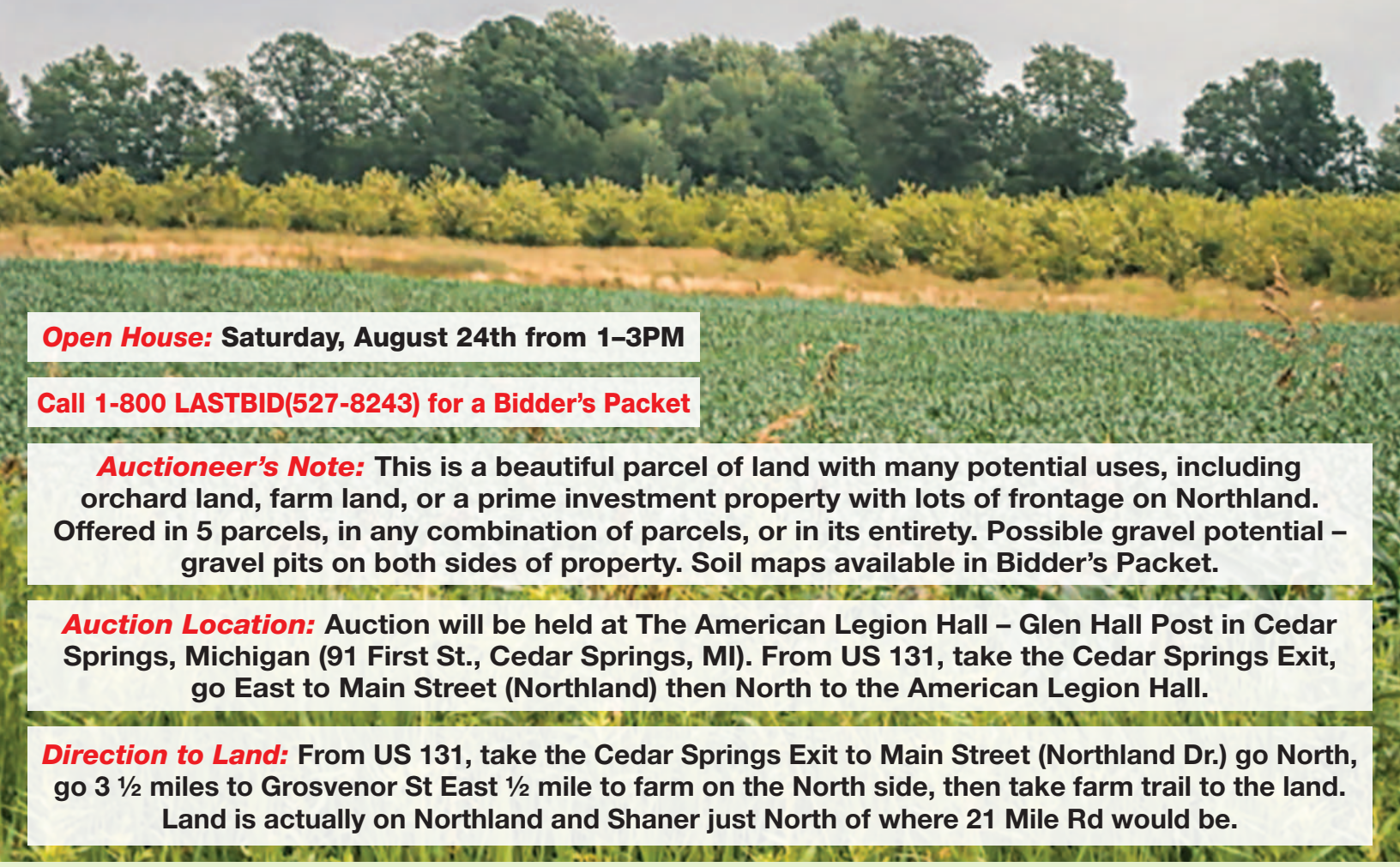
LAND & ORCHARD AUCTION

63 Acres Plus Migrant Housing
Sand Lake, Michigan

WEDNESDAY, AUGUST 28TH, 2013 • 6PM

– 40 Acres of Apple Orchards –
– 2 Migrant Camp Units –
– 20 Acres of Crop Land –
– Frontage on Northland & Shaner –



Open House: **Saturday, August 24th from 1–3PM**

Call 1-800 LASTBID(527-8243) for a Bidder's Packet

Auctioneer's Note: This is a beautiful parcel of land with many potential uses, including orchard land, farm land, or a prime investment property with lots of frontage on Northland. Offered in 5 parcels, in any combination of parcels, or in its entirety. Possible gravel potential – gravel pits on both sides of property. Soil maps available in Bidder's Packet.

