

In order to settle the Lyle & Phyllis Hoskins Estate

# LIVE Real Estate Auction

Wednesday, December 21, 2016 - 1PM

+/- 467 Acres of Land, Home, Farm  
Buildings & Pole Buildings

**Climax, MI (Kalamazoo & Calhoun Counties)**

**Auctioneer's Note:** Due to the deaths of Lyle & Phyllis Hoskins, we will be selling their real estate in order to settle the estate. The Hoskins were known as excellent farmers, who both had been inducted into the Michigan Farmer's Hall of Fame in 1992. This farm has been in the Hoskins family for decades, since 1946. This is an outstanding opportunity to buy quality land.



1-800-527-8243

[MiedemaAuctioneering.com](http://MiedemaAuctioneering.com)

# LIVE Real Estate Auction

+/- 467 Acres of Land, Home, Farm  
Offered in 5 individual parcels, in any combination

## Parcel 1:

### **Home & Farm Buildings on approximately 10 Acres**

This is the Hoskins homestead. Nice location with lots of building space for storage or potential income. Frontage on 1/2 Mile Road. Large yard with mature trees. Includes 2 story home with 2 stall garage, older grain system with dryer and 6 bins, 4 pole buildings and 3 silos. Outstanding opportunity to update and remodel for your dream home.



### **COMPLETE BIDDERS PACKETS AVAILABLE**

Includes Soil Maps, FSA Information, Title Commitment, Buy/Sell, etc.

Call **1-800-527-8243** to request a copy.

Internet bidding is available to pre-registered bidders. Call Donna to pre-register prior to December 9 at 1-800-527-8243 if you wish to bid via the internet.

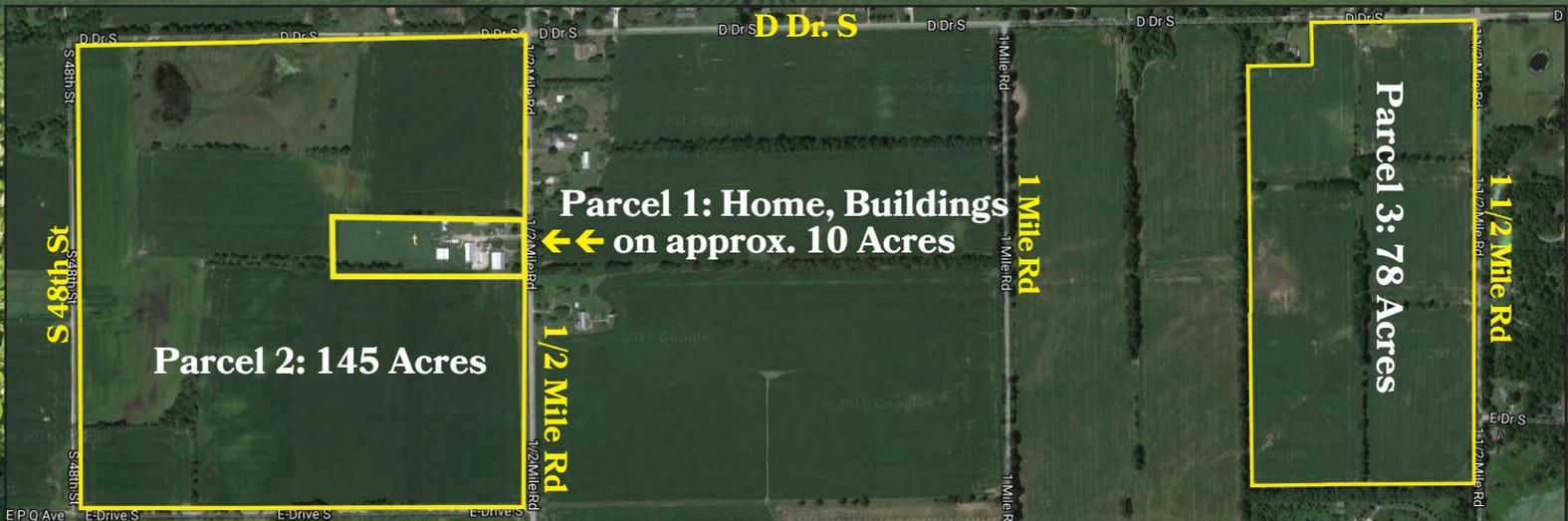
**Auction will be held at Leroy Township Community Building: 8146 4 Mile Rd., East Leroy, MI**

**MIEDEMA AUCTIONEERING & APPRAISALS, INC.**

**For detailed information or a Bidders Pack**

Wednesday, December 21, 2016 - 1PM

Farm Buildings & Pole Buildings.  
Combination of parcels or in its entirety.



