



601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315



HOME & FARM LAND AUCTION

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**DATED
MATERIAL**

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

The Collin & June Grabill Estate

Grant, Michigan

Approximately
172 Acres of Land,
Home & Farm Buildings

REAL ESTATE TERMS

Registration: Begins at 5pm at Cronk's Oakridge Restaurant, 9103 Mason Dr., Newaygo, MI.

Open House Date: Saturday, November 29th from 1pm-3pm & Saturday, December 6th from 1pm-3pm.

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. Parcels will sell to the highest bidder with no minimums.

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. Surveys are being completed. The cost of the survey will be the cost of the buyer's payable at closing.

Buyer's Premium: A 3% Buyers Premium will be added to

the high bid.

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 non-refundable 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

Fall Hudsonville Consignment Auction

Saturday, December 6, 2014 | 10 am ET
5235 Park Ave, Hudsonville, MI 49426

Consignments Accepted!! One of the largest auctions in the state, typically featuring Farm Equipment, 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 Contact Chuck Ranney at Chuck@1800lastbid.com or 616-560-0839.

**Land, Home and Buildings Auction -
Collin and June Grabill Estate**

Thursday, December 11, 2014 | 6 pm ET
9103 Mason Drive, Newaygo, MI 49337

In order to settle the estate, their children will be selling this historic farm of 173 acres of prime farm land, a home with several large farm buildings, and potential building sites, which has been in the Grabill family for decades. The home and buildings will be offered on a smaller parcel. Prime location on the edge of Grant, with 30 acres in Grant City limits! Offered in parcels or in its entirety.

**Blueberry Farm Equipment Auction - Blueberry
Heritage Farms- Wayne and Jeri Kiel**

Saturday, December 13, 2014 | 10 am ET
0-13871 Blair St, Holland, MI

After 3 generations in blueberry farming, the Kiel's have sold their land and will now be selling all of their equipment. Featuring: Several Tractors, Volvo L90 Wheel Loader, Forklifts, Trucks, Trailers, Farm Equipment, Blueberry Equipment from their processing fresh line and their wetline for frozen blueberries. Large amount of shop tools and miscellaneous items accumulated from decades of farming.

Burnips Equipment Co Inventory Reduction

Saturday, December 27, 2014 | 8 am ET
3260 142nd Ave, Dorr, MI 49323

Due to Burnips Equipment Company's excellent sales of new equipment, they have a large amount of used equipment they want to sell before year end! Equipment will be coming from all 5 of their locations. This is an outstanding opportunity for you to buy and get a tax write off before year end. Consignments will be accepted to add to this auction.



HOME & FARM LAND AUCTION

The Collin & June
Grabill Estate
Grant, Michigan

THURSDAY, DECEMBER 11TH, 2014 • 6PM

Approximately 172 Acres of Land, Home & Farm Buildings

Auction to be held at: Cronk's Oakridge Restaurant: 9103 Mason Dr. • Newaygo, MI

Auctioneer's Note: In order to settle the estate of Collin & June Grabill, their children have contracted with Miedema Auctioneering, Inc. to sell this historic farm, which has been in the Grabill family for many decades. All the land will be selling to the highest bidder – No Minimums & No Reserves. Outstanding opportunity to buy at auction.

Directions to Farm: Located at 12536 S. Mason Drive, Grant, MI. Located on M-37 at the Southern city limits of Grant on the East side.

Directions to the Auction Site: Auction will be held at Cronk's Oakridge Restaurant at 9103 Mason Dr., Newaygo, MI - On M-37 in Newaygo on the West side. Please park in the LOWER LEVEL parking lot at the rear of the building.



1-800-527-8243



**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				
WESTERN MICHIGAN 3450 12TH ST. WAYLAND, MI 49348	NORTHERN MICHIGAN 210 NORTH GRACE ST. MCBAIN, MI 49657 (231) 825-2175	OHIO OFFICE 9435 WATERSTONE BLVD. SUITE 140 CINCINNATI, OH 45249 (216) 732-9952	EASTERN MICHIGAN 2851 JAMES P. COLE BLVD. FLINT, MI 48505 (248) 627-5200	DETROIT METRO 2000 TOWN CENTER, SUITE 1900 SOUTHFIELD, MI 48075

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

HOME & FARM LAND AUCTION

Auctioneer's Note:
In order to settle the estate of Collin & June Grabill, their children have contracted with Miedema Auctioneering, Inc. to sell this historic farm, which has been in the Grabill family for many decades. All the land will be selling to the highest bidder – No Minimums & No Reserves. Outstanding opportunity to buy at auction.



3% Buyer's Premium will be added to the high bid.

Approximately 172 Acres of Land, Home & Farm Buildings

Auction Location: Cronk's Oakridge Restaurant: 9103 Mason Dr, Newaygo, MI.
On M-37 in Newaygo on the West side. Please park in the LOWER LEVEL parking lot at the rear of the building.

Open House: Saturday, November 29th from 1pm-3pm &
Saturday, December 6th from 1pm-3pm

Thursday, December 11th, 2014 – 6PM

Online Bidding is available to Pre-Approved Bidders. Please call Donna before Monday, December 8th for pre-approval to bid online at 1-800-527-8243.



Parcel #4: (Continued)

Home: Ranch style home, 1800 sq ft. Brick exterior. Three bedrooms, two full baths, living room with fireplace, dining room, eat in kitchen, utility room, breezeway, full basement, two stall attached garage. Natural gas and forced air heating. Four inch well. Needs some updates and repairs.

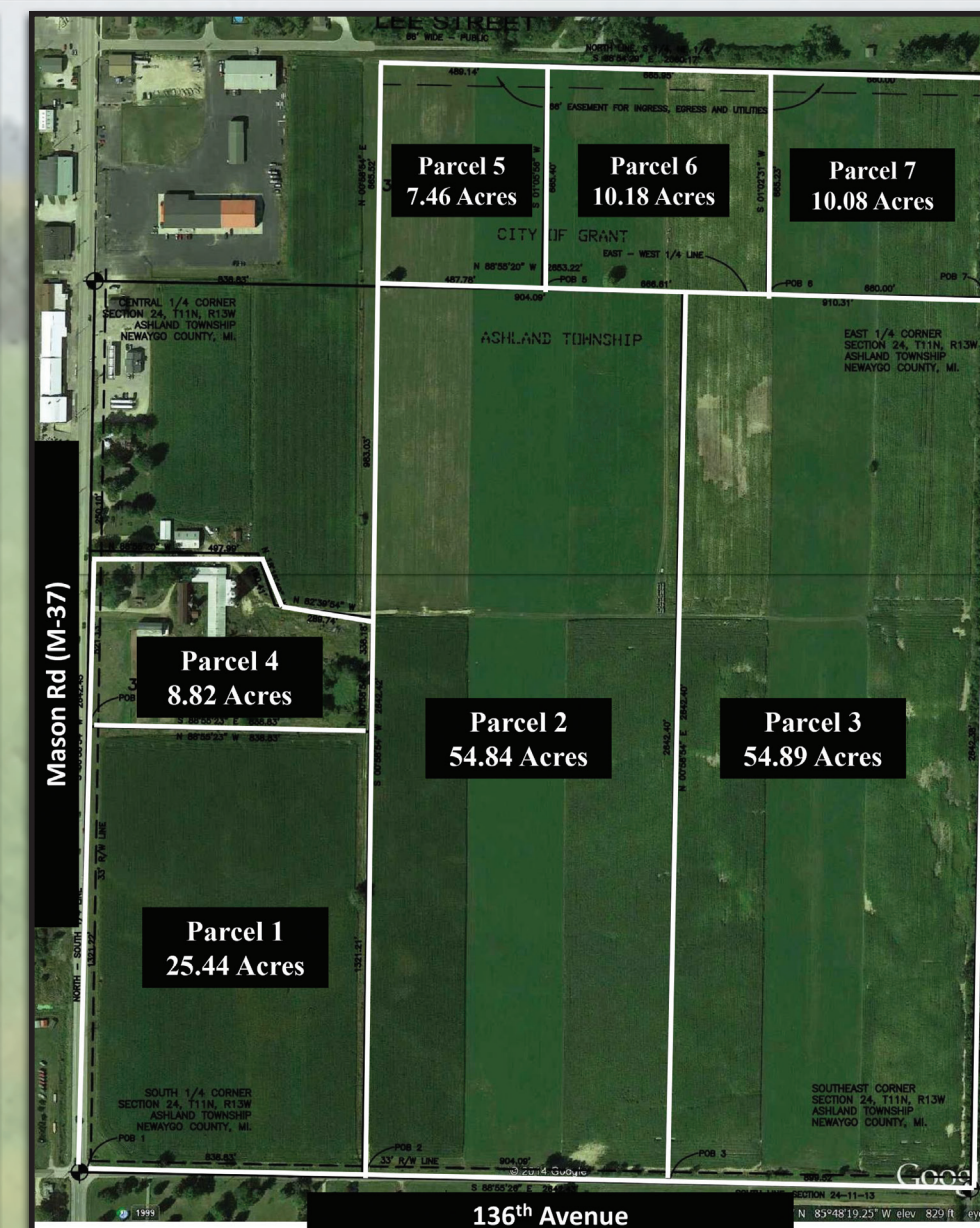
Red Barn: 89'x37' cement block walls with wood siding and metal roof. Used for horses and heifers. Hay loft above.

Free Stall Barn: Built in 1979, 210'x50'. Pole construction, steel sides and roof. 100 free stalls.

Also Featuring:
Milk House Attached to Free Stall Barn, Three Madison Silos, & Manure Lagoon

Parcel #5, #6, #7:

Prime parcels from 7.46 acres to 10.08 located in the City of Grant. Farm land, potential commercial sites, or beautiful building sites.



COMPLETE BIDDER'S PACKETS

including soil maps, title commitment, buy/sell, etc. are available.

Call 1-800-LASTBID (527-8243) to request a copy.



Offered in individual parcels, in any combination of parcels or in its entirety.

Parcel #1: Prime 25.44 acre parcel of farm land with frontage on both 136th & Mason Rd (M-37).

Parcel #2 & #3: Each parcel is nearly 55 acres of prime farm land both with frontage on 136th Ave.

Parcel #4: Home & Farm Buildings on 8.82 acres. Nice parcel for raising cattle or horses. Formerly a dairy farm, this parcel has many square feet of storage space.

See our website at 1800lastbid.com for more details. • Miedema Auctioneering, Inc. – Michigan's leading farm real estate & farm equipment auction company!