Auction Location: Auction will be held at The American Legion Hall – Glen Hall Post in Cedar Springs, Michigan (91 First St., Cedar Springs, MI). From US 131, take the Cedar Springs Exit, go East to Main Street (Northland) then North to the American Legion Hall.

Direction to Land: From US 131, take the Cedar Springs Exit to Main Street (Northland Dr.) go North, go 3 ½ miles to Grosvenor St East ½ mile to farm on the North side, then take farm trail to the land. Land is actually on Northland and Shaner just North of where 21 Mile Rd would be.

MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

1-800-527-8243

Machinery Dealers National Association · Industrial Auctioneers Association · NAA Auctioneer

Go to 1800lastbid.com or Call 1-800-527-8243 for a bid packet with additional information!

HEADQUARTERS - GR METRO
601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315
(616) 538-0367

NORTHERN MICHIGAN
210 NORTH GRACE ST.
MCBAIN, MI 49657
(888) 624-7653

OHIO OFFICE
9435 WATERSTONE BLVD. SUITE 140
CINCINNATI, OH 45249
(216) 732-9952

REPOCAST EASTERN MICHIGAN
2851 JAMES P. COLE BLVD.
FLINT, MI 48505
(248) 627-5200

FOR UPDATED INFORMATION & PHOTOS, VISIT MIEDEMA AUCTIONEERING WEBSITE AT: 1800LASTBID.com

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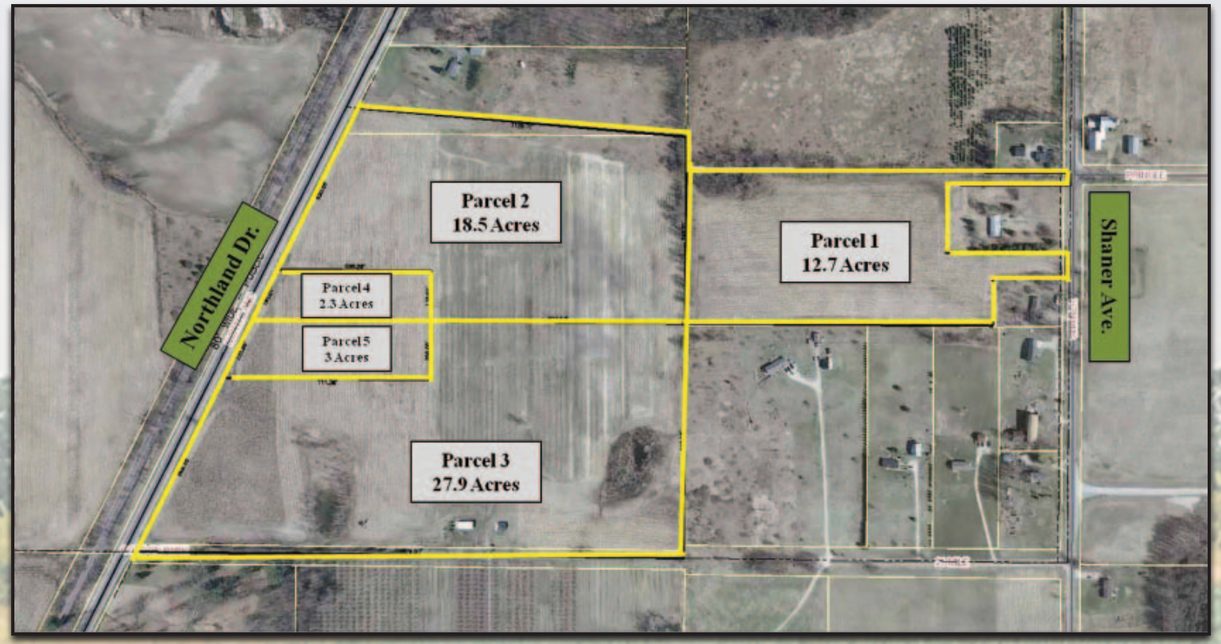

Parcel 1: Orchard located at 17321 Shaner Ave., Sand Lake. Approximately 12.13 acres with frontage in 2 locations on Shaner. Variety of apples.

Parcels 2 & 3: Land with both apple orchards on the back & farm land on the road. Frontage on Northland.

