

WILDLIFE AND HUNTER'S PARADISE

32+ acres Auction Hillsdale County, MI

Offered in 2 Tracts

3% Buyer's Premium

SCHRADER
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SEPTEMBER 2025

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 |
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| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
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| 28 | 29 | 30 | | | | |

WILDLIFE AND HUNTER'S PARADISE

32+ acres Auction Hillsdale County, MI 14900 Woodbridge Rd, Camden, MI 49232

Offered in 2 Tracts

3% Buyer's Premium

Real Estate
Thursday, September 18 at 6pm
Auction Held Onsite

- 10± Acre Spring-Fed Pond
- Barndominium with Rustic Finishes
- Steel-Framed Outbuildings
- Extensive Trail System
- Mature Timber • Abundant Wildlife
- Lake Diane Access with 75' Easement
- Great Getaway or Full-Time Residence

Personal Property
Saturday, September 20 at 9:30am
Auction Held Onsite

- JD Tractor • Trailer
- JD Lawn Tractor
- JD Gator • Shop Equipment & Electrical Tools
- Loom • Antiques • Collectibles
- Household Appliances & Furniture

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FEATURES AT A GLANCE

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32± Acres | Wildlife & Hunter's Paradise | Barndominium | Real Estate & Personal Property

Real Estate
Thursday, September 18 at 6pm

AUCTION HELD ONSITE: 14900 Woodbridge Rd, Camden, MI 49232
From Camden, MI travel south 3.5 miles on M-49 to Territorial Rd. Travel east 4.75 miles to Woodbridge Rd and the property to the north. OR travel 2.4 miles north of Pioneer, OH on M-49 to Territorial Rd, then 5.5 miles west to Woodbridge Rd. Property lies on the west side of Lake Diane.

Nearby Towns:
• 4± miles Southeast of Camden, MI • 8± miles Northeast of Pioneer, OH
• 17± miles South of Hillsdale, MI



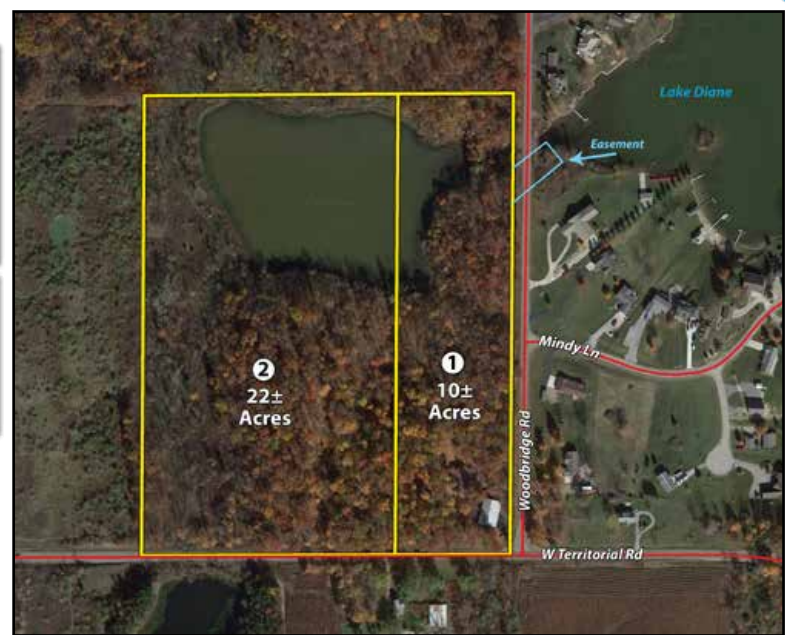
OPEN HOUSE DATES:
Tues., Sept 2 • 4-6pm | Sun., Sept 7 • 1-3pm
Mon., Sept 8 • 2-4pm and Day of Auction • Noon - 5pm
Meet a Schrader Representative at the property

