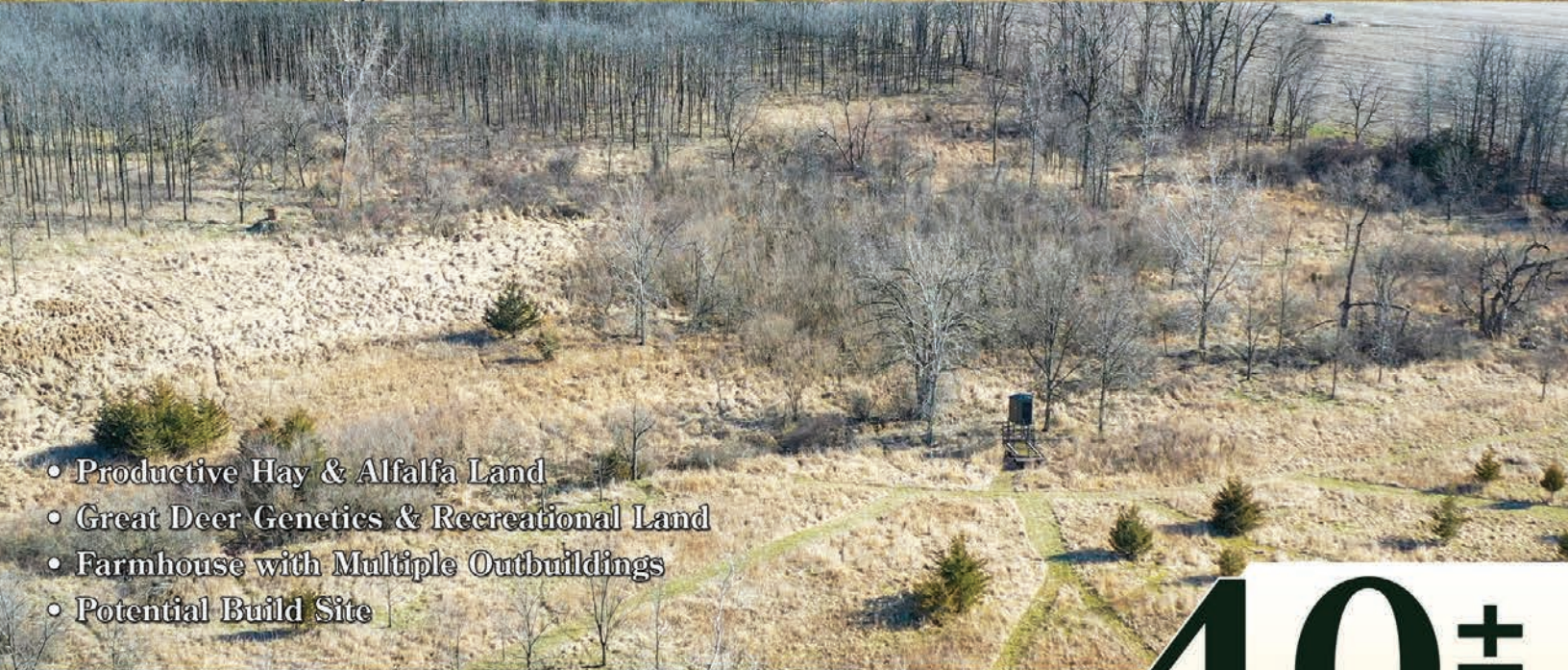


Home & Outbuildings with Sawmill - Jefferson Township, Hillsdale County, MI

REAL ESTATE AUCTION

2± Miles East of Osseo • 6± Miles Southeast of Hillsdale • 9± Miles West of Hudson



- Productive Hay & Alfalfa Land
- Great Deer Genetics & Recreational Land
- Farmhouse with Multiple Outbuildings
- Potential Build Site

