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Silent Real Estate Auction

JOHN B. DALE FARM

SOUTH OF BUCHANAN, BERTRAND TWP, BERRIEN COUNTY MICHIGAN

139.8+/- Acres in 3 Tracts.

**SILENT AUCTION
BEGINS APRIL 3, 2017
1 TO 4 DAYS**

Sections 1 & 2, Bertrand Township on North side of U.S. 12, and East & West sides of S. Red Bud Trail, Buchanan, MI.

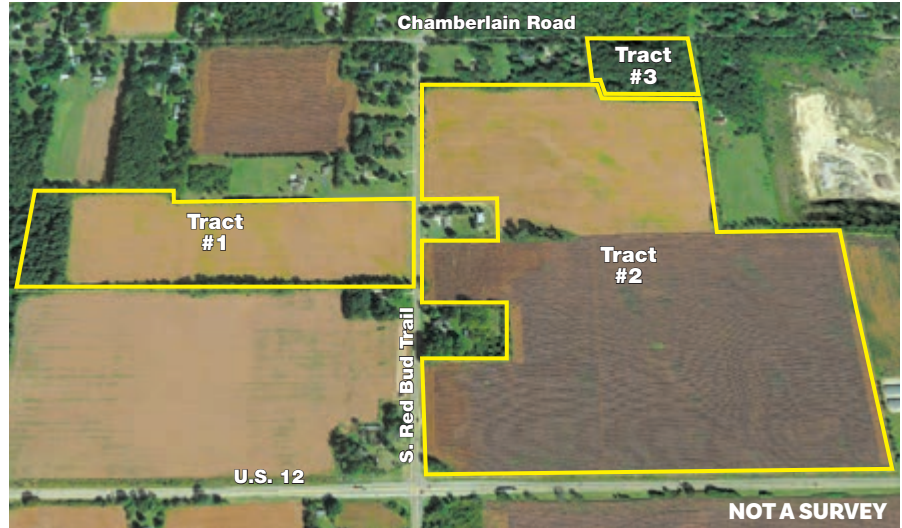
TRACT #1 West side of Red Bud Tr, 30.8+/- acres with 21.5+/- tillable, flat to slight roll & ability to clean fence row for more tillable. Also good residential/recreational property.

TRACT #2 102.86 +/- Acres nearly all tillable; flat to some roll. 3-PHASE ELECTRIC for Tracts #1 & #2! Potential to obtain approval to bore future waterline under Red Bud to irrigate both fields with single well. If requested,

Tracts #1 & #2 shall receive immediate farming possession at end of auction. Tract #3 possession at closing.

TRACT #3 is 6.1+/- Acres of Woods located along Chamberlain Road for good building site, privacy, with terrain. Take S. Red Bud Tr North from U.S. 12, right on Chamberlain, on right. Private septic & well needed to build.

All Surveys completed, buyer to reimburse Seller for 1/2 cost of perspective Tract at closing. **Seller shall retain/reserve 4/10ths or 40% of mineral rights on Deed/Title in the event a future owner extracts minerals.** Property sold 'as-is' with no representation of zoning, building, land use, restrictions, utility easements, or fitness for a particular purpose. Seller not responsible for any liability or accidents on site. Enter at your own risk. Information announced on day of auction overrides. Seller may cancel prior to auction. Jerdon is seller's agent. Go to website for more details & bidder registration.



SILENT AUCTIONS

NO BUYER PREMIUMS ADDED TO THE SALES PRICE!!!! What is paid IS the sales price, period. We charge the seller a reasonable fee and the buyer pays nothing ABOVE THE SALES PRICE other than some closing costs! The buyer and seller both win!!! All bids or offers are written via fax, email, or hand delivered to our office in Dowagiac.

Auction is a reserve auction with seller able to reject. All participating buyers must complete & sign the terms and conditions prior to auction date & Jerdon to determine if a deposit is required. Auction may run 1 to 4 days. Written offers or bids shall be kept confident except Jerdon reserves the right to show the #2 offer to final bidder. Bid increments determined by Jerdon. 10% Down at immediate conclusion of auction within 24 hours or bidder/buyer shall be in default. Closing within 45 days with balance due. NO CONTINGENCIES including financing. All data is deemed accurate but is not guaranteed subject to error, omission, change, & withdrawal.

JERDON
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