

Jef-Len Dairy Jeff & Patti Thelen Real Estate & Equipment

(2) LIVE AUCTIONS

Equipment: Weds. March 6 - 10AM
Real Estate: Thurs., March 14 - 2PM

**350 Acres - Modern Dairy
Facility - Equipment
in St Johns., MI**

Jef-Len Dairy - Jeff & Patti Thelen Real Estate & Equipment

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Real Estate Terms

REGISTRATION: Begins at 1PM at the AgroLiquid Conference Center, located at 1130 S. DeWitt Road, St. Johns, MI

DEPOSIT FOR REAL ESTATE: A deposit of 10% is required at the auction. 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 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. Real Estate sells subject to Secured Creditors acceptance or rejection of high bid.

BUYERS PREMIUM: 3% Buyers Premium will be in effect.

CLOSING TERMS: Balance of purchase price due at 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 \$450 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 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 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 Miedema Auctioneering for details at 1-800-LASTBID.

OPEN HOUSES: Thurs., Feb. 28: 2-4pm, Weds., Mar. 6: 9am-12pm (During equipment auction) or by appointment.

Equipment Terms

INSPECTION: Tuesday, March 5 from 10am-5pm & Auction Day beginning at 8AM.

REMOVAL OF EQUIPMENT: Auction day until 5 PM or make other arrangements. No Sunday removal.

SALES TAX: A 6% Michigan sales tax will be charged in addition to the auction selling price on all items. For exemption from sales tax on agricultural items, buyers will need to sign an agricultural exemption statement.

TITLED VEHICLES: State Regulations require that we broker all vehicles sold, therefore you must sign your paperwork in the auction office. A \$95 broker fee will be charged for paperwork. In addition, a \$15 title application fee will be collected for the State of Michigan (Dealers are exempt from the title application fee ONLY). Miedema Auctioneering will then process your titles. If you wish to plate your vehicle there will be an additional fee and proof of insurance will need to be provided for removal.

PAYMENT: We accept payment with cash, personal check and cashier's check. Local checks will be accepted at auction co 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.

BUYERS PREMIUM: 3% Buyers Premium will be in effect.

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. Complete payment auction day. All written material is subject to change. Announcements made day of sale take precedence over printed material.

(2) LIVE AUCTIONS

Jef-Len Dairy Jeff & Patti Thelen Real Estate & Equipment

350 Acres - Modern Dairy Facility - Equipment - St Johns., MI

After farming for 100 years at this location, the Thelen family has decided to discontinue farming and will be selling this modern dairy milking setup and 350 acres of land at live auction.

- Double 12 parallel parlor complete & setup to expand
- 350 acres of prime tiled farm land
- Parcels 1-4 offered individually, in any combination of parcels, or in the entirety

Farm Equipment Auction

Weds., March 6
10AM

Auction held on the farm:
8592 W. Parks Rd
St. Johns, MI

Real Estate Auction

Thurs., March 14
2PM

Auction held at AgroLiquid
Conference Center at 1130 S.
DeWitt Rd., St. Johns, MI

Auctioneer's Note: Outstanding opportunity to buy a complete dairy facility in a great dairying location. Designed with expansion in mind, current housing capacity is 300 cows while the parlor has a 900 cow capacity. Good producing soil that has been tiled. For additional information including soil types, FSA info, additional photos, etc. contact our office at 1-800-527-8243 or visit MiedemaAuctioneering.com.

