

AUCTION

Southern, MI • St. Joseph County • Lockport Township

- Nice Large Country Home • 60'x120' Industrial AG Building
- 49.4 USDA Tillable Acres • 3 Center Pivot Systems
- 26± Acres Wooded Recreational • Hunting & Fishing Land
- Pond & 1800± Frontage on the Portage River



81.5±
acres

Monday, November 17 • 6pm

offered in 3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

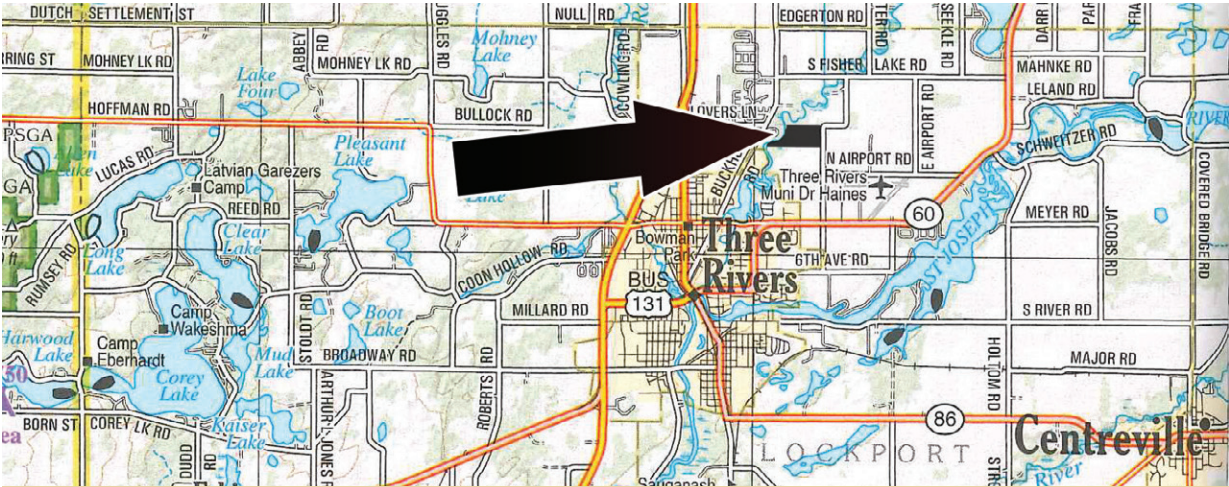
800.451.2709
www.SchraderAuction.com

 **ONLINE BIDDING AVAILABLE**

AUCTION

Southern, MI • St. Joseph County • Lockport Township

- Nice Large Country Home • 60'x120' Industrial AG Building
- 49.4 USDA Tillable Acres • 3 Center Pivot Systems
- 26± Acres Wooded Recreational • Hunting & Fishing Land
- Pond & 1800± Frontage on the Portage River



PROPERTY LOCATION: 57134 Haines Rd, Three Rivers, MI 49093 • East of Three Rivers on M 60 to Haines Rd. Go north 1 mile to property.



TRACT 1 - 78.8± Acres: 49.4 USDA tillable acres, 26± acres wooded w/pond. Approx. 1000' frontage on Haines Rd & approx. 1800± on the Portage River. 3 center pivot systems, irrigation well and electric pump.

TRACT 2 - 2± ACRES: Approx. 300' frontage on Haines Rd. Well maintained 2-story country home approx. 3,200 sq. ft. w/large rooms, 4 bathrooms, LP heat, 2-stall detached garage w/ large concrete slab, 2-story barn w/overhead door, (2) smaller out buildings all covered w/ metal to match and windmill.

TRACT 3 - SWING TRACT, .7± ACRES: 60'x120' industrial AG post building, finished on the inside, full concrete floor, (1) large over head door, large concrete pad, (2) large sliding doors, (2) entry doors, radiant heat and good ceiling lighting. Swing Tract must be sold w/either Tract 1 or Tract 2.

OWNER: Robert Millard Insurance & Financial Group

AUCTION MANAGERS: Ed Boyer • 574.215.7653 • Email: ed@boyerpig.net
& Ted Boyer • 574.215.8100



INSPECTION DATES: Sat, Nov. 1 • 1-3pm; Sun, Nov. 9 • 1-3pm
& Mon, Nov. 17 • 1-3pm. Meet a Schrader Rep on Tract 3.



81.5±
acres

Offered in 3 Tracts

Monday, November 17 • 6pm

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com



**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.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 81.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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, & 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 except for the home which will be January 1st, 2026.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS"

basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Corporate Headquarters:
950 N Liberty Dr, PO Box 508
Columbia City, IN 46725
#6505397356

81.5[±]
acres

AUCTION

Southern, MI • St. Joseph County • Lockport Township

- Nice Large Country Home • 60'x120' Industrial AG Building
- 49.4 USDA Tillable Acres • 3 Center Pivot Systems
- 26[±] Acres Wooded Recreational • Hunting & Fishing Land
- Pond & 1800'± Frontage on the Portage River

NOVEMBER	Su	M	Tu	W	Th	F	Sa
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
23/30	24	25	26	27	28	29	

Offered in 3 Tracts

Monday, November 17 • 6pm

AUCTION MANAGERS:

Ed Boyer • 574.215.7653 #6505261770

Email: ed@boyerpig.net

& Ted Boyer • 574.215.8100 #6501225192



Follow Us On:



Get Our iOS App:



SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

800.451.2709

www.SchraderAuction.com

AUCTION

Southern, MI • St. Joseph County • Lockport Township

- Nice Large Country Home • 60'x120' Industrial AG Building
- 49.4 USDA Tillable Acres • 3 Center Pivot Systems
- 26[±] Acres Wooded Recreational • Hunting & Fishing Land
- Pond & 1800'± Frontage on the Portage River



81.5[±]
acres

Offered in 3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE