

# 2 LIVE AUCTIONS

## WERNER DAIRY FARM

**LEROY, MI**

### EQUIPMENT AND REAL ESTATE AUCTIONS

#### AUCTION #1

**Wednesday, April 15 – 10AM**

**Full Line Up of Farm Equipment Selling at the Farm at  
14437 160th Ave., Leroy, MI**



#### **Auctioneer's Note:**

The Werner Family has owned and successfully farmed at this location since 1885, over 130 years! This auction provides an outstanding opportunity to buy from a successful dairy and crop farm operation!

**Having Decided to Retire from Farming, the Werner's will be Selling All of their Farm Equipment and Farm Real Estate in 2 Days of Auctions!**

#### AUCTION #2

**Thursday, April 16 – 6PM**

**464 Acres of Land: Farm Buildings, Home, Etc.  
Selling at the Rose Lake Township Hall: 15953 16 Mile Rd., Leroy, MI**



#### **Owners:**

**Gregg Werner 231-388-0617  
Keith Werner 231-768-4283**



**1-800-527-8243**

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



# Wednesday, April 15 – 10AM FARM EQUIPMENT



## TRACTORS and SKIDSTEERS

- John Deere 6420, 2007, MFWD, Cab, Air, Heat, Power Quad, left hand reverser, JD 673 self-leveling loader, global attach system, 18.4x38 rear tires, under 1000 hours, like new!
- John Deere 4650, 1988, MFWD, Cab, Air, Heat, 15 spd. Powershift, 1000 RPM PTO, 3pt quick hitch, front fenders, front weights, 20.8x38 rear duals, 6200 hours, one owner, \$10,000 spent on updates on year ago with Voelkers Equipment
- John Deere 7600, 1996, MFWD, Cab, Air, Heat, 19 spd. Powershift, 540/1000 RPM PTO, 3pt., front weights, front fenders, 18.4x38 rear tires, 5500 hours
- John Deere 6410, 2000, MFWD, Cab, Air, Heat, Power Quad, left hand reverser, JD 640 loader, 18.4x38 rear tires, 6500 hours, one owner
- John Deere 6110L, 2000, MFWD, open station, left hand reverser, Power Quad, 18.4x30 rear tires, 3pt., 540 RPM PTO, 6200 hours
- Ford-Versatile 9030 Bi-Directional, 4 wheel drive, Ford 2360 Loader, 16.9x28 tires, 2055 hours, one owner, excellent condition, Hay Head Sold Separately.
- John Deere 317 skid loader, 2007, diesel, auto quick-tach, one owner, 10x16.5 tires, 5000 hrs
- John Deere 317 skid loader, 2007, diesel, manual quick-tach, 12 x 16.5 tires, 2000 hours

## TILLAGE EQUIPMENT

- Brillion HFC 25' field cultivator, hydraulic fold wings, tandem axle, rear hitch, one owner
- Brillion 25' culti-packer, X-fold wings, one owner
- John Deere 670 heavy offset disk, 12' width, 24" blades
- John Deere 712 Mulch-Tiller disk chisel, 11 shank
- John Deere RM 4 row cultivator, 3 pt., Danish tine, set up for 36" rows

## PLANTING EQUIPMENT

- John Deere 7000 corn planter, 4 row, 36" rows, dry fertilizer, one owner
- John Deere 8300 grain drill, 18 hole, alfalfa seeder, single disk openers, no fertilizer, one owner

## HAY EQUIPMENT

- New Holland HS series 16' sickle bar hay head to fit Ford Versatile 9030, 2013, rubber conditioning rolls, bought new from Burnips Equipment, very little use, excellent condition!

**Owners: Gregg Werner 231-388-0617 and Keith Werner 231-768-4283**

**Equipment list is subject to change, please view website for most up to date equipment list**



- New Holland 2200 series 16' sickle bar hay head to fit Ford Versatile 9030, 1995, rubber conditioning rolls,
- BF 2300 bundling kit for Ford Versatile 9030 tractor, 1995, allows for either hay head above to attach to tractor
- Kuhn GA7822 rotary hay rake, 2008, double basket
- Kory 8 ton hay wagon, 9'x18' flat rack
- Kory 10 ton hay wagon, 9'x18' flat rack

## HARVEST EQUIPMENT

- John Deere 3975 forage harvester, 2007, one owner, with 7 1/2' hay pick-up head, 2 row corn head, 36" rows
- Meyer 4218 2 way forage box, front & rear unloading, sloped sides, mounted on Meyer 1600 tandem axle trailer, one owner
- Sunflower-Richardton 8020 forage dump wagon, w/ roof and box extensions, 750 cf capacity, one owner

