS 4 & 5



TRACT 4

Open House/Inspection Dates:

Thursday, September 4th • 2pm-4pm

Wednesday, September 17th • 10am-12pm

Meet a Schrader Representative on Tract 3
for more information about the auction!

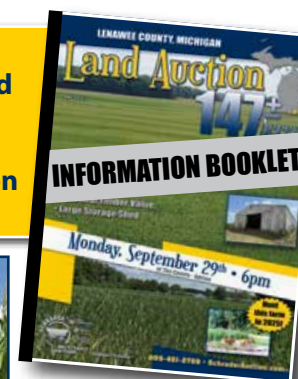


TILE MAP



TRACT 3

Contact Auction
Company for Detailed
Information Book
with Additional Due-
Diligence Materials on
the Property.



TRACTS 4 & 5



Owner: Welden Family
Auction Managers: Kevin Jordan, 800-451-2709
and Jon Shaw, 517-945-3142

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TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (subject to “swing” tract limitations) & as a total 147± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 3% 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, & 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 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(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to rights to harvest growing crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

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 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 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 Seller's 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 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.