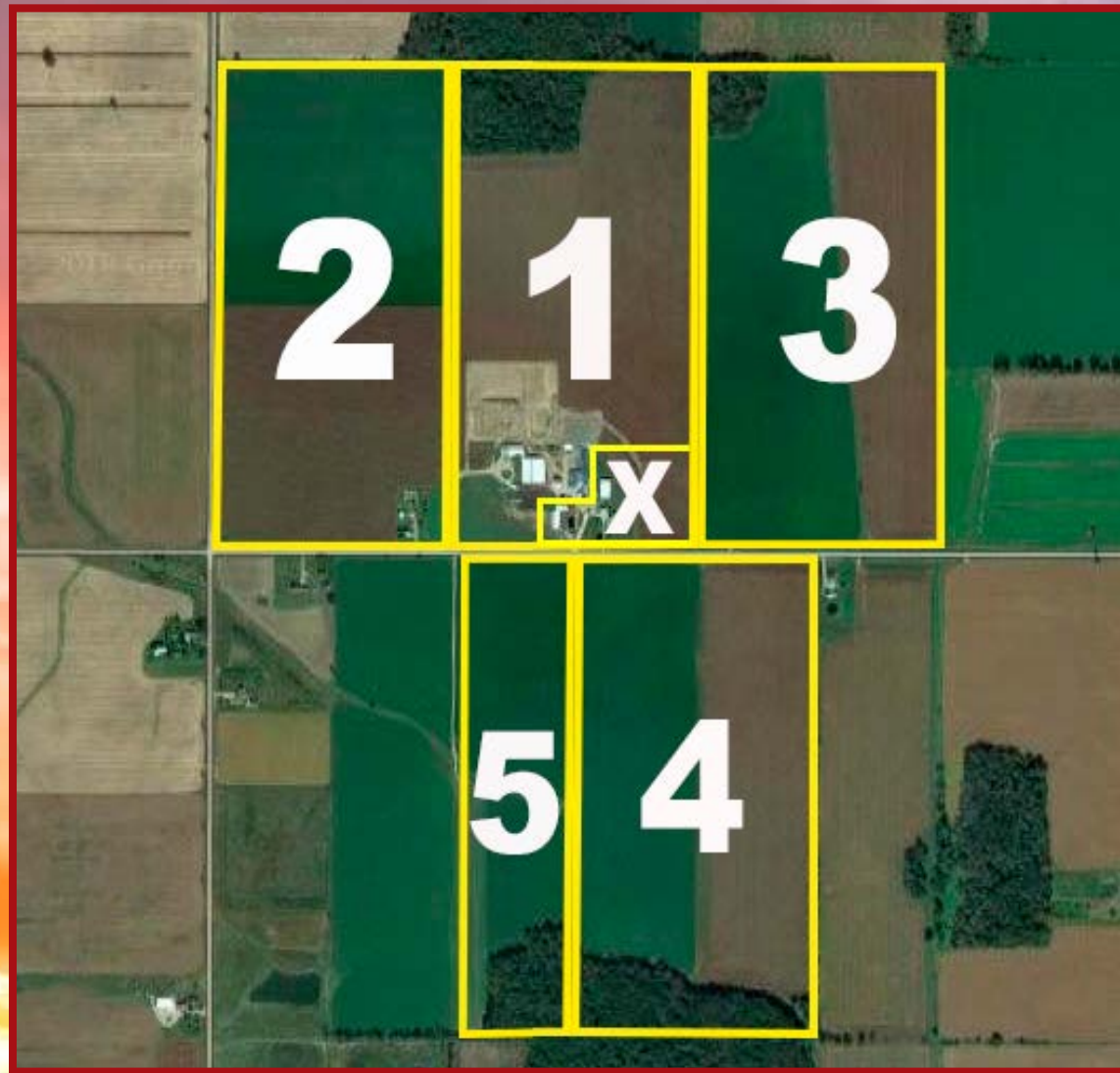
Owners:

Jeff & Patti Thelen
(517) 712-7984

1-800-527-8243

Jef-Len Dairy Real Estate & Equipment Auctions- Clinton County, MI

Note: If you desire to bid on the real estate auction on March 14 via the internet, you will need to call Donna in our office by March 6 to make arrangements and to place a deposit. You can reach her at 616-538-0367 Ext 1117.



