

BLUEBERRY REAL ESTATE AUCTION

TUESDAY, MARCH 31, 2015 • 2 PM

***Also Selling Home On 2 Acres**

2 Parcels of Blueberries – Total 138 Acres – Van Buren County, MI

**Owners are retiring from raising blueberries,
Santa Therese Plantations LLC will be selling these parcels.**

**Auction held at Columbia Township Hall:
53053 CR 388
Grand Junction, MI**

AUCTIONEER'S NOTE:
Prime opportunity to buy young
stock of blueberries, just coming into
their prime! All the best varieties.
Outstanding opportunity!



1-800-527-8243

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



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

BLUEBERRY REAL ESTATE AUCTION

**TUES.,
MARCH 31
at 2PM**

**Auction held at Columbia Township Hall:
53053 CR 388 • Grand Junction, MI**

From I-196 at exit 20/Phoenix Road (South Haven). Go east approximately 11 miles through Grand Junction, to Columbia Township Hall on South side of the road. Approx. 1 – 1 ½ miles east of Grand Junction



138 Acres of Blueberries - Van Buren Co., MI • www.1800lastbid.com

PARCEL 1

**Located at:
4707 104th Ave., Grand Junction, MI**

76 acres total, 50 acres of blueberries
Also includes 26 acres of woods and stream, of which, approximately 9 acres could be cleared for future use.

Cultivars Planted

- Aurora
- Duke: early
- Legacy
- Draper
- Elliot

Cultivar Selection

- These varieties provide a 12 week harvest season to supply markets

Nursery Stock Planted

- Nursery stock was produced from in-vitro propagation and plants are virus free.
- Plants have been maintained using recommended pesticides, fertilizers and irrigation.

Method of Planting

- Plants were planted on beds 6 inches high, 28 inches wide.
- Landscape fabric of 3.2 ounce was installed over the bed for weed control now and in the future.

- Netafim Ram irrigation was installed under the landscape fabric providing irrigation and fertigation control. Emitters are spaced at 18 inches with a flow rate of 0.42 gPH.

Water Source

- Two 5 inch casing wells contained with a 5 hp motor to produce 90 gpm, new in 2009.
- Fertilizer injector for application of fertilizer through the drip irrigation.
- Acid injector for application of acid in the drip lines.
- One control timer for off and on control for the automatic electric valves to control irrigation.

PARCEL 3

**Located at:
4707 104th Ave., Grand Junction, MI**

1,200 sq. ft. (approx.) home on approx. 2 acres

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room with fireplace
- Full, Unfinished Basement
- Attached 2 Stall Garage
- Septic
- Well

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

**Open House:
Wednesday, March 18th
from 4-6PM**

PARCEL 2

**Located across the road from Parcel 1 at
4756 104th Ave., Grand Junction, MI**

60 acres total, 27 acres of blueberries

Cultivar Planted

- Draper – Late Mid-Season
- Draper is the **BEST** cultivar for fresh market, CA Storage of fruit, and mechanically harvest for fresh market because of the fine fruit quality.
- Plant spacing 32 inches in row x 10 feet aisles 1,630 plants per acre.

Cultivar Selection

- Draper cultivar was selected for the fine fruit quality for the fresh market, 100% mechanical harvest, and CA Storage capabilities for an 8 week period suitable for marketing in September when prices increase.

Nursery Stock Planted

- Nursery stock was produced from in-vitro propagation and plants are virus free.
- Plants have been maintained using recommended pesticides, fertilizers and irrigation.

Method of Planting

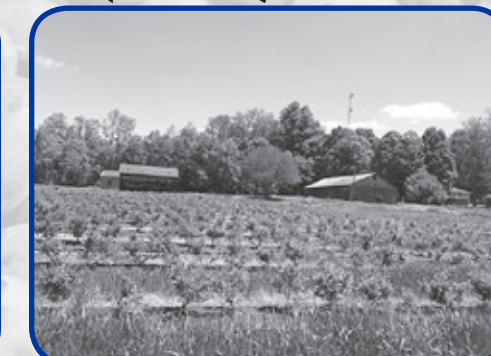
- Plants were planted on beds 6 inches high, 28 inches wide.
- Landscape fabric of 3.2 ounce was installed over the bed for weed control now and in the future.
- Netafim Ram irrigation was installed under the landscape fabric providing irrigation and fertigation control. Emitters are spaced at 18 inches with a flow rate of 0.42 gPH.

