

MICHIGAN FARMLAND AUCTION

HILLSDALE COUNTY, RANSOM TOWNSHIP

122[±] acres

Offered in 7 Tracts

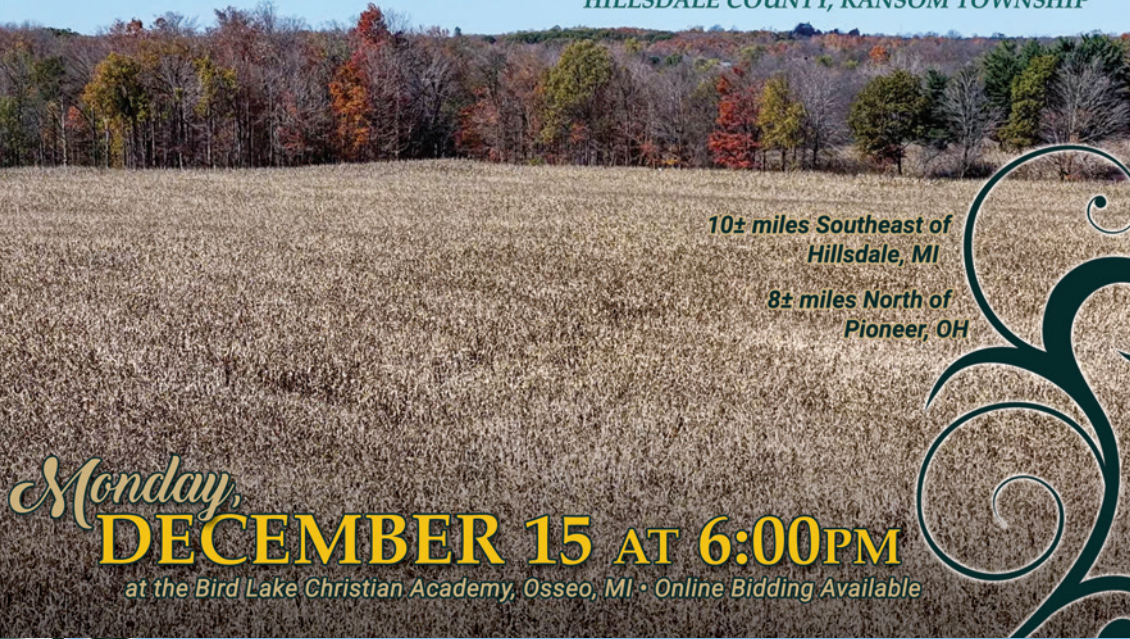
Productive Tillable Land
Excellent Frontage on 3 Roads
Potential Building Sites



3% Buyer's
Premium

800.451.2709

SchraderAuction.com



10[±] miles Southeast of
Hillsdale, MI

8[±] miles North of
Pioneer, OH

Monday,
DECEMBER 15 AT 6:00PM
at the Bird Lake Christian Academy, Osseo, MI • Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

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Auction Manager

Kevin Jordan • 800.451.2709

Kevin Ray Jordan #6502397357

Schrader Real Estate and Auction Company Inc. #6505397356



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 Company.

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RC25-453

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

POSSESSION: At closing, subject to the harvest of the 2025
growing crop.

REAL ESTATE TAXES: Sellers pay the Winter taxes due in
December 2025 with Buyers to pay taxes 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 w/ auction personnel.
Further, Seller disclaims any and 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, 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
Sellers option and sufficient for providing title insurance.

Combination purchases will receive a perimeter survey only.

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 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 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.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual
tracts or any combination of tracts (subject to "swing" tract
limitations) within groups of Tracts 1-4 or 5-7. There will
be open bidding on all tracts and combinations during the
auction as determined by the Auctioneer. Bids on tracts and
tract combinations 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 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: 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 Warranty Deeds.

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acres
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Monday, DECEMBER 15 AT 6:00PM

PROPERTY LOCATION: From Hillsdale travel south on M-99 11± miles -or- from Pioneer, OH travel north 8.5± miles on M-99 to property at Tamarack Rd. Farm has frontage on M-99, Tamarack and Lake Pleasant Road to the west.



Mostly all tillable with good productive soils and gently rolling topography. Mostly Williamstown Conover, Wawasee Loam and Wolcott Silt Loam soils. Potential building sites with great frontage on 3 sides: M-99 (Pioneer Rd), Tamarack Rd and Lake Pleasant Rd. Imagine the possibilities!

AUCTION LOCATION:

Bird Lake Christian Academy
7260 Bird Lake Rd S, Osseo, MI 49266

From the property: Travel east on Tamarack Rd 1 mile to Bird Lake Rd. Turn north on Bird Lake Rd and travel 2 miles to the auction site.

INSPECTION DATES:

Tuesday, November 25 • 10am-Noon

Thursday, December 11 • 2-4pm

Meet a Schrader representative at the property.



TRACT 1: 18± acres mostly tillable with a small amount of wooded area in the NW corner. Recreational and homesite potential with frontage on M-99.

TRACT 2: 18± acres "swing" tract mostly tillable. This Tract must be combined with another adjoining tract in the auction and cannot be purchased by itself.

TRACT 3: 20± acres mostly tillable w/frontage on M-99 and Tamarack Rd.

TRACT 4: 20± acres mostly tillable w/frontage on Tamarack Rd. Consider combining with Tracts 2 and 3.

TRACT 5: 14± acres mostly tillable w/frontage on Tamarack Rd.

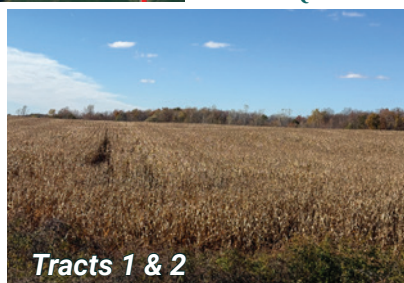
TRACT 6: 16± acres mostly tillable w/frontage on the corner of Tamarack and Lake Pleasant.

TRACT 7: 16± acres mostly tillable w/frontage on Lake Pleasant Rd. Nice setting up against a neighboring woods.

Contact Auction Company for detailed information book with additional due-diligence materials.



Tracts 1 & 2



Tracts 1 & 2



Tract 2



Tract 3



Tract 4



Tract 6



Tract 7

3% Buyer's Premium

Auction Manager:

Kevin Jordan



SELLERS: Stoney Acres Land, LLC, Joseph B. Draper and Angela N. Draper Living Trust, DDAJ Land LLC

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MULTI-TRACT AUCTIONS