Parcel 1

Modern Dairy Setup on 70 Acres

- Double 12 Parallel Parlor, Afi milking units, take offs, meters & cow milk ID tags & software, vertical lift - rapid exit, Mueller compressors, 7000 & 2700 gallon Mueller bulk tanks. This was in operation until recently and is ready to move in. Will be sold including all dairy milking equipment in the parlor/milkhouse so it is complete. Parlor has up to 900 cow capacity.
- Free stall housing includes 188 4-row barn built in 2016 with curtains, drive thru center feeding with headlocks, 12x24 calf warming room, 2nd barn includes 83 3-row barn with curtains, center feeding with headlocks plus housing for close-up cows, etc.
- Connecting barn
- 2 Manure Lagoons - Engineered
 - 100'x280'x10' with concrete bottom & ramp - clay side - 2,000,000 gallon
 - 880,000 gallon with concrete bottom, ramp & north wall
- (2) Concrete bunk silos with asphalt driveway & pad
- (2) Storage barns - 40'x45' with rafters, 3 service bays, plus a smaller storage barn
- 70 acres, mostly tillable except building location and small woods in back,
- Mainly Capac Loam soils
- Note: The sellers home & older farm buildings & 10 acres are not included on the auction. See website or bid packet for survey & aerial
- The boundary lines on this brochure are not exact



Open House Dates:
Thurs., February 28: 2-4pm
Weds., March 6: 9am-Noon (During Equipment Auction)
Or call Jeremy Miedema to set up an appointment at 616-460-7619.



Parcel 2

Prime 80 Acres of Farm Land

- Nearly all tillable
- Mainly Capac & Capac - Marlette Loams
- Frontage on Parks Road
- Tiled
- Includes 2 story, 4BD home, used for employee housing

Parcel 3

Prime 80 Acres of Farm Land

- Nearly all tillable
- Mainly Sims, Barkhill & Capac Loams
- Frontage on Parks Road
- Tiled

Parcel 5

Prime 40 Acre Parcel

- Mostly tillable with small woods in the back
- Mainly Capac - Marlette Loams
- Frontage on Parks Road
- Tiled

****Note:** At the owners discretion, Parcel 5 may be offered separately, at or near the conclusion of the real estate auction. It will not be able to be combined with Parcels 1-4 but may be offered after Parcels 1-4.

****Also selling at the real estate auction on March 14 (NOT on the equipment auction) at the conclusion of the auction.** Absentee bids accepted for parcels 6-11, the haylage, silage & bins. Contact Donna at 616-538-0367 Ext 1117 for absentee bid form.**

Parcel 6	Parcel 7	Parcel 8	Parcel 9	Parcel 10	Parcel 11
400 tons (Approx.) of 2nd cutting haylage in bunk *Based on 45lb/cubic foot	1,250 tons (Approx.) of BMR corn silage (2017) in bunk	40 big square bales of straw	Brock 34 ton bin with 8" auger, 3 phase, new 2017	Brock approx. 18 ton bin with 8" auger, 3 phase	Poly bin - approx. 9 1/2 ton

Real Estate Selling: Thursday, March 14 - 2PM
Auction Location: AgroLiquid Conference Center at 1130 S. DeWitt Rd., St. Johns, MI

Equipment Selling: Wednesday, March 6 - 10AM
Auction Location: 8592 W. Parks Rd St. Johns, MI

