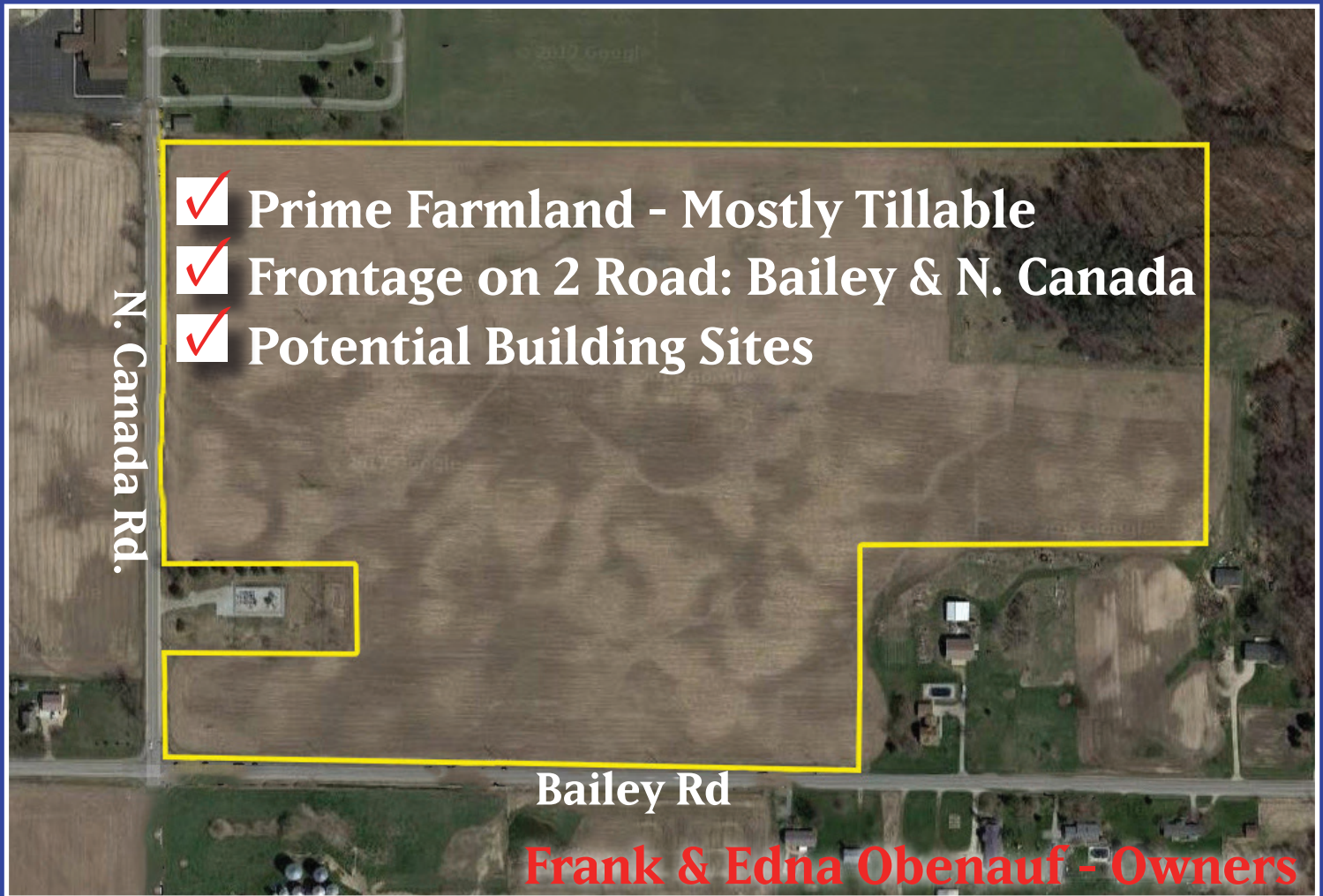


FARM LAND AUCTION

LIVE
AUCTION

58 ACRES IN MUSKEGON COUNTY, BAILEY, MI

TUESDAY, OCTOBER 24 · 6PM



Directions to the Land: Located near 16280 Bailey Rd., Bailey, MI on the NE corner of Bailey Rd. & N. Canada Rd.


MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

MiedemaAuctioneering.com
1-800-527-8243

601 Gordon Industrial Ct., Byron Center, MI 49315



Auctioneer's Note: This auction is being held for Frank & Edna Obenauf, who have owned this farm for nearly 60 years. The Obenauf's are advancing in years and are no longer able to enjoy this farm. All 58 acres of land (approx. 53 tillable), will be selling to the highest bidder - no minimums & no reserves. There is an approx. 6" plastic tile line through this parcel of land. Outstanding opportunity.



