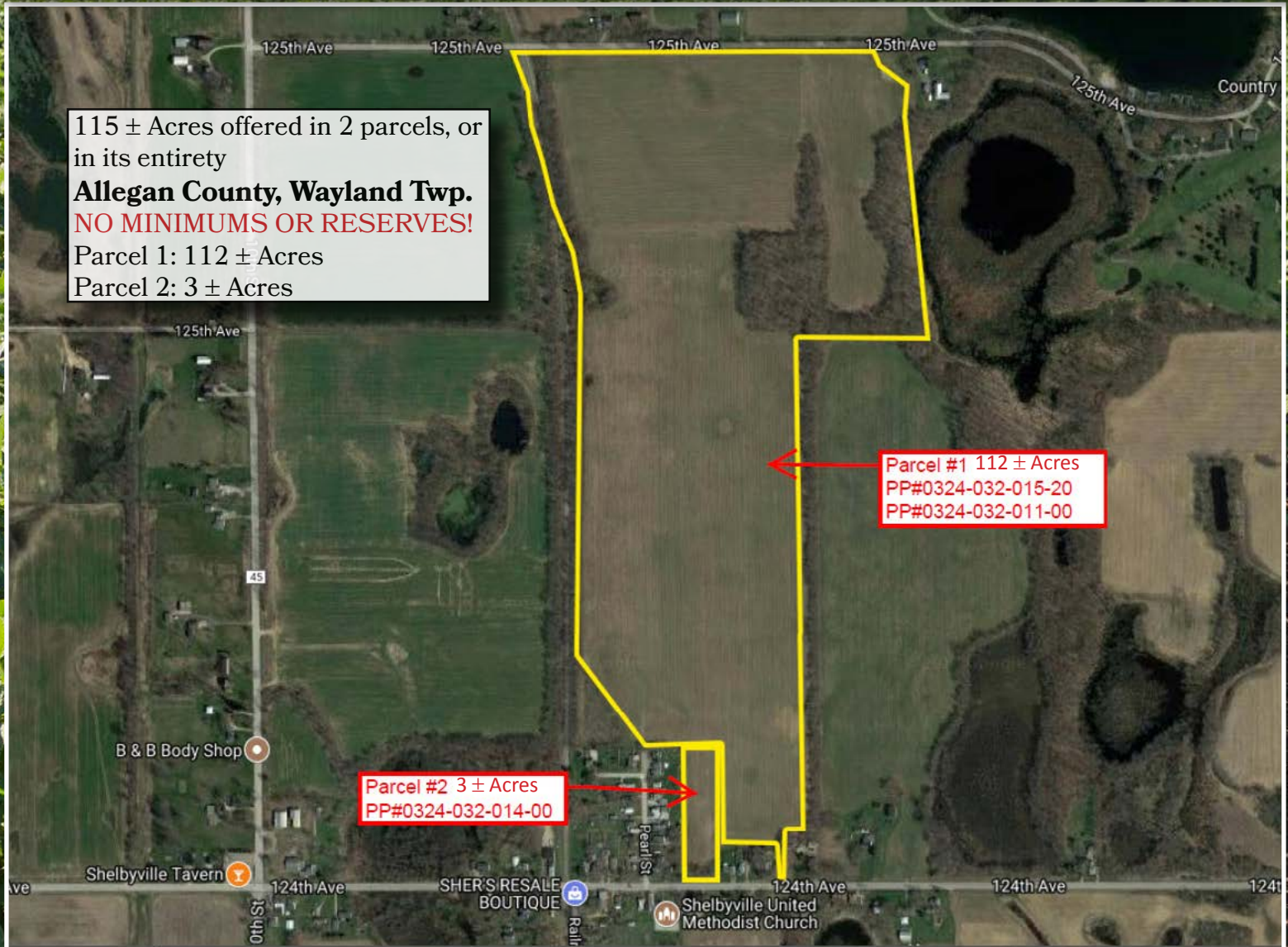


LAND AUCTION

LIVE AUCTION: TUESDAY, FEBRUARY 27 - 6 PM

Auction will be held at Vann's Valley Event Center, 1069 126th Avenue, Shelbyville, MI 49344

To help settle the Robert Jack Warner Estate, this land will be sold at auction to the highest bidder, with *no minimums and no reserves*.



Land is located just east of the village of Shelbyville, approx. 4/10 mile east of the intersection of 10th Street & 124th Ave. and of the intersection of 10th Street & 125th Ave. Frontage on 124th and 125th - look for the auction signs!