Parcel 2 is 18.5 acres & Parcel 3 is 27.9 acres

Parcel 3 has 2 migrant homes with capacity of 18 total. Propane, electric, will need new drain field.

Parcel 4 & 5:

Parcel 4 is 2.5 acres & Parcel 5 is 3 acres

Prime parcels with frontage on Northland. Potential building sites for business or home. Great Location!

Note: ***There is a possibility of gravel. There are gravel pits located on 2 sides of this acreage.***















Bidder's Packets
including soil maps, title commitments, and much more available at your request. ***See our website at MiedemaAuctioneering.com for Bidder's Packets, pictures and details or call 1-800-LASTBID(527-8243).***







For full color photos visit: 1800lastbid.com • Miedema Auctioneering, Inc. – Michigan's leading farm real estate & farm equipment auction company!

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"Leaders in Innovative Auction Marketing Methods"

601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315

LAND & ORCHARD AUCTION

PRSRT STD MAIL
U.S. Postage
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Byron Center, MI
Permit No. 19

DATED MATERIAL

AUGUST						
S	M	T	W	T	F	S
				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	31

IF YOUR MAILING LABEL HAS AN EXPRESS NUMBER, PLEASE BRING THIS BROCHURE WITH YOU FOR EXPRESS CHECK-IN AT AUCTION

63 Acres
Plus Migrant Housing
Sand Lake, Michigan

- 40 Acres of Apple Orchards
- 2 Migrant Camp Units
- 20 Acres of Crop Land
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REAL ESTATE TERMS

Registration:
Begins at 6pm at The American Legion Hall – Glen Hall Post in Cedar Springs, Michigan.

Open House Date: Saturday, August 24 from 1pm-3pm or you can walk the vacant land at any time.

Deposit for Real Estate:
10% of the successful bid price is required at the auction, cash, cashiers check or good personal 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 and 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 or nature. Any improvements, which must be made, are the responsibility of the purchaser. All information advertised or stated 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 records. 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. Property sells subject to Secured Creditors acceptance or rejection of the high bid.

Closing Terms:
Balance of purchase price due at the closing within 30 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 $350 will be divided evenly between the buyer and the seller. The cost of the surveys will be the cost of the buyer's payable at closing.

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 nonrefundable 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 new information and changes.

Bidder's Packet:
Complete bidder's packets including copies of the buy/sell agreements and more detailed information will be available at the open house or by calling to request a packet be mailed to you. Call the auction company for details at 1-800-LASTBID.

Upcoming Auctions

A and O Equipment Auction:
Tuesday, August 27th | 10am
Edmore, MI

Remaining Equipment & Inventory Liquidation. Featuring: Kenworth T-600 Tandem Axle Roll Back Truck, Mustang Cobra, Swinger Forklift & Nissian Forklift, Trailers, Power Washer, Sandblasting Equipment & Sand, Skidsteer Attachments, Hand Tools & Racking, Steel & Aluminum, Real Estate and much more. For more information, please visit MiedemaAuctioneering.com or contact Chuck Ranney at 616-560-0839.

Online Marine Auction:
Tuesday, August 13th | 8am
Grandville, MI

As part of ongoing business, Grand Valley Marine is making room for new inventory and location renovations through the sale of excess inventory by utilizing Orbitbid.com. Featuring: 1988 Celebrity 26' Boat, 1986 Bayliner 2450 Ciera, 1985 Sea Ray Sundancer, 1980 Sea Ray 30' Weekender, 1978 Cruisers 22' Boat, Trailers, Engines, Motors, Props and more. Visit Orbitbid.com for more information or contact Steve Morse at 616-558-4229.

Classic Car Auction:
Wednesday, August 21st | 8am
Byron Center & Flint, MI

Repocast.com will be selling a wide variety of Classic Cars, Trucks, and other motorized vehicles on this one day online auction! All items are available for inspection at one of our 2 locations in Byron Center MI or in Flint MI! Don't miss this opportunity to purchase the car of you dreams! If you have any Classic Vehicles that you are looking to sell please call Hib Kuiper at 616-299-8387 for more information. Visit Repocast.com for a complete list of items selling or call 866-550-7376.

Online Farm Equipment Auction:
Thursday, September 12th | 8am
Various Locations

Bid on a large assortment of quality used farm and ag equipment and consignment items being listed and sold by various businesses and dealers. Consign your Farm and Ag equipment on this auction! Consignments accepted through September 5th. Visit Rangerbid.com or call 616-261-4984 if you are interested in selling your Farm & Ag equipment.

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