**Parcel 2:**

**+/- 145 Acres of Farm Land**

Mostly tillable land. Frontage on 1/2 Mile Road, E Dr South and D Drive South. Purchase with Parcel 1 and own the whole quarter section.

Parcels 1 & 2 are located at 9765 1/2 Mile Rd., Climax, MI.

**Parcel 3:**

**+/- 78 Acres of Farm Land**

Nearly all tillable land. Frontage on D Drive South and 1 1/2 Mile Rd.

**Parcel 4:**

**+/- 135 Acres of Land**

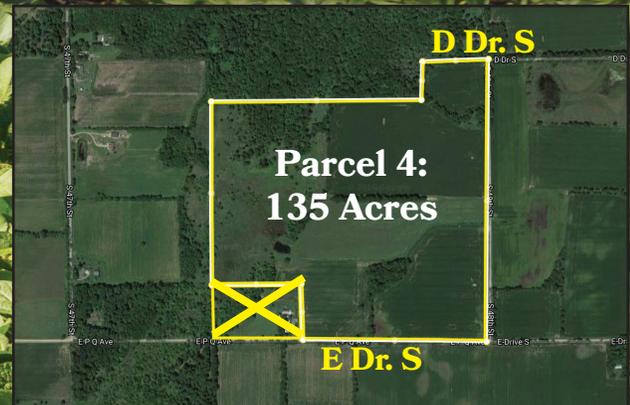
Approximately 90 Acres tillable land. Frontage on PQ Ave and D Drive South.

Located on PQ Ave at the Calhoun & Kalamazoo Co. Line.

**Parcel 5:**

**+/- 100 Acres of Land**

Approximately 55 acres are tillable. Center Pivot belongs to previous renter and is not included. Frontage on East S Ave. Located on East S Ave, 1 mile West of 48th St (Calhoun/Kalamazoo Co. Line).



Get call 1-800-527-8243 or visit [MiedemaAuctioneering.com](http://MiedemaAuctioneering.com)

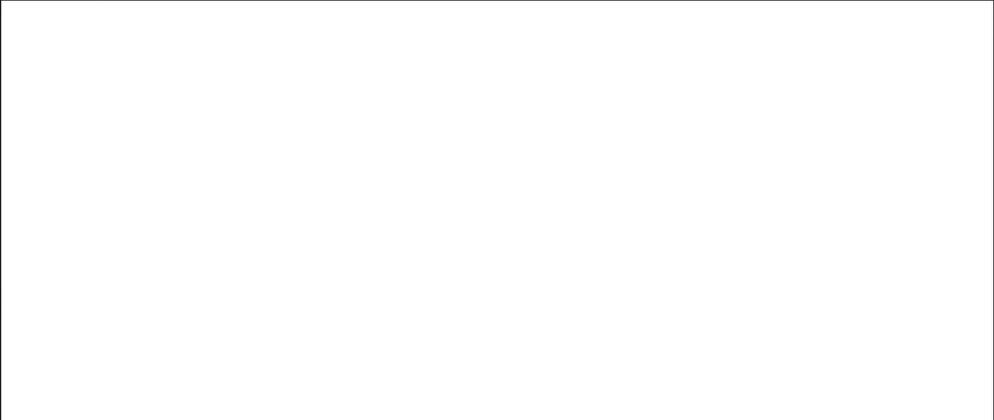


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# +/- 467 Acres of Farm Land LIVE AUCTION

**In order to settle the  
Lyle & Phyllis  
Hoskins Estate  
Wed. Dec. 21, 2016  
IPM - Climax, MI**



## Real Estate Terms

**Registration:** Begins at Noon at the Leroy Twp. Community Building at 8146 4 Mile Rd., East Leroy, MI.

**Open House Dates:** Sat. Dec. 10 from 11am-1pm & Tues. Dec. 13 from 2-4pm. Walk vacant land any time at your convenience.