Parcel 1: ± 112 Acres of farmland. Large amount of frontage on 125th Ave and approx 55' frontage on 124th Ave. Zoned Agricultural, mostly all tillable with some wooded land on north portion. Borders railroad tracks on west. PP# 0324-032-015-20 and # 0324-032-011-00

Parcel 2: ± 3 Acre parcel with approx. 205' of frontage on 124th Ave. Zoned medium density residential. Potential residential development parcel or agricultural parcel. PP# 0324-032-014-00

For more information, including Buy/Sell Agreement, Soil Info, FSA and more, please visit MiedemaAuctioneering.com or call Kelly at 800-527-8243.

Internet bidding available to preapproved bidders. Please call Donna at (616) 538-0367 by February 20 if you wish to bid via Internet.

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS
Byron Center, MI



LAND AUCTION

Auctioneer's Note: Outstanding opportunity to buy land in a good location.
Selling to help settle the estate of Robert Jack Warner. NO MINIMUMS, NO RESERVES!

115 ± Acres located in
Allegan County,
Wayland Twp.

REAL ESTATE TERMS:

Open House Dates: Vacant land, walk any time at your convenience.

Deposit for Real Estate: 10% of the successful bid price is required at the auction by good check, cash or cashier's 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 or 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 of nature. Any improvements, which must be made, are the responsibility of the purchaser. All information advertised or states 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 record. 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.

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. 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 approx. \$400 will be divided evenly between the buyer and the seller.

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 information and changes.

Bidder's Packet: Complete bidder's packets including copies of the buy/sell agreements, FSA information, Soil information, Title Commitments, etc. and will be available at the open house or by calling to request a packet to be mailed to you. Call Kelly at Miedema Auctioneering at 1-800-527-8243 or visit MiedemaAuctioneering.com.

UPCOMING AUCTIONS:

Bader & Sons Co. 26th Annual Inventory Reduction

Sat., Feb. 24 - 9am - St. Louis, MI

Celebrating 26 years of this annual inventory reduction auction. Featuring over 200 pieces of farm equipment! Outstanding equipment from all of the Bader & Sons Co. locations throughout MI.

Land Auction: Robert Jack Warner Estate

Tues., Feb. 27- 6 pm - Shelbyville, MI

In order to help settle the Robert Jack Warner estate, we will be selling approx 115 acres of land near Shelbyville, MI in Allegan County. Offered in 2 parcels: farmland and a separate 3-acre parcel suitable for residential development, or offered as both parcels together. All sells to the highest bidder. Prime farm land with frontage on 2 roads. Seller: Robert J. Warner Trust - Susan Warner - trustee, Oak Park, IL.

Burnips Equipment Co- Annual Auction

Thurs., March 8 - 10 am - Dorr, MI

4th Annual Auction! Featuring a large amount of trade in and lease equipment from all 5 of the Burnips Equipment locations. Consignments are welcome to add to this auction!

Packard Farms (ONLINE AUCTION)

Weds., March 14 - Clare, MI

Having decided to transition their farming enterprise to concentrate specifically on the dairy, Packard Farms will now be buying their feed, and therefore has elected to sell their crop raising equipment to the highest bidder via online auction with Orbitbid.com. Auction highlights: John Deere 7780 Forage Harvester, John Deere 9220 4WD tractor, John Deere 1770 Planter, Silage Trucks, Feed Trucks, Tillage Equipment, and much more. Visit Orbitbid.com to bid.

Spring Hudsonville Fairgrounds Equipment

Sat., March 24 - 10am - Hudsonville, MI

Featuring Farm Equipment, Construction Equipment, Semi Trucks & Trailers, Lawn/Garden Equipment, Tools and more! Sell with us! Call Chuck (616) 560-0839

Corky Ver Beek Farm Equipment

Sat., April 21- 10 am - Dorr, MI

Corky has successfully farmed for many years, but now at 88 years of age has decided to retire. This is well maintained equipment, with all but the tillage items stored inside. Highlights include: John Deere 7230 MWD tractor - 1,521 hours, McCormick MTX 135 MFWD tractor - low hours, John Deere 458 round baler, John Deere 530 discbine, Case SR 175 skid steer, plus tillage, and more.

For more info on any of these auction, visit
MiedemaAuctioneering.com or call 800-527-8243