TRACT DESCRIPTIONS:
TRACT 1: 10± ACRES with Barndominium & Steel Outbuilding. This impressive tract includes a 45'x75' steel-frame Barndominium with 4 bedrooms & 1 bath, combining rustic character with modern comfort. Interior finishes include large hand-hewn Ash, Hickory, & Walnut beams reclaimed from an 1853 Lauber Hill barn. A wood-burning stove warms the open great room, & a high-efficiency furnace with central A/C ensures comfort year-round. The kitchen features custom beaded oak cabinetry by Clancy's Cabinets, a large walk-in pantry, stone gas fireplace with walnut mantle, & Anderson windows throughout. Upstairs, over 3,000 square feet of storage space is available. The attached 4-car garage & elevator lift add functionality. A second 30'x60' steel-frame building includes an office/bedroom & full bath, plus two overhead doors (one sized for RVs). Other highlights include maintained "state park quality" trails, fishing spots, mushroom foraging, fruit trees, raspberry patches, mature White Oak & Black Walnut timber, Great Blue Heron & Monarch Butterfly sanctuaries, potential shooting range area, high-speed wireless internet options available, & Generac backup generator. There is also an RV hook-up & a 75' easement to Lake Diane, giving you rights to install a dock & enjoy lakeside recreation. If you're looking for privacy, nature, & craftsmanship in one setting, this is your chance to own something truly special.

Auctioneer's Note: Don't miss this rare opportunity to own 32± acres of scenic, wooded property featuring a spring-fed pond, rustic barndominium, trail network, and a wide variety of wildlife. Whether you're seeking a private retreat, recreational escape, or full-time home, this is a must-see property.

Hillsdale County, MI

- FEATURES AT A GLANCE**
- 32± Acres in 2 Tracts
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 - Barndominium with Rustic Finishes
 - Steel-Framed Outbuildings
 - Extensive Trail System
 - Mature Timber • Abundant Wildlife
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TRACT 2: 22± ACRES Wooded with Road Frontage. This peaceful, wooded tract features abundant hardwoods & offers great potential as a private hunting property or buildable home site. The road frontage along Territorial Rd provides easy access while maintaining seclusion. A perfect spot to enjoy the natural surroundings or expand your recreational footprint.

Whether you're looking for a full-time residence, hunting getaway, or a place to escape city life—this is a rare opportunity to own one of the most serene & unique properties in southern Michigan.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.



Personal Property
Saturday, September 20 at 9:30am

JD TRACTOR - TRAILER - JD LAWN TRACTOR - JD GATOR

- John Deere 4066R cab, 4x4 440R loader w/skid steer bucket alt, with 3rd valve, 113.7 hrs, fast pedal & hydro
- John Deere X738 4x4 54" mower power back, 12.8 hrs
- John Deere Gator XUV 835M 4x4, air cond., full cab, 18.3 hrs & 90.8 miles
- 2021 PJ tandem axle dump trailer 14,000# 48" sides, 7 x 12 tarp, power dump
- Land Pride RTR 2562 3 pt. rototiller, will run in forward or reverse
- King Kutter 72" rotary mower slip clutch
- 3 pt boom w/tree carrier
- ABI 72" dirt leveler w/scrapper teeth
- ES 72" high-capacity bucket
- ES pallet forks
- King Kutter 7' tilt and angle HD Grapple bucket
- Coleman CT200U-EX balloon tires motor bike
- Ohio Steel lawn sweeper
- Craftsman - Toro push mowers
- Pto Generac 80W/40W
- Troy-Built Econo Horse rear tine tiller
- Pallet jack
- McCulloch Pro Mac 800 chainsaw
- Lots of good shovels and forks

SHOP EQUIPMENT AND ELECTRICAL TOOLS

- DeWalt miter saw and
- Shop creeper
- Clamp rack
- Router table
- Brass fittings
- Craftsman 12" bandsaw
- Craftsman 10" radial arm saw
- Poly sawhorses
- Craftsman dust collector
- Engine stand
- 2 ton floor jack
- Air tools
- Craftsman 20" 12 spd 2 h.p. drill press
- 20 ton hydra press
- Electric chain saw sharpener
- Dayton battery charger
- Milwaukee 18V tools
- Welding table
- Greenline utility tools
- Honda 800 generator
- Roll-around tool chest

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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts and as a total 32-acre unit. There will be open bidding on tracts and the whole during the auction as determined by the Auctioneer.
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 is at closing.
REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

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. Seller and successful bidder shall each pay half (50:50) of 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.
STOCK PHOTOGRAPHY: Deer Photos are for illustrative purposes only and are not of the auction property.
PERSONAL PROPERTY TERMS: Cash or Check w/proper ID. 3% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.*Internet Buyer's Premium is 2.5% capped at USD \$750 per lot.
All items are sold "AS IS", without any warranty of any kind. Payment is due by the end of the 2nd business day after the auction.



OWNERS: Greg and Linda Mankey | **AUCTION MANAGERS:** Kevin Jordan, 800-451-2709 & Robert Mishler, 260-336-9750