Approximately 58 acre parcel with nearly 53 acres tillable. Good soil with a tile running the length of property. Has a small portion of woods in the back corner.

The seller will grant 5 future land division rights with the sale of the Real Estate.

Farm was not planted in 2017.

N. Canada Rd.

Bailey Rd.

Productive Farm Land

To walk land,
contact son in
law of seller,
Tom Raap, at
231-652-0037.

Auction Held at Village of Casnovia Hall
141 N. Main St., Casnovia, MI 49318

Frank & Edna Ok

For detailed information or complete bidder's packet

ND AUCTION

53 Tillable) Bailey (Muskegon County), MI

TOBER 24 • 6PM

*Selling as a single parcel!
No Minimums & No Reserves!*



**This farm has been in the Obenauf family
for nearly 60 years!**

**Online bidding may be available to
pre-approved bidders. Please call Donna
before Thursday, October 19 for pre-
approval to bid online at 1-800-527-8243.**

*Bidders Packet: Soil map,
title commitment, buy/sell,
etc. are available online at
MiedemaAuctioneering.com or by
calling 1-800-527-8243*

Obenauf - Owners

call 1-800-527-8243 or visit MiedemaAuctioneering.com

FARM LAND AUCTION

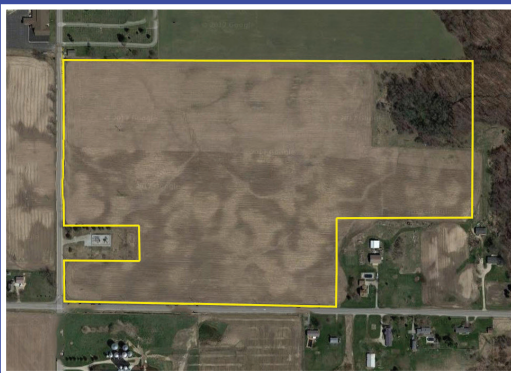
PRST STD MAIL
U.S. POSTAGE

PAID

Byron Center, MI
Permit No. 19

Tuesday, October 24 • 6PM

58 ACRES IN MUSKEGON COUNTY



If your mailing label has an express number, please bring this brochure with you for express check-in at auction.

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

601 Gordon Industrial Court,
Byron Center, MI 49315

REAL ESTATE TERMS

Registration: Begins at 5pm.

Open House: To walk land, contact son in law of seller, Tom Raap, at 231-652-0037.

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 use 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 will sell to the highest bidder with no minimums.

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 subject to rights of tenants to harvest current crop. 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. The cost of 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.

UPCOMING AUCTIONS

STRAUB FARMS

Thursday, October 12, 2017 | 11AM
9600 Allison Rd., Milan, MI 48159

The Straub family has decided to retire from farming after 50 years. This auction will feature several late model pieces of farm equipment. Excellent opportunity to purchase some newer, well maintained equipment. Featuring: MF 7622, JD 7410, JD 6410, JD 9770STS, Kinze 12 Row Planter, etc.

NEUBECKER FARMS

Wednesday, October 18, 2017 | 2PM
13459 8th Ave., Grand Rapids, MI 49534

The Neubecker family has chosen to sell all their farm equipment through LIVE auction with internet bidding. Featuring a full line of farm equipment that has mostly been stored inside. Featuring: 2000 JD 7610, JD 2755, JD 8440, JD 2010, JD 9400 Combine, 2003 JD 1750 6 Row Corn Planter, JD 630 Disc, etc.

FAMILY OF GORDON & JUELLA GRUPPEN

Saturday, October 21, 2017 | 10AM
A-4209 60th St., Holland, MI 49423

70+ Tractors (Ford, International, John Deere & Others) in various stages of conditions (running, non-running, parts only, etc.), Crawler Type Tractors, Assorted 3 Point Attachments, Plow Parts, Welders, Ford Backhoe, Plus much, much more! Visit MiedemaAuctioneering.com for an updated list of inventory, pictures & brochure!

HUDSONVILLE FAIRGROUNDS EQUIPMENT AUCTION

Saturday, December 2, 2017 | 10AM

5235 Park Ave., Hudsonville, MI 49426
Featuring farm equipment, construction equipment, landscape equipment, plus much more! Consignments Accepted! Contact Chuck Ranney 616-560-0839.