Live Online Bidding Powered By: **proxibid**

Tractors

- Massey-Ferguson 2705, Diesel, 2WD, Cab, 3PT, PTO, 2 hyd. outlets, 18.4R38 Rear Tires, SN: N/A, 5112 hrs
- Massey-Ferguson 1100, Diesel, 2WD, open station, 3PT, PTO, 2 hyd. outlets, 18.4-38 rear tires, SN: 9BI3506, 9808 hrs
- Massey-Ferguson 275, Diesel, 2WD, Open Station, 3pt., PTO, 2 hyd. outlets, 16.9-28 Rear Tires, SN: 9A252930, 4357 hrs
- White 125 Workhorse, Diesel, 2WD, Cab, 3PT, PTO, 3 hyd. outlets, 16.9R38 Rear tires, front weights, SN: C4197, MN: 7703Y.10, 2,082 hrs
- White 2-105 Field Boss, Diesel, 2WD, Cab, 3PT, PTO, 2 hyd. outlets, 18.4-33 Rear tires, Front weights, SN: N/A, 8,319 hrs
- Houle Loadout Stand, 2 wheel transport
- McCurdy Gravity Wagon
- Kewanee 500 Transport Elevator, 40', Steel Sides, 2 wheel transport, PTO
- John Deere Dozer Blade, 10', 2-way, top silage guard

Tillage Equipment

- Landoll Soil Master Disk Chisel, 9 Shank, pull type, hydraulic
- Brush Hog 1437 Transport Disk, 14', 1 Section,
- 3 Section Drag, 16', chainlink
- Brillion Cultipacker, 12', 1 section, pull type
- Demco Sprayer, 300 gallon poly tank, 36' boom, foam markers
- King Kutter II Rototiller, 3PT, PTO, 5 ft

Hay Equipment

- New Holland 270 Small Square Baler, PTO
- New Idea Hay Rake
- Round Bale Spear, 3PT

Skid Steer Attachments

- Rubber Tire Scraper
- Fork Attachment
- Bale Spear, 2 prong
- Manure Bucket
- Metal Bracket Attachment

Dairy Equipment

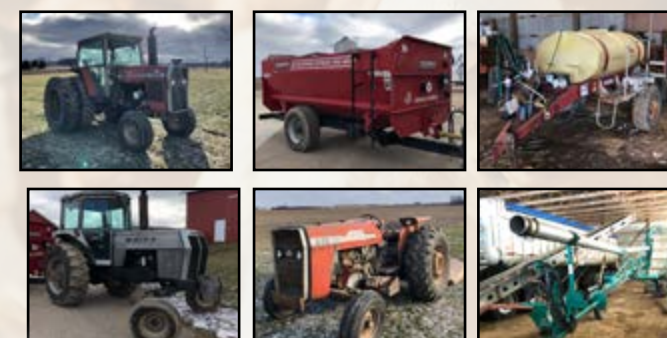
- Roto Mix 414-14B Feed Mixer Wagon, Forage Express, side discharge, Digistar scale, TMR Tracker, PTO, some paddles have been replaced, SN: 810539520
- Kuhn Knight 8124 Manure Spreader, Pro Twin, Slinger, PTO, Hydraulic, newer beaters, SN: D0633
- GEA SP-L-42 Manure Lagoon Pump, 8", PTO, 2 wheel transport, SN: CAA5-

- Dual Side Feed Pusher
- Bunker Shaver, 6'

Misc. Farm Equipment

- Shop Tools
- Land Pride Rotary Cutter, 7', 3PT, PTO
- (2) Diesel Fuel Tanks, 500 Gallon, Electric Pump
- 3000 gallon liquid molasses tank
- Poly Feed Bin, 9.5 Ton, unload auger
- (9) Flatbed Wagons, 7X14'
- Driveway Scraper, 3PT
- Auger, 5', 3PT
- (5) Hydraulic Cylinders
- Round bale feeder
- Wagon rack sides
- Gas transfer pump
- Katolight 80AV33 Generator, PTO, 75KW, 3 phase
- Winco 8040 Generator, PTO, 3 phase

****Equipment list is subject to change**



Land is enrolled in PA116 and buyers will need to assume these contracts. 3% Buyers Premium will be in effect for Real Estate and Equipment Auctions.

For detailed information, bid packet, additional pictures, etc. call 1-800-527-8243 or visit MiedemaAuctioneering.com.

MIEDEMA AUCTIONEERING, INC.
LIVE AUCTIONS