

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 104± 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.

BUYER'S PREMIUM: A 6% 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 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 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: Tract 1 30 days after closing except for access to grain bin removal. All remaining tracts will be subject to Tenants rights.

REAL ESTATE TAXES: Real estate taxes will be pro-rated day of Closing.

PA116: All tracts in this auction are enrolled in PA116. Buyer(s) will assume Seller's rights and obligations.

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 acreages, 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.**

2 Farms



SCHRADER

Real Estate and Auction Company, Inc.

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AUCTION MANAGERS:

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Robert Mishler • 260-336-9750

Kevin Ray Jordan, 6502397357

Schrader Real Estate and Auction Company Inc.,
6505397356



800-451-2709

SchraderAuction.com

LAND AUCTION

Hillsdale County, MI

104± acres

Offered in 5 Tracts



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				

2 Farms

104± acres

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LAND AUCTION

Hillsdale County, MI



800-451-2709

SchraderAuction.com

6% Buyer's Premium

Tracts 1-4

Thursday, September 25 • 6pm

2 Farms LAND AUCTION

104± acres

Hillsdale County, MI

Offered in 5 Tracts

Tract 5

Thursday, September 25 • 6pm

Auction held at the Camden Missionary Outreach Building, 611 W Bell St, Camden, MI 49232.

FARM 1 - Tracts 1-4 - Ransom Township

Property Location: 12520 Bird Lake Rd, Osseo, MI. Located 12 miles east of Camden, MI. From Camden, travel east on Camden Rd to Bird Lake Rd, then south ¾ mile.

TRACT 1: 27± ACRES nearly all tillable with quality Blount loam, Morley loam, Glynwood-Blount complex, and Pewamo silt loam soils. Excellent road frontage on Pleasant View Rd.

Tract 2: 21± Acres productive tillable tract with frontage on Bird Lake Rd. Soil types include Glynwood-Blount complex, Blount loam, and Morley loam.

Tract 3: 21± Acres all tillable with strong Blount loam and Morley loam soils. Dual road frontage on both Pleasant View Rd and Bird Lake Rd adds versatility.

Tract 4: 10± Acres with a two-story farmhouse and a set of outbuildings including a traditional two-story beam barn and two smaller barns. Convenient corner location with frontage on both Pleasant View Rd and Bird Lake Rd.

FARM 2 - Tract 5 - Amboy Township

Property Location: 3600 E Territorial Rd, Camden, MI. From Camden, travel 3½ miles south on M-49 to Territorial Rd, then east approximately 9 miles.

Tract 5: 25± Acres all tillable with Morley loam, Glynwood-Blount complex, and Pewamo silt loam soils. Great frontage along Territorial Rd and ideal for row crop production.

IRRIGATION SYSTEMS - GRAIN BINS - AIR SYSTEM
(Will be Sold as Tracts with Real Estate)

- Reinke 6 tower center pivot irrigation system (Burt Road)
- Reinke 8 tower - towable center pivot irrigation system (Tripp Road)
- M/C grain dryer
- Air Stream 1220 grain dryer
- Brock Super Air System
- 26,000 bu bin with new air floor 3yrs ago
- 18,000 bu bin with air floor
- 8500 bu bin with air floor
- 5,000 bu bin with air floor
- 3,500 bu approx. wet bin

SELLER: Trent Rager | AUCTION MANAGERS: Kevin Jordan, 800-451-2709 & Robert Mishler, 260-336-9750

INSPECTION DATES:
Tuesday, Sept. 9 • 2-4pm
Monday, Sept 22 • 4-6pm
Meet a Schrader Representative on Tract 4 for additional details



Tracts 1-4



Tract 3



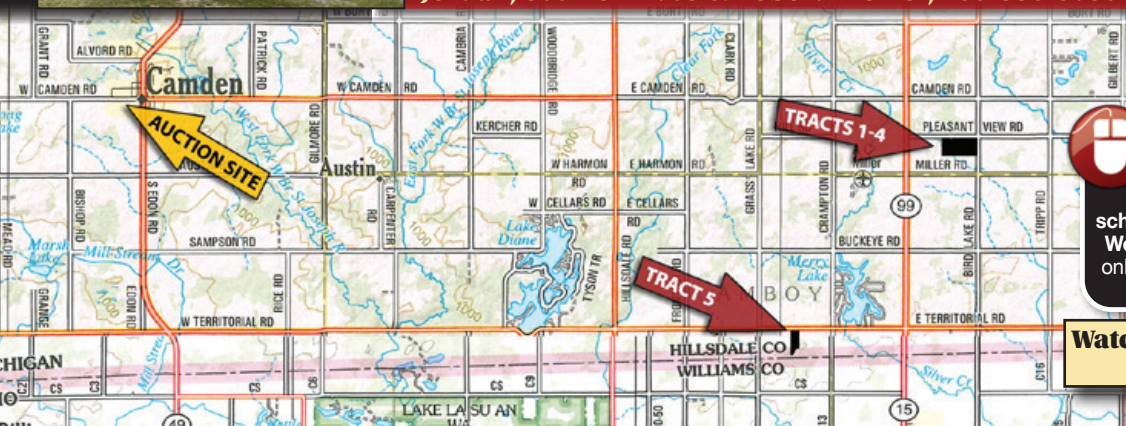
Tract 4



Tract 5



Additional Tracts



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ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.

Watch for Equipment/Personal Property Auction in Late 2025!