



670 Acres of Land Cornerstone Ag Companies Allegan & Van Buren Counties, MI

Land Auction

Tuesday, March 16 - 1PM

**15 PARCELS
NO RESERVES
NO MINIMUMS**

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670 Acres | Land Auction Cornerstone Ag Companies

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PRST STD MAIL
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PAID
Grand Rapids, MI
Permit No. 1



Real Estate Terms

Registration: Begins at Noon at the Auction Location: 01240 57th Street, Grand Junction, MI 49056 in Building

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. Any announcements made at the auction site take precedence over printed material. There are no titles available to the buyer for the trailers used for migrant housing that are on some of the parcels of real estate.

A 3.5% Buyers Premium will be added to the high bid.

Closing Terms: Balance of purchase price due at the closing. The seller will pay taxes and assessments due on or before the auction. Possession at 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. \$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 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, Soil information, Title Commitments, etc. and will be available by calling to request a packet to be mailed at 1-800-527-8243 or visit our website at MiedemaAuctioneering.com.

Auction Calendar

71.23 Acres of Blueberry Land (Online Auction)

South Haven, MI | Tuesday, February 9
The parcel features ±71.23 Acres of blueberries & 5 acre parcel that includes the well for the property also has frontage on Cedar Creek and has a pump that is used to fill the pond on the blueberry parcel. There are also a few small sections of open land. The blueberries have irrigation running throughout from an irrigation pond.

Barb Holtzman - Seller

Bader & Sons Co. Equipment Auction

St. Louis, MI | Saturday, February 27 | 9AM
29th Annual Auction! Excellent opportunity to buy & sell! One of the largest auction events in the state! Typically thousands in attendance with buyers worldwide & over 200 pieces of quality farm equipment!

Burnips Equipment Auction

Dorr, MI | Thursday, March 11 | 10AM
7th Annual Equipment Auction! Excellent opportunity to buy & sell! Due to excellent sales of new farm equipment and machinery, Burnips Equipment will be selling much of their used inventory from their 8 locations at this auction.

Cornerstone Ag Companies Land Auction

Allegan & Van Buren Counties, MI | Tuesday, March 16 | 1PM
Selling 670 acres in Allegan & Van Buren Counties for Cornerstone Ag Companies to help them consolidate and rearrange their business operations. All sells to the highest bidder - No Minimums! Outstanding opportunity to buy prime blueberry acreage, good hunting land and potential building sites!

Hudsonville Spring Equipment Auction

Hudsonville, MI | Saturday, April 17 | 10AM
New Spring Hudsonville Auction Date
Consignments Accepted! Great Place to Buy & Sell!

670 Acres - Land Auction -

- Allegan & Van Buren Counties
- 380 Acres of Blueberries of which 362 Acres are Irrigated
- 20 Migrant Homes
- 200+ Acres of Wooded/Hunting Land & Building Sites
- No Reserves & No Minimums - All Will Sell to the High Bidder

Tuesday, March 16 | 1PM

Auction held will be held at one of the Cornerstone Ag Farms, 01240 57th Street, Grand Junction, MI 49056
in Building

Online bidding is available, however, you must call ahead to pre-register in order to bid online.
Please call Donna at 616-389-6440 by March 9, 2021 to register.

Sellers:

Cornerstone Ag Companies
61747 Co Rd 388, South Haven, MI 49090

Auctioneer's Note:

Selling 670 acres in Allegan & Van Buren Counties for Cornerstone Ag Companies to help them consolidate and rearrange their business operations. All sells to the highest bidder - No Minimums! Outstanding opportunity to buy prime blueberry acreage, good hunting land and potential building sites!
For additional information including soil types, additional photos, etc. contact our office at 1-800-527-8243 or visit MiedemaAuctioneering.com.



Cornerstone Ag Companies | 670 Acres Land Auction

Tuesday, March 16 - 1PM - Auction Location: 01240 57th St., Grand Junction, MI

Parcel 1

± 220 Acres - 146 Acres of Blueberries

- Consisting of 146 Acres of Blueberries (134 Acres Irrigated)
- Varieties Include: 47 Acres Jersey, 38 Acres Blue Crop, 21 Acres Nelson, 13 Acres Elliot, 11 Acres Rubel, 6 Acres Northland, 6 Acres Misc. Blueberries, 4 Acres Aurora
- (8) Licensed Migrant House Trailers with capacity of up to 65
- (1) Mobile Home that could be licensed and has been rented year round for a total of (9) Mobile Homes on site (Capacity 73)
- (1) Pole Building/Packing Plant
- (2) Wind Turbines
- (2) Ponds
- (15) Irrigation Wells & (2) Sock Wells
- (6) Electric Pumps & Diesel Pumps Included
- Good Drainage/Tiled

