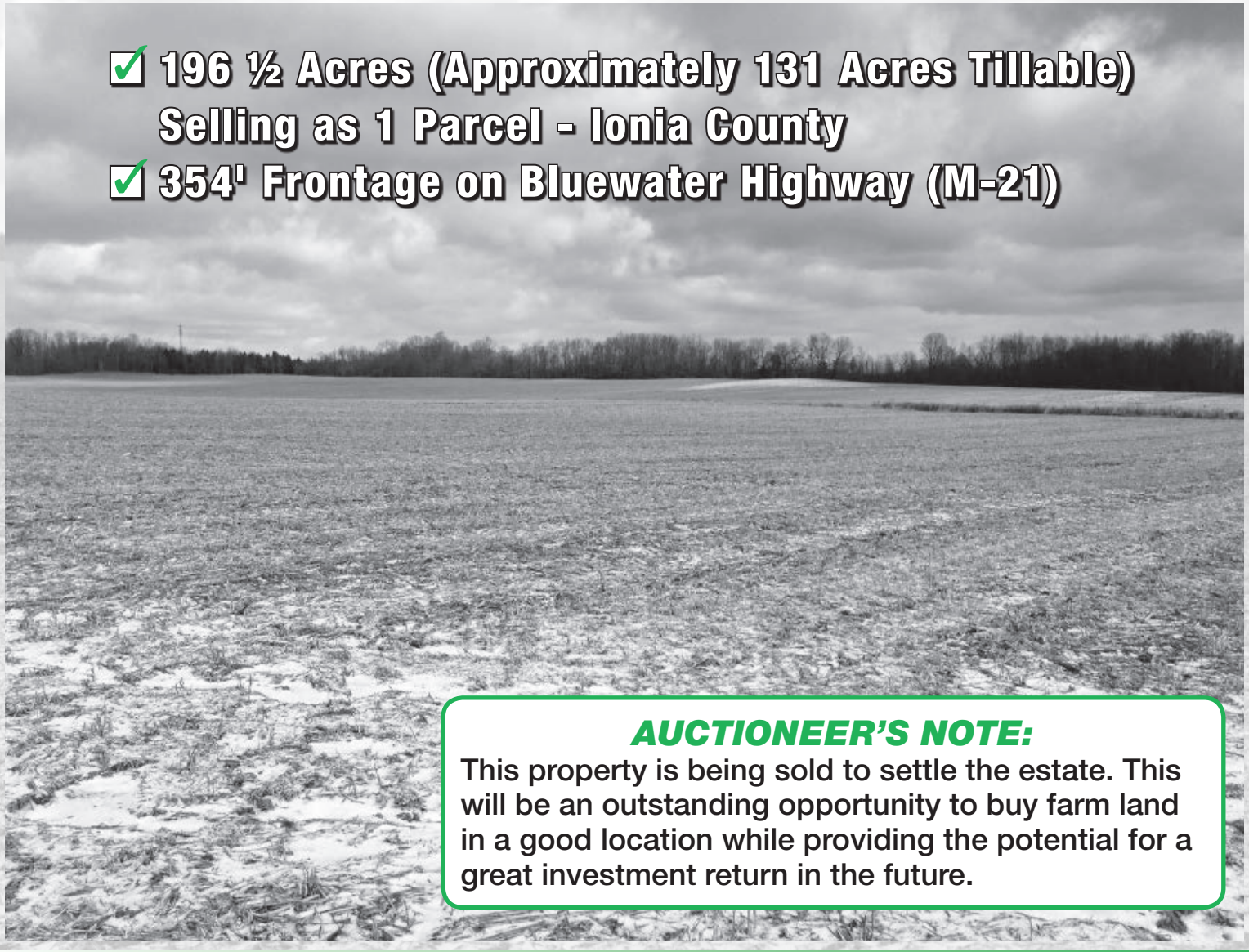
FARM LAND AUCTION

IN ORDER TO SETTLE THE GENEVIEVE CHASE ESTATE

THURSDAY, MARCH 6TH • 6PM EST



- ☑ 196 ½ Acres (Approximately 131 Acres Tillable)
  Selling as 1 Parcel - Ionia County
- ☑ 354' Frontage on Bluewater Highway (M-21)

AUCTIONEER'S NOTE:

This property is being sold to settle the estate. This will be an outstanding opportunity to buy farm land in a good location while providing the potential for a great investment return in the future.

MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

1-800-527-8243

GO TO WWW.1800LASTBID.COM OR CALL 1-800-527-8243 FOR A BID PACKET WITH ADDITIONAL INFORMATION!

NAA Auctioneer

Miedema Auctioneering, Inc. Auctioneers. Winners of over 20 NAA Awards of Excellence for Advertising

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FOR FULL COLOR PICTURES AND ADDITIONAL INFORMATION, SEE OUR WEBSITE AT 1800LASTBID.COM • EMAIL ADDRESS: info@1800lastbid.com

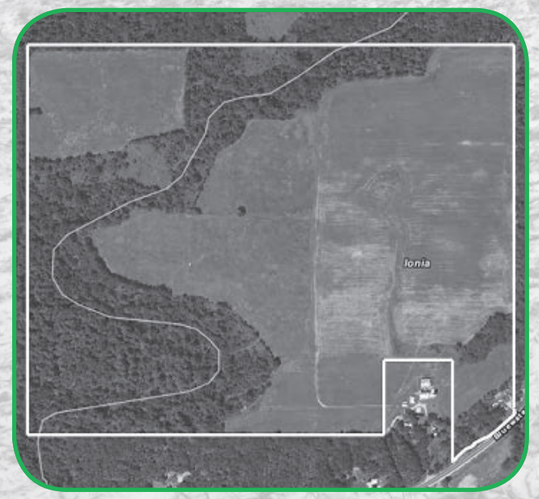
FARM LAND AUCTION

THURS., MARCH 6 at 6PM

MIEDEMA AUCTIONEERING & APPRAISALS, INC.
"Leaders in Innovative Auction Marketing Methods"

196 ½ Acres in Ionia County • www.1800lastbid.com

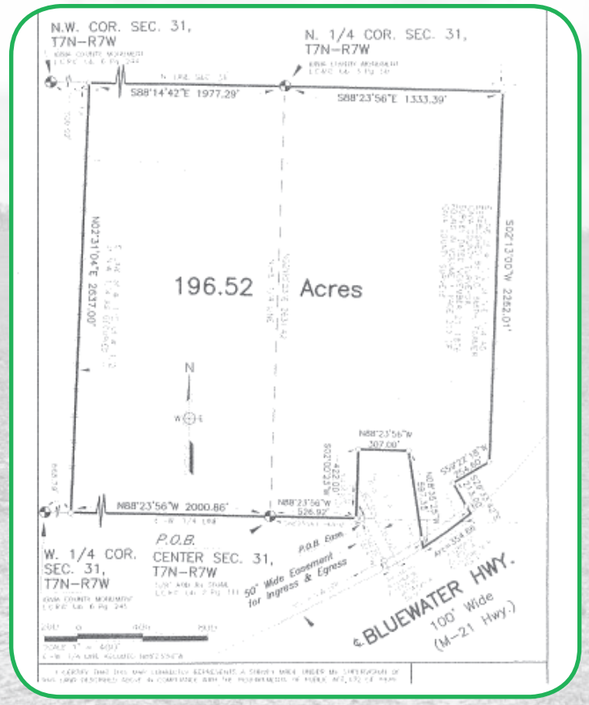




Directions

DIRECTIONS TO THE AUCTION:
The Moose Lodge: 869 E. Lincoln (M-21), Ionia. From M-21 and M-66 Junction in Ionia, go East to the Moose Lodge on the South side of the road.

DIRECTIONS TO THE FARM:
Located between Saranac & Ionia at 5424 Bluewater Highway (M-21) on the North side of the road.