**Deposit for Real Estate:** 10% of the successful bid price is required at the auction by good check, cash or cashier's check. This deposit is NOT refundable if the buyer does not carry through with the purchase. Your bidding is not conditional upon financing, so be sure you have arranged financing if needed or are capable of paying cash at the closing.

**Conditions:** The terms and conditions of this auction will be governed by the contract for the sale of Real Estate (herein called the buy/sell). The following terms are a summary provided for the convenience of the bidder. The buy/sell is available in the bidder's packet and should be reviewed prior to the auction. All properties sell "AS IS WHERE IS" with no warranties of any type expressed or implied as to the merchantability, usability, fitness for a particular purpose, or any matter of whatsoever type of nature. Any improvements, which must be made, are the responsibility of the purchaser. All information

advertised or states was derived from sources believed correct but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and record. The real estate will be sold free and clear of all the liens. The property will however be sold subject to any easements and building and use restrictions of record. The auction company reserves the right to bid to protect the owner's investment. Any announcements made at the auction site take precedence over printed material. Real Estate sells subject to the acceptance or rejection of the high bid by the estate representative.

**Closing Terms:** Balance of purchase price due at the closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Possession will be given at the closing. Seller shall provide an owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of \$400 will be divided evenly between the buyer and the seller. Surveys are being completed for Parcels 1 & 2 only. The cost for the surveys will be the cost of the buyer's payable at closing.

**Buyer's Note:** If you are the successful bidder, you must go to the closing table to sign all the purchase agreements immediately following the conclusion of the auction. At that time, your check will be endorsed as a non-refundable deposit on the property. Individual purchases are to be considered as singular transactions, not contingent on any other purchases of properties on the auction. The ability to obtain financing is NOT a contingency of the sale. The auction will be conducted at the sole discretion of the auctioneer and any bids may be recognized at their discretion.

**New Data:** New data, corrections or changes could be made after the printing of this brochure. Please arrive prior to the start of the auction to inspect and consider any information and changes.  
**Bidder's Packet:** Complete bidder's packets including copies of the buy/sell agreements, FSA information, Soil information, Title Commitments, etc. and will be available at the open house or by calling to request a packet to be mailed to you. Call Miedema Auctioneering at 1-800-527-8243 or visit MiedemaAuctioneering.com.

## Upcoming Auctions

### Hudsonville Equipment Auction Saturday, December 3, 2016 Hudsonville, MI

Fall Hudsonville Fairgrounds Auction. Featuring Farm Equipment – Tractors, 3 pt attachments, implements; Landscape Equipment – Riding Lawn Mowers, Snow Blowers, String Trimmers, Chain Saws; Miscellaneous Construction & Shop Tools & more. 2 Auction Rings!

### 98 Acres in St. Joseph Co. Auction Tuesday, December 13, 2016 St. Joseph County, MI

98 acres of farm land with beautiful building sites also. Offered in 3 parcels or in it's entirety. Located in St Joseph county near Three Rivers. 70 acres can be irrigated but would need your pivot or traveler. High producing farmland in a great location! Having decided to scale back on farming, we will be selling this land for Adam and Renee Newland.

### DVD Enterprises Farm Equipment Auction Saturday, December 17, 2016 Decatur, MI

Having discontinued farming, we will be selling all farm equipment, packing and processing equipment, etc. Consignments Accepted!

### Hoskins Real Estate Auction Wednesday, December 21, 2016 Kalamazoo & Calhoun Counties, MI

Due to the deaths of Lyle & Phyllis Hoskins, we will be selling their real estate in order to settle the estate. Approx. 467 acres of land, farm, home with several farm buildings, barns, etc. Will be offering real estate in 5 individual parcels, in any combo of parcels, or in its entirety.

### Burnips Equipment Co Year End Auction Saturday, December 31, 2016 Burnips, MI

3rd Annual Year End auction featuring a large amount of trade in and lease equipment from all 5 of the Burnips Equipment locations. Consignments are welcome to add to this auction!