## OTHER EQUIPMENT

- Pik-Rite 790 hydraulic push manure spreader, 2012, end gate, 540 PTO
- Oswalt Roto-mix 250 feed mixer wagon, 2005, 4 auger TMR, extended chute, hay saw augers, one owner
- Gruetts 20' dolly style feed wagon, 2005
- JBM 24' bunk feed wagon, 2012
- ESC Hardi 36' field sprayer, tandem axle, 500 gal tank, 1995
- Baltic 3pt fertilizer spreader
- John Deere 709 7' rotary mower, 3pt, 2000

## SKIDSTEER ATTACHMENTS

- (2) 78" utility buckets
- FFC 72" skid bucket
- FFC manure forks
- Mensch 7' rubber tire manure scraper, 2012
- Mensch 6' sand fluffer
- Woods forklift attachment
- (2) shop built bale grabbers w/ cylinders

## JOHN DEERE 640 LOADER ATTACHMENTS

- 8' high volume bucket
- John Deere forklift bucket
- Horst bale spear
- Horst 3500 10' snow pusher



- Horst AD adapter plate – converts global universal loaders to accommodate JD 640 attachments

## VEHICLES and TRAILERS

- 1990 Chevy WT 1500 pickup, gas, 4x4, w/ topper, low miles
- 2004 Corn Pro 16' stock trailer, bumper hitch, tandem axle, very good condition
- 2003 Tandem axle landscape style trailer, 16', one owner

## LIVESTOCK EQUIPMENT

- (16) calf hutches, poly- (10) EZ Calf hutches with collar, chain, buckets (6) Calf tel huts with buckets
- Raytec Caf-cart
- Cattle Clippers
- Fence Supplies
- Vet Equipment
- Livestock Gates 4' to 20'
- (2) 48" Heatbuster fans

## AROUND THE FARM

- 20' John Deere #33 square bale hay elevator with Dayton electric motor
- (2) 10 cubic ft. wheelbarrows with dual wheels, poly
- (1) silage cart, poly
- Sears 4 horsepower air compressor, 20 gallon tank
- Yardman 5 horsepower rototiller, walk behind
- Portable electric cement mixer, only used for mineral blending
- Front suitcase style tractor weights for 30 and 40 series John Deere tractors
- Jamesway silo unloader cables, cords, jack, winch

## SHOP EQUIPMENT

- Karcher 14000G gas powered pressure washer, 2002
- Winpower 80/50 PTO generator, trailer mounted, 540 PTO
- Plus much more

## MISCELLANEOUS

- (12) Poly calf hutches w/ buckets
- Poly bulk seed box w/ lid, gravity flow
- Poly 1100 gallon tank w/ valve
- Jamesway Volumatic III silo unloader parts, volumaster, doors, cords, winches, cable, etc.
- 3 pt. road grader blade



"Leaders in Innovative Auction Marketing Methods"

# Thursday, April 16 – 6PM 464 ACRES OF LAND: FARM BUILDINGS, HOME, ETC.



**Real Estate offered in 13 individual parcels, in its entirety, or in any combination of parcels.  
Milking Equipment selling with Parcel 6.**

**OPEN HOUSE For Real Estate – Saturday, April 4: 1-3 PM & Saturday, April 11: 1-3 PM  
Auction Rep will be at the Main Farm (Parcel 6)**



## PARCEL #1:

77.93 Acres with 1300' frontage on 15 Mile Road. A nicely rolling tract with scenic views and hardwoods toward the north end. Approximately 53 acres of good productive ground that is tillable and currently planted in alfalfa. Also has some good deer hunting on this parcel.

## PARCELS #2-4:

3 contiguous parcels ranging in size from 38.24 to 40.9 Acres with frontage on 150<sup>th</sup> Ave and 16 mile road. All 3 parcels are slightly rolling with good productive soil and each is approximately 60% tillable acreage with either hardwoods or some cedar swamp making up the balance of the acreage. The acreage is currently planted in hay. These parcels all have some good deer hunting as well.

## PARCELS #5, 7, & 8:

3 contiguous parcels ranging in size from 18.0 – 21.38 acres all surrounding the home farm. These parcels are nicely rolling and completely tillable with good productive soils. The parcels stretch between 160<sup>th</sup> and 165<sup>th</sup> Avenues with each parcel having about 660' of frontage on one of those roads. Good productive farm land that was planted in corn last year.