Monday, September 8 • 6pm


Held at the Lewis Emery Community Center - Hillsdale, MI

40±
Acres

Offered in 4 Tracts

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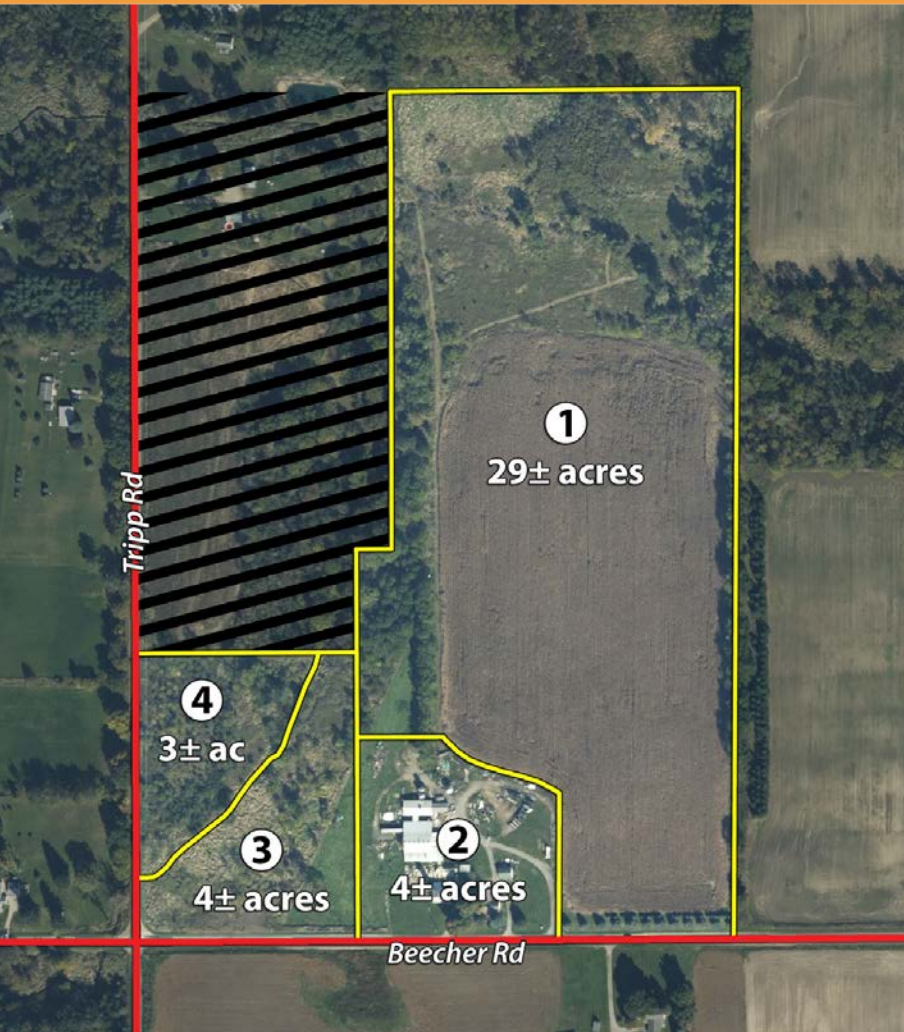
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TRACT 1 - 29± ACRES of quality alfalfa & recreational land with great road frontage on Beecher Rd. The front field has beautiful newer fencing from the last couple years surrounding it, ready to run cattle in. The back acreage is the next stop for a big southern MI buck. Great deer genetics in this area. Lowland with dense cover & a creek running through has deer sign throughout. Rubs can be seen along the creek with maintained trails weaving the back acreage. There are three raised blinds overlooking hotspots for deer passing through, including a Slayer deer blind. Multiple locations for food plots on this tract. At the time world record 8-point whitetail buck shot on this tract in 2001.

TRACT 2 - 4± ACRES containing a 3-bedroom farmhouse & multiple outbuildings ready to run cattle. A beautiful setting for a farmette or consider combining with tracts 1+3 for a full cattle operation. Tract includes a sawmill in the adjoining outbuilding.

TRACT 3 - 4± ACRES possible build site with great road frontage on Beecher Rd. This tract follows a beautiful creek along the North border that could be the next location for your dream home. This tract is currently pasture with newer fencing surrounding.

TRACT 4 - 3± ACRES with great potential for a build site along the creek. This tract has nice road frontage along Tripp Rd. This tract also has great deer sign cutting through from the neighboring property with dense cover throughout.



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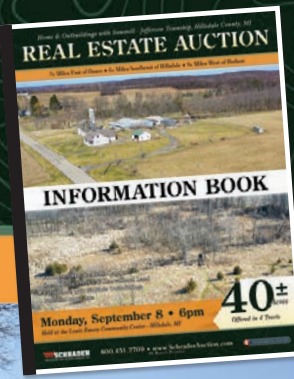
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Contact the Auction Company for a detailed Information Book w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.



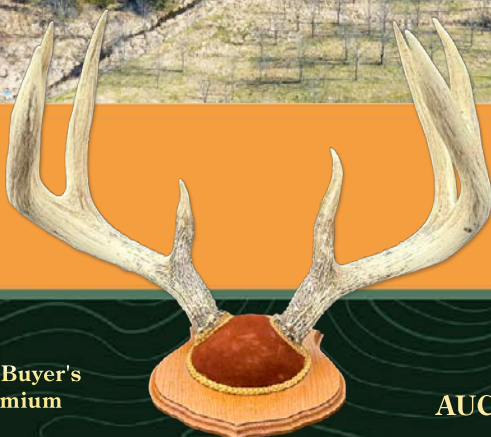
TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 40± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.
BUYER'S PREMIUM: 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 Sellers acceptance or rejection.
TOWNSHIP APPROVAL: All tracts in this auction will be subject to Jefferson Township board approval.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Property to be conveyed by General Warranty Deed.
POSSESSION: At closing.
REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing.

AUCTION LOCATION: The Lewis Emery Park Community Center located at Lewis Emery Park, 2111 State Rd, Hillsdale, MI 49242 • From Downtown Hillsdale travel East on E Carleton Rd for 800 ft to Oak St. Travel North on Oak St. for 0.2 miles to State St. Travel East on State St. for 1 mile to the destination on your right. Community Center is located near the back of the park.
PROPERTY LOCATION: 7160 Beecher Rd, Osseo, MI, 49266 • From Downtown Hillsdale travel South on M99 for 7 miles to Chase Rd. Travel North on Chase Rd for 0.3 miles to Beecher Rd. Travel East on Beecher Rd 1 mile to the property.



INSPECTION DATES
Meet Schrader Representative at the Home on Tract 2:
 Thu, August 14 • 10am-12pm &
 Mon, August 25 • 2-4pm

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.**



WORLD RECORD 8-POINT BUCK: This eight point was the World Record eight point killed in 2001 in southern Michigan on tract 1 of this farm. It had, at the time it was killed, the longest main beams in Boone & Crockett history at 32 & a half inches on both sides & scored 180.5.

3% Buyer's Premium

SELLER: David & Jana Wheeler (Owner of Lucky Buck Mineral)
AUCTION MANAGERS: Jon Shaw • 517.945.3142 & Kevin Jordan • 800.451.2709

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SEPTEMBER	SU	M	TU	W	TH	F	SA
		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					



AUCTION MANAGERS:

Jon Shaw • 517.945.3142 #6501458992

Kevin Jordan • 800.451.2709 #6502397357

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