



601 Gordon Industrial Court
Byron Center, MI 49315



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LAND AUCTION

**Adam & Renee
Newland- Owners**

Land Auction

**98 Acres in St. Joseph
County, MI**

Tues, Dec. 13 • 6PM

REAL ESTATE TERMS

Registration: Begins at 5pm at Cowboy Up Restaurant, 22046 M-60, Mendon, MI.

Open House Dates: 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.

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. No new surveys will be completed.

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 • 10AM

5235 Park Ave, Hudsonville, MI 49426
Consignments Accepted! Annual auction featuring Construction Equipment, Farm Equipment, Lawn & Garden, Trucks, Trailers, More! Call Chuck Ranney (616) 560-0839 to sell.

Land Auction: Lyle G Hoskins Estate

Friday, December 9 • 1PM

Land Located in Kalamazoo & Calhoun Counties

Approx 467 Acres of land, farm, home with several buildings, etc.

DVD Enterprises Farm Equipment

Saturday, December 17 • 8AM

45667 M-51, Decatur, MI 49045

Consignments Accepted! Having discontinued farming, we will be selling all farm equipment, packing and processing equipment, etc. Call Jordan (616) 460-8936 to sell.

Burnips Equipment Co- Year End Auction

Saturday, December 31 • 8AM

Burnips, MI

Consignments Accepted! Burnips Equipment will be selling a large amount of trade in and lease equipment from all 5 locations! Call 1-800-527-8243 to sell.

LAND AUCTION

98 Acres in St. Joseph County, MI

Thursday, December 13 • 6PM

Auction to be held at: Cowboy Up Restaurant: 22046 M-60, Mendon, MI 49072

Approx. 9 miles East of Three Rivers on M-60

Prime Farm Land!

Auctioneer's Note: Adam & Renee Newland have decided to scale back on crop farming to focus on their livestock and therefore are selling 98 acres at auction. Good farm land in a great location! Outstanding opportunity to buy at auction.