Water Source

- One - 5 inch casing well contained with a 5 hp motor to produce 90 gpm.
- Fertilizer injector for application of fertilizer through the drip irrigation.
- Acid injector for application of acid in the drip lines.
- One control timer for off and on control for the automatic electric valves to control irrigation.

- All cultivars planted are the newest blueberry releases.
- All cultivars are geared to the fresh marketing of fruits.
- All cultivars can be mechanically harvested and a high percentage of fruits can be packed for fresh markets.
- Cultivar selections were made for obtaining the highest quality, yields, and disease resistance.

- Plants were planted utilizing landscape fabric over the roots for weed control and ease of converting to organic production.
- Irrigation is supplied using Netafim Ram drip tubing with emitters spaced 18 inches.
- Fruit bud development for this 2015 crop appears to be in very good quality and quantity.



Bidder's Packet

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

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

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



BLUEBERRY REAL ESTATE AUCTION

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BLUEBERRY REAL ESTATE AUCTION

2 parcels of blueberries- total of 138 acres
and a 1200 sq. ft. house, Van Buren County, MI

THURSDAY, MARCH 31 • 2 PM



REAL ESTATE TERMS

Registration:

March 31st at 1PM at Columbia Township Hall

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. Real Estate sells subject to owner acceptance or rejection of high bid.

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. Survey is 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, March 18th from 4-6PM.

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

Spring Hudsonville

Saturday, March 28, 2015 | 10 am

5234 40th Avenue, Hudsonville MI 49426

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!!

Werner Dairy Equipment

Wednesday, April 15, 2015 | 10 am ET (local time)

14437 160th Ave. • Leroy, MI

After successfully farming all their lives, Keith and Greg Werner have decided to retire and have hired Miedema Auctioneering to sell their equipment and real estate. This auction features well maintained equipment, most of which they have bought new and has been owner operated with very reasonable hours on it! Don't miss this great spring auction with equipment you can put right to work! Highlights include JD 4650 MFWD, JD 7600 MFWD w/ cab, JD 6420 MFWD w/ cab & loader, John Deere 6410, 2000, MFWD w/ cab, JD 6110L MFWD open station, Ford-Versatile 9030 bi-directional tractor w/ loader, hay head & bundling kit, (2) JD 317 skidsteers, JD 3975 forage harvester w/ 2 row corn head and hay head, Meyer 4218 2 way forage box, Sunflower-Richardson 8020 forage dump wagon, Kuhn GA-7822 rotary hay rake, Pk-Rite 790 hydraulic push manure spreader, Oswalt 250 roto-mix mixer wagon, Corn Pro 16' stock trailer, milking, tillage, planting, and harvesting equipment.

Werner Dairy Real Estate

Thursday, April 16, 2015 | 6 pm ET (local time)

15953 W. 16 Mile Rd. • Leroy, MI

After successfully farming all their lives, Keith and Greg Werner have decided to retire and have hired Miedema Auctioneering to sell their equipment and real estate. This auction will feature approximately 464 acres, 13 parcels, tillable acreage, scenic building sites, excellent hunting property, dairy facility, home, ponds, rolling hills. Most of the acreage is good producing soils and tillable. It is situated just southeast of Leroy, MI in the beautiful rolling hills with great views and quiet country setting with many lakes and ponds in the area as well, only a few miles from the Pere Marquette State Forest. This is a great opportunity to add acreage to your current operation or set up a new operation with everything you need to start farming yet this spring! Don't miss this opportunity!!

Farm Equipment Auction

Saturday, May 2, 2015 | 10 am ET (local time)

Conklin, MI

Items to include: Farm equipment, tractors, motorcycles, boats, fishing tackle, shop tools, etc. More information coming! Marcia Ball, 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.

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!