Frontage on 109th Ave., 49th St. & 50th St.
Lee Twp., Allegan County

Prime parcel of farmland with irrigation wells, housing & insulated packing shed

Parcel 2

± 80 Acres - 48 Acres of Blueberries

- Consisting of 48 Acres of Blueberries (All 48 Acres Irrigated)
- Varieties Include: 37 Acres Jersey, 7 Acres Blue Crop, 4 Acres Rubel
- (4) Licensed Migrant House Trailers with capacity of up to 35
- (1) Pole Building
- (1) Diesel Pump Included
- (1) Irrigation Well
- (1) Pond
- (1) Well for Homes

Frontage on 49th St. & 50th St.
Lee Twp., Allegan County

Note: Sock well on this parcel, near the boundary line with Parcel 2A, will be granted via easement for buyer of 2A's use

Parcel 2A

± 35 Acres - 25 Acres of Blueberries

- 25 Acres of Blueberries (All 25 Acres Irrigated)
- Varieties Include: 9 Acres Blue Crop, 7 Acres Northland, 7 Acres Jersey, 2 Acres Nelson
- Sock Well
- 2nd Sock Well via Easement From Parcel 2
- (2) Diesel Pumps Included

Frontage on 106th Ave.
Lee Twp., Allegan County

Note: There is an easement to allow buyer of this parcel to use the Sock Well & Pump Station located on Parcel 2 near the Parcel line dividing Parcel 2 & Parcel 2A.

Parcel 3

± 15 Acres - Wooded Property

- Potential Hunting or Building Site

Frontage on 109th Ave. & 50th St.
Lee Twp., Allegan County

Note: South property line of this parcel was adjusted 15' north so that the well and driveway would be on Parcel 1