## PARCEL #6:

This is the main farm parcel with a great 2 story home and all the barns and buildings well placed on 20.64 acres with all the milking equipment included so you are ready to start milking! This farm has been in the Werner family for over 130 years and presents a once in a lifetime opportunity.

The home is a comfortable 2 story farm house with an attached 2 stall garage that has been remodeled over the years. It features 6 bedrooms, 2 bathrooms, brick

exterior, good 4" well, fuel oil furnace with wood add-on, enclosed porches, and newer vinyl windows.

The buildings are well set up for a dairy or beef operation and include:

- Classic 40x55 hip roof barn with loft and 16 step up milk stalls sided with steel. It includes a milk house, 4" well, and 19x55 leanto.
- 33x58 block barn with gambrel roof well suited for herd treatment and calf pens
- 46'x144'x10' pole constructed free stall barn with steel siding and roof and 70 free stalls and concrete manure push out
- 30'x60' free stall barn (formerly a bunk silo) with 30 free stalls
- 51'x64' dry cow barn with 30 free stalls and freshening pen,
- 36'x70' commodities barn (formerly a bunk silo) with concrete walls and steel roof with 1 large bay
- 2 concrete bunk silos 40x100x8 and 30x100x8 with interior divider walls
- 40'x80' Coverall hay storage building with open ends
- 51x90x15' pole constructed equipment building with steel siding and concrete floors

## PARCEL #9:

A great tillable parcel of 37.9 acres with gently rolling terrain and beautiful views. Completely tillable acreage with good productive soils last planted in corn and hay. This parcel has frontage on 14 mile road and 160<sup>th</sup> Avenue.

## PARCEL #10:

A 75.95 acre tract with about 15 acres that are gently sloped and tillable. The rest of the acreage is lower wetlands area with a large stand of pines and some fantastic deer hunting. This property would be a great hunting camp or a beautiful spot to build as well! This parcel has frontage on paved 14 mile road.

## PARCEL #11:

A 12.67 acre parcel has great character and is well suited for a walk-out home with scenic views in a peaceful country setting. It features a steeped ravine with a mature stand of pines and scattered timber on the east end. It also has a sand pit on the east end of the property and has frontage on both 160<sup>th</sup> Ave and 14 mile roads. Some of this tract could also be tillable or well suited for Christmas trees too.

## PARCEL #12:

A 24.10 acre parcel with rolling hills, a beautiful pond and scattered hardwoods. There is about 12 acres of tillable acreage currently planted in hay. This parcel has both potential ag and building uses. Good productive soil with great scenic views and good deer hunting as well. It could be an awesome get away cabin location or continued ag production! 773' of frontage on 160<sup>th</sup> Ave.

## PARCEL #13:

This parcel has it all! 38.41 Acres in total with about 15 acres of good productive farm land, great rolling hills with gorgeous views overlooking Silver lake, your own pond, and miles of hardwoods and beautiful fall colors! There is a nice pocket of hardwoods, a secluded meadow between hardwoods and a large stand of planted pines. This has good deer, duck, and goose hunting. A great hunting camp or clear the pines and have about 30 acres of highly productive farm land. Situated on the end of a seasonal road of 160<sup>th</sup> Ave. High fences on the west, south, and east sides of the property.





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601 GORDON INDUSTRIAL CT.  
BYRON CENTER, MI 49315



# 2 LIVE AUCTIONS

## WERNER DAIRY FARM

### LEROY, MI

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

**DATED  
MATERIAL**

| APRIL |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
| 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 |    |    |

### AUCTION #1

**Wed., April 15 – 10AM**

**Full Line Up of Farm Equipment**

### AUCTION #2

**Thurs., April 16 – 6PM**

**Land, Farm Buildings, Home, Etc.**

## UPCOMING AUCTION CALENDAR

### Spring Hudsonville

**Saturday, March 28, 2015 | 10 am ET (local time)**

**5234 40th Avenue, Hudsonville MI 49426**

Spring Hudsonville Fairgrounds Auction. Featuring Construction Equipment - Excavators, Loaders, Backhoes, Dozers, Skid Steers, Semi Trucks, Trailers, Attachments; Farm Equipment - Tractors, 3 pt attachments, implements; Landscape Equipment - Riding Lawn Mowers, Snow Blowers, String Trimmers, Chain Saws; Miscellaneous Construction & 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!!