1800LASTBID.com

1-800-527-8243



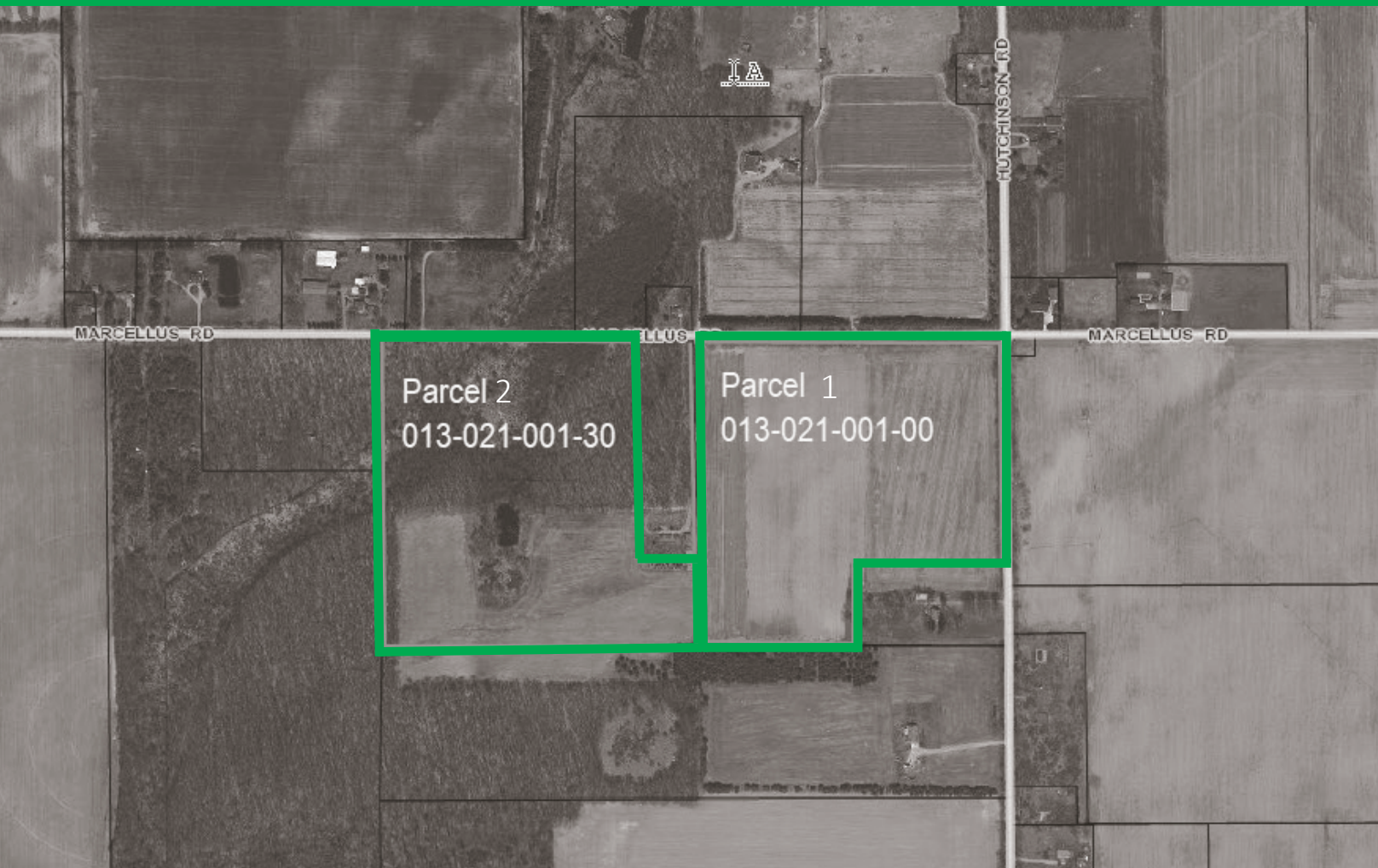
Byron Center, MI
32 Years of Auction Service

