

Tuesday, June 30 • 6pm

Held at the Dearth Community Center
Coldwater, MI

JUNE	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	24	25	26	27
28	29	30					

81[±] acres

Offered in 5 Tracts



Auction Managers: Jonathan Aiden Shaw • 517.945.3142

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Coldwater Township - Branch County, MI
Farmland, Home & Outbuildings
AUCTION

Schrader Real Estate and Auction Company, Inc.
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Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725

Coldwater Township - Branch County, MI
Farmland, Home & Outbuildings **AUCTION**



- Productive Tillable Land
- Farmhouse with Multiple Outbuildings
- Potential Building Sites
- 2+ Miles South of Downtown Coldwater
- 15+ Miles North of Angola

Coldwater Township - Branch County, MI
Farmland, Home & Outbuildings **AUCTION**

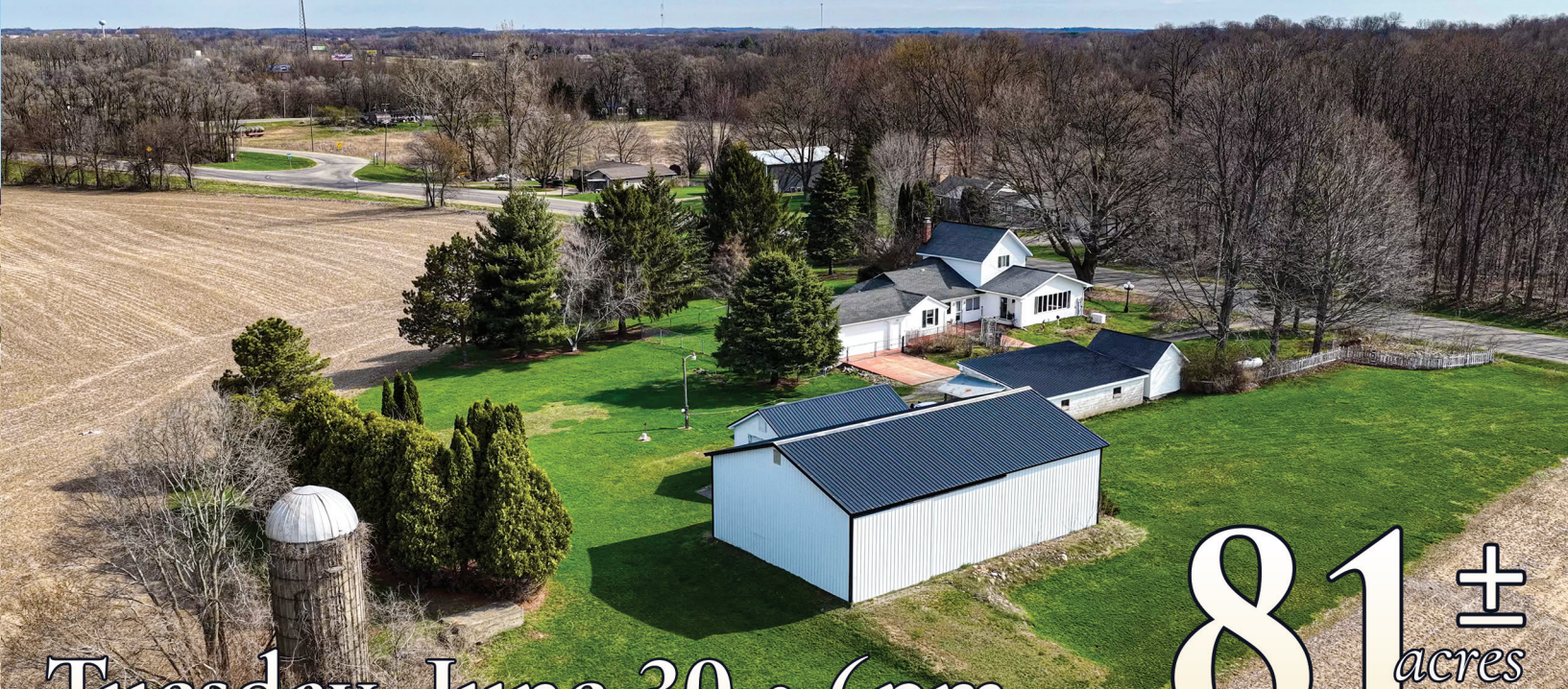
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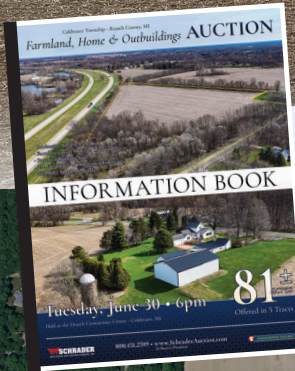
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Farmland, Home & Outbuildings AUCTION



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Real Estate.

AUCTION LOCATION: The Dearth Community Center, 235 E Garfield Ave, Coldwater, MI 49036. From Downtown Coldwater travel South on S Sprague St 1/2 mile to E Garfield Ave. Travel West 1/4 mile & the Dearth Center will be on your right.
PROPERTY LOCATION: 174 N Centennial Rd, Coldwater, MI 49036-9166 • From downtown Coldwater, travel South on S Sprague St 1.5 miles to Dorrance Rd. Travel East on Dorrance Rd for 1/3 mile to N Centennial Rd. Travel South on N Centennial Rd for 800' & the farm is on the East side of the road.



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INSPECTION DATES: Wed, June 3 • 10am-Noon; Tue, June 16 • 4-6pm & Tue, June 30 • 3-5pm (before the auction). Meet a Schrader Representative on Tract 2 to View the Home & for More Information About the Auction.

TRACT 1: 9± ACRES of nearly all tillable farmland. Quality leoni sandy loam soils. Excellent frontage along Dorrance & N Centennial Rd.
TRACT 2: 2± ACRES including a well-maintained 1,900± sq. ft. farmhouse with 3 bedrooms & a wooded country setting. The home features an updated kitchen & bathroom, laminate flooring, & a Generac generator for added peace of mind. A 2-car attached garage & four outbuildings — including a large pole building with 14' doors — offer ample storage & versatile space for equipment & hobby farming.
TRACT 3: 19± ACRES of all tillable farmland. Quality leoni & branch sandy loam soils. Frontage on N Centennial Rd.
TRACT 4: 29± ACRES of mostly tillable farmland. Quality leoni & branch sandy loam soils. Frontage on N Centennial Rd.
TRACT 5: 22± ACRES of tillable farmland with woods mixed in. Quality branch sandy loam & sebewa loam soils. This tract includes an Interstate Billboard lease offering investment value. Road frontage on two sides.

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.



TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 81± 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.
BUYER'S PREMIUM: A 2% buyer's premium will be added to the final bid price & included in the contract purchase price.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 5% down payment for the house or any combination including the house. The down payment may be made in the form of cashiers 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 Seller's acceptance or rejection.
TOWNSHIP APPROVAL: All tracts in this auction will be subject to the Coldwater Township board approval.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Property to be conveyed by a Warranty or Trustee's Deed.
POSSESSION: At closing on the home. Possession on the tillable acres are subject to the existing lease to harvest the growing crop.
CASH RENT CREDIT: Buyer(s) to receive credit equal to half the cash rent income for the growing crop. Contact auction managers for details.
REAL ESTATE TAXES: Seller to pay the Summer 2026 Real estate taxes with Buyer(s) to pay taxes 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 w/ 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.**