Bidder's Packet

Complete bidder's packets including more detailed information is available. Call the auction at **1-800-527-8243.**

Details

- 196 ½ Acres
- Approximately 131 Acres Tillable
- Was Tiled Years Ago (Clay Tile)
- Planted in Soybeans in 2013
- Has Red Creek Meandering Through Property
- 354' of Frontage on M-21 (Bluewater Highway)
- No Buildings are Included
- Easement to Use Driveway to Access the Field is Included





See our website at www.1800LASTID.com for more details.

Call 1 800 LAST BID (527-8243) for a detailed bidders packet.

MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315

FARM LAND AUCTION

PRSRT STD MAIL
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Permit No. 19

DATED MATERIAL

MARCH						
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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

FARM LAND AUCTION!

196 ½ Acres

To settle the Genevieve Chase Estate

THURSDAY, MARCH 6 • 6 PM

MIEDEMA Asset Management Group

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REAL ESTATE TERMS

Registration:
Begins at 5PM at The Moose Lodge: 869 E. Lincoln (M-21), Ionia, Michigan.

Deposit for Real Estate:
A total of ten percent (10%) of the bid price is required at the auction, cash, cashiers check or personal checks are accepted. 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. Details will be in the bidder's packet.

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 use restrictions of record. Auctioneer reserves the right to bid for the owner to protect their investment. Any announcements made at the auction site take precedence over printed material. Land sells subject to court approval.

Closing Terms:
Balance of purchase price due at the closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Surveys are being completed. Cost and details will be in bidder's packet. 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 $400 will be divided evenly between the buyer and the seller.

Open House Date:
Auction representative will be at the site on Wednesday, February 26th from 1-3PM.

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 for viewing or by calling to request a packet be mailed to you. Call the auction company for details at 1-800-LASTBID.

Upcoming Auctions

Farm Land Auction - Chase Estate
Thursday, March 6, 2014 | 6 pm ET
869 E Lincoln Ave MI, Ionia 48846
In order to settle the Genevieve Chase Estate, we will be selling this farm in a single parcel of 196 ½ acres. Approximately 130 acres tillable farmland. Located between Saranac and Ionia at 5424 Bluewater Hwy (M-21) Saranac, MI. Auction Location: Ionia Moose Lodge, in Ionia MI. Jackie Bowen – Executor of Estate.

Spring Hudsonville Fairgrounds Auction
Saturday, March 22, 2014 | 10 am ET
5235 Park Avenue, Hudsonville MI 49426
One of the largest auctions in the state, typically featuring Farm Equipment, 30-40 Tractors, 3pt Attachments, Construction Equipment, Excavators, Loaders, Backhoes, Dozers, Skid Steers, Semi Trucks, Trailers, Attachments, Landscape Equipment, Riding Lawn Mowers, Snow Blowers, Trees, New Shop Tools plus much more. To have your equipment listed in the Brochure Contact Chuck Ranney at Chuck@1800lastbid.com or 616-560-0839. Consignments Accepted!! Bid live on site or on the internet.

Deur Dairy Farm - *NOTE DATE CHANGE FOR THIS AUCTION*
Saturday, March 29, 2014 | 10 am ET
Fremont, MI
NOTE DATE CHANGE FOR THIS AUCTION: Saturday, March 29 - Having sold their farm land and buildings at auction in November, Phil & Stan Deur and families will be selling all of their farm equipment. Highlights Include: JD8400 MFWD, JD8100 MFWD, JD7210 MFWD, JD7720 MFWD, JD SP Haybine model #4995 and SN E04995X350947, JD 7720 Titan II 4WD Combine, plus much more good equipment.

Spring Pontiac Auction
Friday, May 16, 2014 | 10 am ET
207 N Opdyke Road, Pontiac MI 48342
HUGE one day construction equipment auction. Featuring: NEW Equipment, Contractor Sellouts, Bank Repos, Municipality Equipment, Dealer Trade-Ins, and later model Construction Equipment, including Excavators, Dozers, Loaders, Backhoes, Skid Steers, Cars, Trucks & Trailers. To have your equipment listed in the brochure call Chuck Ranney at 1-616-560-0839 or email chuck@1800lastbid.com. The advertising deadline is April 24, 2013.