LAND AUCTION



98 Acres in St. Joseph County, MI • Tuesday, December 13 – 6PM

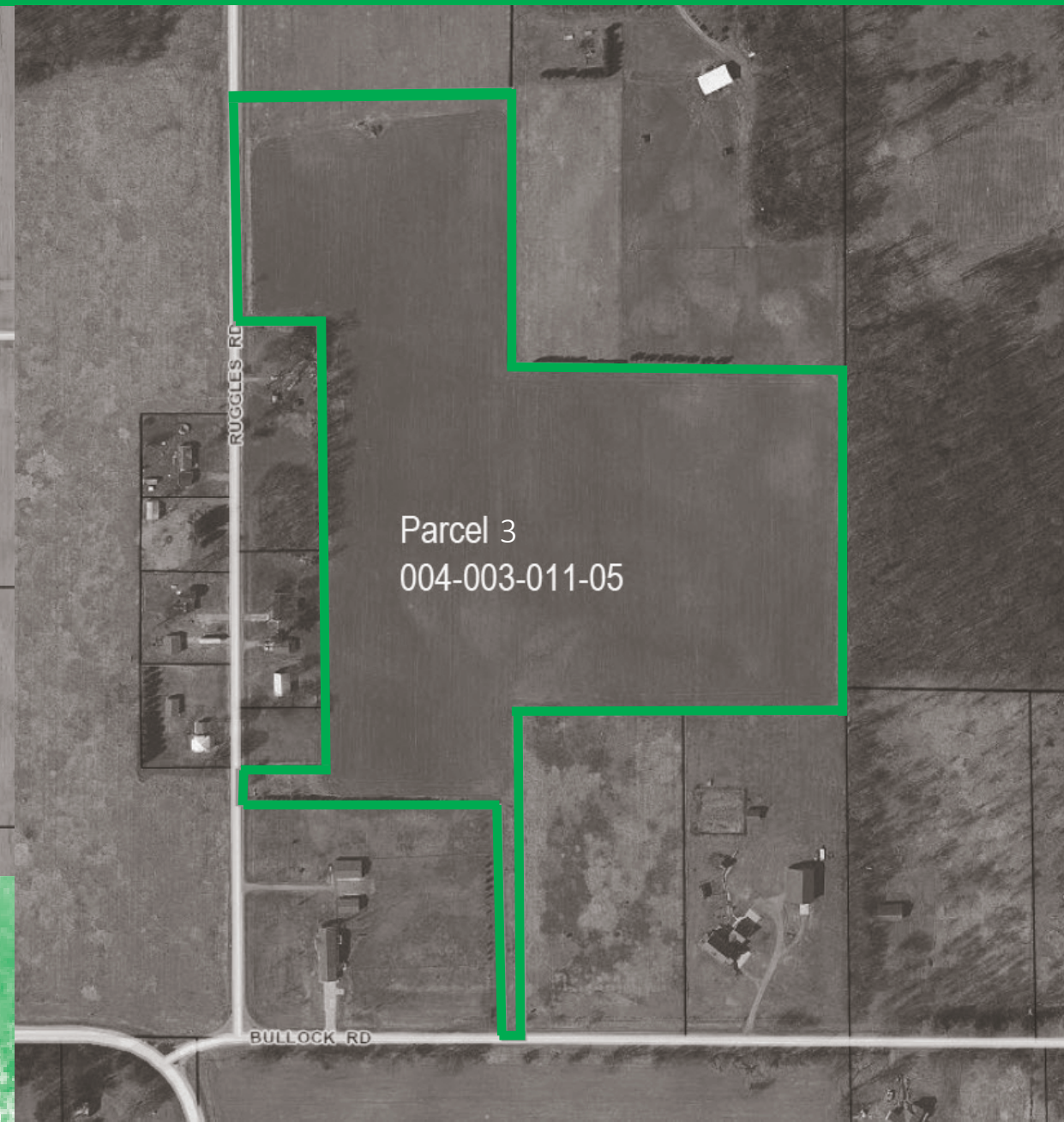
Directions to the land: Parcels 1 & 2 are located across the street from 18800 Marcellus Rd, Three Rivers. From US-131, take Marcellus Rd East 2 miles to the land on the south side. Parcel 3 is located West of Three Rivers. From US-131, take Hoffman Rd West 3 miles to Ruggles & Bullock Roads and the land. *Look for the auction signs!*



Parcel #1: 35 Acres of prime land, nearly all tillable. Set up with underground pipe and risers for irrigation. Currently planted in alfalfa and soybeans. Frontage on Marcellus Rd.

Parcel #2: 35 Acres of land, of which approximately half is tillable. Balance is wooded and located along the road with a prime building site. There is a pond which could be used for irrigation. This year it was used for seed corn production. Frontage on Marcellus Rd.

Parcels 1 & 2 are contiguous and will have the rights to use the seller's newer well which is located across the road on the seller's home farm. Buyer can use the well for 7 years at no charge at seller's expense for maintenance. Buyer will need their own motor. Seller reserves the right to use well for his own 40 acres also. It is possible to negotiate a longer lease with seller.



Parcel #3: Beautiful 28 acre parcel currently planted with corn. Slowly rising property that has a gorgeous building site near the back. Road frontage on two roads.

Online Bidding available to Pre- Approved Bidders. Call Donna before Thursday, December 8th for pre- approval to bid online at 1-800-527-8243

Offered in individual parcels, in any combination of parcels, or in its entirety. See 1800lastbid.com for more information.

Bidder's Packet available online at 1800lastbid.com or call 1-800-527-8243 to request a copy.

See our website at 1800lastbid.com for more details • Miedema Auctioneering, Inc- Michigan's leading farm real estate & farm equipment auction company!