

# AUCTION

**Thursday, March 20<sup>th</sup> • 6:30 PM**

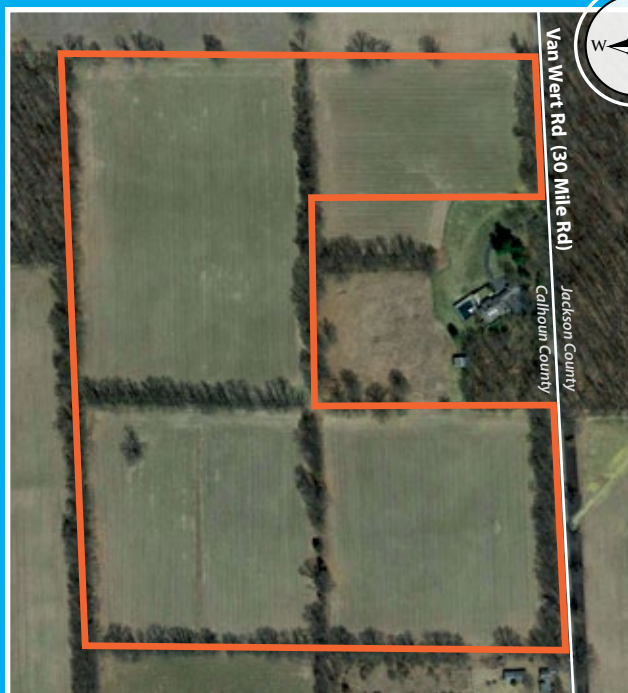
**Albion College • Kellogg Center • 1234 Kellogg Center • Albion, MI 49224**

**41.7<sup>±</sup> Acres • 40<sup>±</sup> Tillable**

**Inspection Date: March 8<sup>th</sup> • 2-4 PM**

**Albion Twp, Calhoun County, MI**

**Productive Cropland**  
**Mostly Tillable • Scenic Views**



**Auction Site: Kellogg Center**



## Property Details

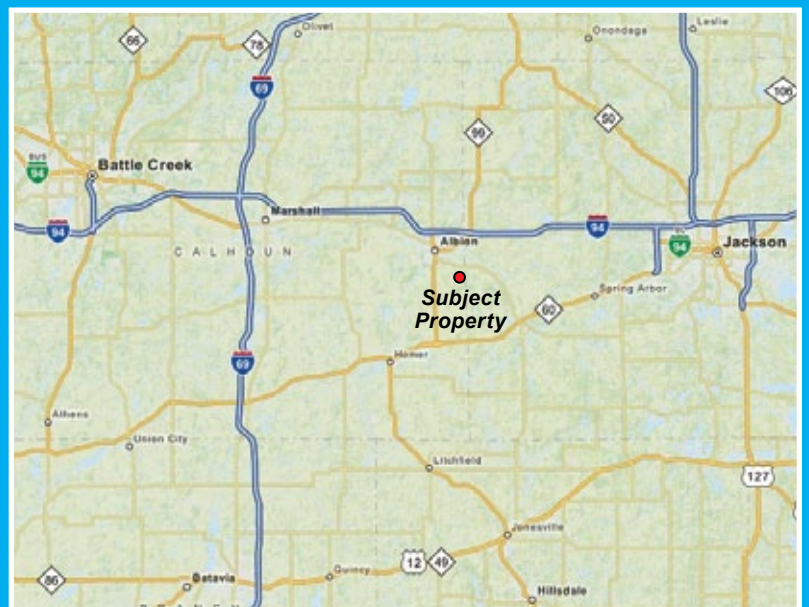
**LOCATION:** 1 mile southeast of Albion on Van Wert Rd (30 Mile Road) ½ mile south of Albion-Concord Rd

**ZONING:** Agricultural

**TOPOGRAPHY:** Gently Rolling

**ANNUAL TAXES:** \$2,029.00 (estimated)

**SCHOOL DISTRICT:** Albion Public Schools



**Tom Bosserd**  
Ypsilanti, MI  
**734-646-7339**  
thomasb@halderman.com

**Owner: Albion College**

**HALDERMAN**  
REAL ESTATE  
SERVICES

HLS# TLB-11408 (14)

800.424.2324 | [www.halderman.com](http://www.halderman.com)

Adjacent residence owned by Albion College offered by Linda Waito, Rosemary Davis, Realtors. If interested, please contact 517-795-6519.

# AUCTION

March 20<sup>th</sup> • 6:30 PM

Calhoun County, MI



41.7<sup>+/-</sup> Acres • 40<sup>+/-</sup> Tillable

Productive Farmland • Mostly Tillable • Scenic Views



## Soils Information

| Code             | Soil Description                                                                                        | Acres | Corn | Soybeans |
|------------------|---------------------------------------------------------------------------------------------------------|-------|------|----------|
|                  | Field borders provided by Farm Service Agency as of 5/21/2008.<br>Soils data provided by USDA and NRCS. |       |      |          |
| 29B              | Hillsdale sandy loam, 0 to 6 percent slopes                                                             | 27.74 | 99   | 32       |
| 29C              | Hillsdale sandy loam, 6 to 12 percent slopes                                                            | 12.04 | 89   | 29       |
| 25B              | Kalamazoo loam, 2 to 6 percent slopes                                                                   | 1.92  | 99   | 30       |
| Weighted Average |                                                                                                         |       | 96.1 | 31       |

## TERMS & CONDITIONS:



AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, MI Auct. Lic. #6505264076) will offer this property at public auction March 20, 2014. At 6:30 PM, 41.7 acres, more or less, will be sold at the Albion College Kellogg Center, Albion, MI. This property will be offered as one single unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Tom Bosserd at 734-646-7339 at least two days prior to the sale.

**ACREAGE:** The acreages listed in this brochure are based upon the completed survey of the property.

**SURVEY:** A survey has been completed by Crane Land Surveying, P.C. If the existing legal description is adequate for title insurance, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, further surveying will be completed by Crane Lane Surveying, P.C. The Sellers will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract. If a survey is completed, the purchase price for the surveyed tract will be adjusted, up or down, to the exact surveyed acres.

**DOWN PAYMENT:** 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**APPROVAL OF BIDS:** The Sellers reserve the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

**DEED:** The Sellers will provide a General Warranty Deed at closing.

**EVIDENCE OF TITLE:** The Sellers will provide an Owner's Title Insurance Policy to the Buyer. The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

**EASEMENTS:** The sale of this property is subject to any and all easements of record.

**CLOSING:** The closing shall be on or about May 1, 2014. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession will be at closing.

**REAL ESTATE TAXES:** Real estate taxes are estimated to be \$2,029.00. (Property has previously been partially tax exempt.) Sellers will pay the 2013 taxes due and payable. Buyer will pay the 2014 taxes and all taxes thereafter.

**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyer.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

**AGENCY:** Halderman Real Estate Services; Chad Metzger, Auctioneer and their representatives, are exclusive agents of the Sellers.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate.

**ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, the Buyer accepts the property "AS IS," and the Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.