Parcel 4

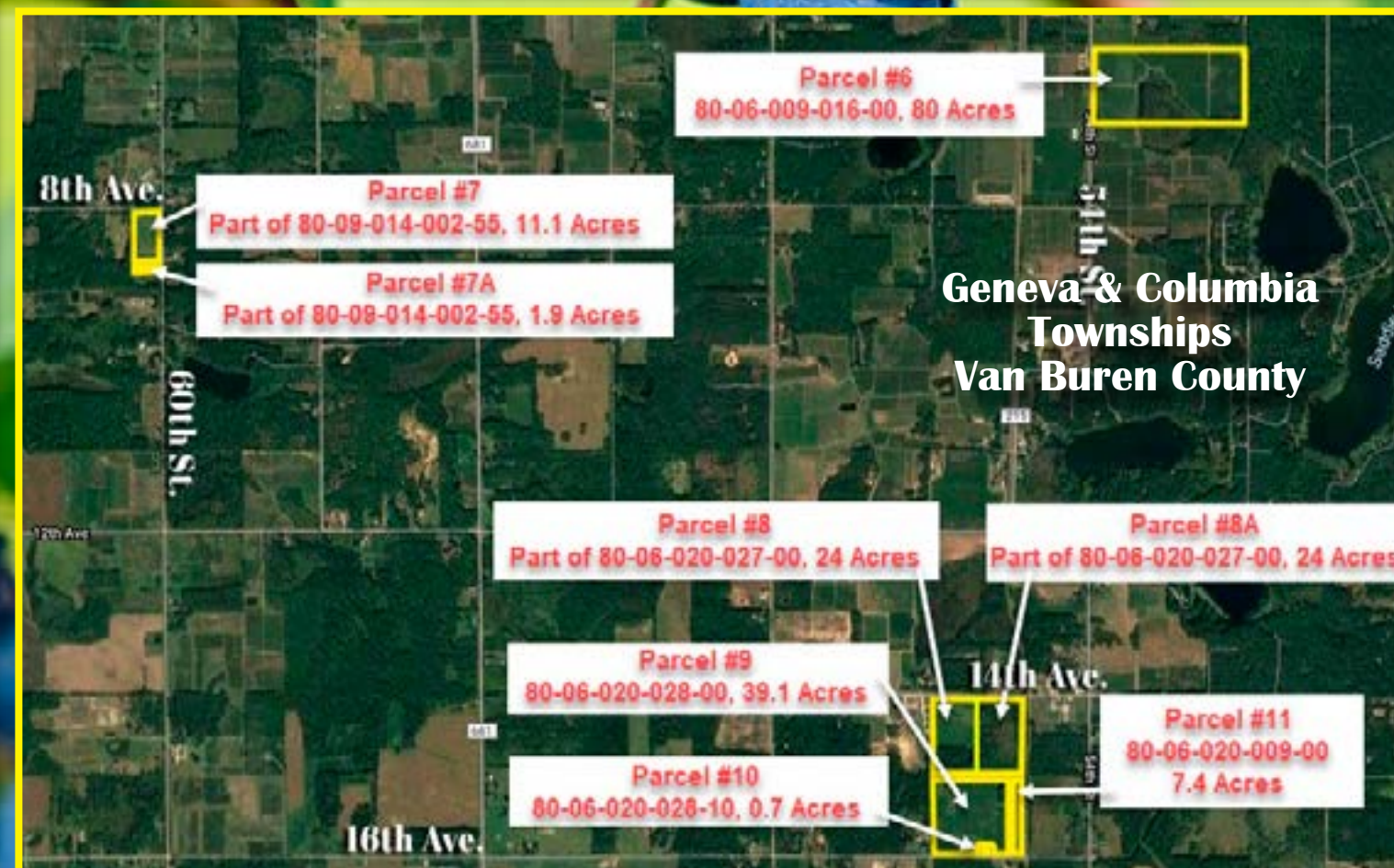
± 10 Acres - Wooded Property

- Potential Hunting or Building Site

Frontage on 106th Ave.
Lee Twp., Allegan County



Lee Township
Allegan County



Geneva & Columbia
Townships
Van Buren County

Arlington Township
Van Buren County



Parcel 6

± 80 Acres - 51 Acres of Blueberries

- 51 Acres of Blueberries (All 51 Acres Irrigated)
- Varieties Include: 25 Acres Jersey, 20 Acres Blue Crop, 4 Acres Rubel, 2 Acres Misc. Blueberries
- (1) Licensed Migrant House Trailer with capacity up to 5
- (2) Pole Buildings & (1) Storage Building
- (2) Irrigation Wells
- (1) Pond
- (1) Electric Pump & Diesel Pump Included

Frontage on CR215 (54th St.) - 1/2 Mile S. of Grand Junction
Columbia Twp., Van Buren County

Parcel 7

± 11 Acres - 8 Acres of Blueberries

- Consisting of 8 Acres of Blueberries (All 8 Acres Irrigated)
- All Elliot Blueberries
- (1) Irrigation Well

Frontage on 8th Ave. & 60th St. (Section 14)
Geneva Twp., Van Buren County

Parcel 7A

± 1.9 Acres - Nice Mobile Home

- 1999 Single Wide Home with AC & Shingle Roof - Title Available
- 3 Bedroom | 2 Bath
- Septic & Well, South Haven School District

Frontage on 60th St.
Geneva Twp., Van Buren County

Parcel 8

± 24 Acres - 13 Acres of Blueberries

- Consisting of 13 Acres of Blueberries (All 13 Acres Irrigated)
- All Jersey Blueberries
- (1) Diesel Pump Included
- (1) Pond

Frontage on 14th Ave.
Columbia Twp., Van Buren County

Parcel 8A

± 24 Acres - All Wooded

- Potential Hunting or Building Site
- Frontage on 14th Ave.
Columbia Twp., Van Buren County

Parcel 9

± 39.1 Acres - 30 Acres of Blueberries

- Consisting of 30 Acres of Blueberries (24 Acres Irrigated)
- Varieties Include: 21 Acres Jersey & 9 Acres Rubel
- Electric Pump Included
- (1) irrigation Well

Frontage on 16th Ave.
Columbia Twp., Van Buren County

Parcel 10

± 0.7 Acres - House

- 1 1/2 Story Home

Frontage on 16th Ave.
Columbia Twp., Van Buren County

Parcel 11

± 7.4 Acres - Wooded

- Potential Hunting or Building Site
- Borders Railroad Tracks

Frontage on 16th Ave.
Columbia Twp., Van Buren County

Parcel 12

± 80 Acres - 42 Acres of Blueberries

- Consisting of 42 Acres of Blueberries (All 42 Acres Irrigated)
- Varieties Include: 40 Acres Elliot & 2 Acres Blue Crop
- 10 Acres of tillable farm ground
- (1) Licensed Migrant House Trailer with capacity up to 5
- (1) Pole Building
- (1) Wind Turbine
- (1) Irrigation Well
- (1) Pond

Frontage on 50th St.
Arlington Twp., Van Buren County

NO MINIMUMS NO RESERVES

Auction Contact:

Jordan Miedema

(616) 460-8936

Jordan@1800lastbid.com

Open House Dates:

Migrant Homes & Buildings

March 9: 1-3PM

March 15: 1-3 PM

Walk land at your convenience

MIEDEMA AUCTIONEERING, INC.
LIVE & ONLINE AUCTIONS

3.5% Buyer's Premium in Effect

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