

## AUCTION TERMS & PROCEDURES

**PROCEDURE:** The property will be offered in 10 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 100.5± 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 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, 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:** Possession shall be at closing subject to tenant's right to 2025 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 and thereafter. Prorated to 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. Successful bidder shall pay (100%) 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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

**CORPORATE OFFICE:**

950 N Liberty Dr • Columbia City, IN 46725

**AUCTION MANAGERS:**

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Edward D Boyer, 6501225192

Schrader Real Estate and

Auction Company Inc., 6505397356



**800-451-2709** 3% Buyer's Premium  
**SchraderAuction.com**

OCTOBER 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21	28	29	30	31
			27			

**100.5± Acres**  
**Land Auction**  
Berrien County, MI  
Offered in 11 Tracts or Any Combinations

**Berrien County, MI**

**Land Auction**  
**100.5± Acres**

*Offered in 11 Tracts or Any Combinations*

- 46.78 USDA Tillable
- Row Crop Land
- Residential
- Recreational & Hunting Paradise
- 14 miles from South Bend Int. Airport
- 1/2 mile from NW side of Buchanan

*Live and Online  
Join Us and Bid  
At Your Price!*

**Monday,**  
**OCTOBER 27 @ 6:00 PM**

**SCHRADER**  
Real Estate and Auction Company, Inc.

3% Buyer's Premium  
**800-451-2709**  
**SchraderAuction.com**



Berrien County, MI

# Land Auction

# 100.5± Acres

Offered in 11 Tracts or Any Combinations

**Monday,  
OCTOBER 27 @ 6:00 PM**

**PROPERTY LOCATION:** West of Niles, MI on US 12 to Baker Town, go north on Bakertown Rd. becomes Madron Lake Rd. to Broceus School Rd. Property is between Broceus School Rd. and Madron Lake Rd.

**AUCTION LOCATION:** Redbud City Center, 131 S. Oak St. Buchanan, MI 49107. South of construction on Red Bud Trail to Chicago St. go West to Oak St. go north to 131 S.

## TRACT DESCRIPTIONS:

**TRACT 1:** 2± ACRES mostly tillable. Frontage on Broceus School Rd. and Madron Lake Rd.

**TRACT 2:** 3± ACRES mostly tillable. Frontage on Broceus School Rd.

**TRACT 3:** 3± ACRES mostly tillable. Frontage on Broceus School Rd.

**TRACT 4:** 5± ACRES with approx. 4± acres wooded and 1.5± acres tillable. Frontage on Madron Lake Rd.

**TRACT 5:** 8.5± ACRES with approx. 6± acres tillable, (more could be added) and 2.5± wooded. Frontage on Broceus School Rd.

**TRACT 6:** 6.5± ACRES mostly tillable. Frontage on Madron Lake Rd.

**TRACT 7:** 10± ACRES mostly tillable. Frontage on Broceus School Rd.

**TRACT 8:** 9.5± ACRES, "SWING TRACT" with approx. 5.5± acres tillable and 4± acres wooded. This tract can only be purchased by an adjacent landowner or in combination with Auction Tracts 6, 7 or 11.

**TRACT 9:** 18± ACRES tillable and wooded. Frontage on Broceus School Rd.

**TRACT 10:** 17± ACRES tillable and wooded. Frontage on Broceus School Rd.

**TRACT 11:** 18± ACRES wooded. Frontage on Broceus School Rd.

**OWNERS:** Richard E. Clark Living Trust & George M. Kramer and Lesley Anne Kramer Living Trust

**AUCTION MANAGERS:** Ed Boyer, 574-215-7653 & Ted Boyer, 574-215-8100

**800-451-2709 • SchraderAuction.com**



## INSPECTION DATES:

**Sunday, October 12<sup>th</sup> • 1-3PM**

**Monday, October 27<sup>th</sup> • 1-3PM**



*Live and Online  
Join Us and Bid  
At Your Price!*



**SCHRADER**  
Real Estate and Auction Company, Inc.

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.