### Blueberry Farm Land Auction

**Tuesday, March 31, 2015 | 2 pm ET (local time)**

**53053 CR 388, Grand Junction, MI**

Prime blueberry farms featuring young stock, just coming into its prime. 138 acres of land with 77 ½ acres of blueberry bushes. Varieties include: Duke, Draper, Legacy, Arlen, Elliot, and Aurora. Also selling a home with a storage building on an approx. 1.5 acre parcel. Auction held at Columbia Township Hall: 53053 CR 388, Grand Junction, MI. Santa Therese Plantations, LLC, Owner.

### LIVE Equipment Auction

**Thursday, May 14, 2015 | 10 am ET (local time)**

**2851 James P Cole Blvd., Flint, MI**

Flint, Michigan: LIVE equipment auction featuring construction equipment, landscape equipment and farm equipment to include excavators, crawler dozers, wheel loaders, backhoes, skid steers, trucks, trailers, farm tractors, farm implements, lawn mowers, support equipment and much more. Auction location will be held at our Flint Facility at 2851 James P. Cole Blvd., Flint, MI. Contact Chuck Ranney to have your equipment featured in this auction. Advertising deadline: April 16th, 2015.

### Prime Residential Development Land in Grandville, MI

**Tuesday, May 19, 2015 | 2 pm ET (local time)**

**Near 5868 8th Ave., Grandville, MI**

Approximately 80 Acres of prime residential development land near Sunnybrook Golf Course and minutes from I-196 and M-6 on 8th Ave and 44th Street. Beautiful wooded and open land with natural ravines. Water and sewer are available at property line. Outstanding opportunity! Laverne Schut has decided it is time to sell this prime land that he has owned for many years. Offered in 2 parcels or in its entirety. Mr. and Mrs. Laverne Schut, Owners.

### Burnips Equipment Co.

**Saturday, June 13, 2015 | 9 am ET (local time)**

**3260 142nd Ave., Dorr, MI 49323**

Advance Notice: Large amount of New Holland and other brands of hay and forage equipment to be sold from Burnips Equipment Co.'s trade in and items off from lease. Consignments will be taken. More details will be coming!

### Former Girl Scout Camp LIVE Waterfront Land Auction

**Thursday, June 18, 2015 | 6 pm ET (local time)**

**Lawton, MI**

Wajan LLC., Owner. 203 acres with over 1700' of frontage on Bankston Lake. This was formerly Camp Shawadasee, a Girl Scout camp. It includes a dining hall, kitchens, lodges, etc. Also, some prime building sites will be offered, as well as a residential home. 203 acres will be offered in several parcels, in its entirety, or in any combination of parcels. Beautiful wooded land with lake-frontage. A lot of potential uses. Sells to highest bidder. No minimum price.

## EQUIPMENT TERMS

**INSPECTION:** Tuesday, April 14 from 9am-4pm or Auction Day beginning at 8am.

**REMOVAL:** Auction day or make other arrangements. A loader will be available.

**SALES TAX:** No sales tax will be charged except on over-the-road items.

**TERMS:** All items sell "AS IS WHERE IS" with no warranty. There shall be no guarantees or warranties expressed or implied, statutory or otherwise as to the merchantability or fitness for any particular purchase of goods offered in this sale.

**PAYMENT:** Complete payment auction day by cash, personal check, cashier's check, or good personal check. Personal checks will be accepted at the auction company's discretion. Out of state checks MUST have a bank letter of credit GUARANTEEING payment to MIEDEMA AUCTIONEERING INC. for this auction and the amount

of funds being guaranteed. See guarantee form below. All written material is subject to change. ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL.

### BANK GUARANTEE FORM

(BANK LETTERHEAD)  
DATE: \_\_\_\_\_ Our bank, (banks name), irrevocably will guarantee any checks written to MIEDEMA AUCTIONEERING INC. for the purchase of items at the Werner Dairy Equipment Auction in Leroy, MI on Thursday, April 16, 2015 by (you or your company name) from account number (fill in number) up to the total amount of \$ \_\_\_\_\_.  
Sincerely,  
(Bank officer's name and title)

### ATTN: AUCTION BUYERS:

If you regularly attend our auctions and want a VIP card for quick registration, call our office today at 1-800-527-8243.

## REAL ESTATE TERMS

**Registration:** Begins at 5:00 pm at the Rose Lake Township Hall at 15953 16 Mile Rd, Leroy, MI.

**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 for 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. The real estate sells subject to seller 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 \$400 will be divided evenly between the buyer and the seller. Surveys have been completed. The cost for the survey 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 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 (527-8243).