

POST ESTATE FARM LAND AUCTION

Thursday, November 4 - 12 P.M.

- **183 ACRES**
- **BEAUTIFUL BUILDING SITES**
- **PRIME FARM LAND**
- **OFFERED IN 8 PARCELS, IN ANY COMBINATION OF PARCELS OR IN ITS ENTIRETY**

*Auctioneer's Note: In order to help settle the Post Estate, we will be selling 183 Acres of land for the Post family. This farm has been in the Post family for decades, but now will be offered to the public at public auction. Beautiful building sites in a prime location.
No minimums – no reserves.*

****Online Bidding Available:** To bid online you must pre-register by Thursday, October 28. A deposit will be required prior to bidding online. Call Donna at 616-389-6440.

Farm Address: 9051 East Paris Ave., Caledonia, MI

Auction will be held at Miedema's Repocast Wayland Facility: 3450 12th St., Wayland, MI

**IEDEMA**
AUCTIONEERING, INC.
LIVE & ONLINE AUCTIONS
MiedemaAuctioneering.com



Miedema Auctioneering, Inc
601 Gordon Industrial Court
Byron Center, MI 49315
616-538-0367

POST ESTATE

Thursday, November 4 - 12 P.M.

Auction will be held at Miedema's Repocast Wayland Facility:
3450 12th St., Wayland, MI 49348

Farm Address: 9051 East Paris Ave., Caledonia, MI

Parcel 1

±10.5 Acres with a large pond. Beautiful potential building site with a nice pond that in years past had a high dive and was used for swimming. Frontage on East Paris.

Parcels 2 & 3

±6 Acre beautiful potential building sites. Frontage on East Paris Ave. Buy one or buy both for a larger 11+ acre building site.

Parcels 4 & 5

±6.5 Acre beautiful potential building sites. Buy one or buy both for a larger 13+ acre building site. Parcel 4 has frontage on East Paris while Parcel 5 has frontage on both East Paris & 92nd Street.

Parcel 6

Large nearly 115 Acre parcel of prime farm land or possibly a large country estate parcel. Lots of frontage on 92nd Street. Good producing farm land.

Parcel 7

Wooded, ±10.4 Acre building site with frontage on East Paris Ave.

Parcel 8

Lots of woods with a creek flowing through this parcel. ±22 Acres mostly wooded building site. Frontage on East Paris Ave.

3.5% Buyers Premium will be in effect

FARM LAND AUCTION

Inspection/Open House: You may walk the vacant land at anytime at your convenience. An auction representative will be onsite at Parcel 1 on Thursday, October 28 from 4-5pm to help answer any questions.



Note: Soil evaluations to determine suitability for on site septic systems are being completed by the Kent County Health Department and results will be included in the auction Bidder's Packets and on our website at MiedemaAuctioneering.com.

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Auction Contact:
Chuck Ranney
616-229-3142 | Chuck@1800lastbid.com

For more information, including Buy/Sell Agreement, Soil Info & Bid Packet visit MiedemaAuctioneering.com

POST ESTATE FARM LAND

Caledonia, MI
Thursday, November 4
Beginning at Noon

183 Acres
Potential Buildings Sites
Prime Farm Land



MIEDEMA
AUCTIONEERING, INC.
LIVE & ONLINE AUCTIONS



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

601 Gordon Industrial Ct., Byron Center, MI 49315

Real Estate Terms

Registration: Begins at 11 A.M. at Miedema's Repocast Wayland Facility: 3450 12th St., Wayland, MI 49348

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 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 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.

Buyers: Premium: 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 will be granted at closing. 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 616-538-0367 or visit our website at MiedemaAuctioneering.com.

Miedema's Upcoming Auctions

Roeters Farm Equipment Retirement Auction

(3) Days: October 7 - October 9 | Grant, MI

After 70 years since Henry Roeters started Roeters Farm Equipment Inc. and being in the business all their lives, sons Mark & Tim have decided to retire. **Day 1:** Produce & Processing Equipment **Day 2:** Farm Equipment **Day 3:** Antique Tractors, Trucks, Trailers & Shop Equipment.

PolyCon Construction Online Auction Tuesday, October 19 | Rochester, MI

The owner of Polycon/(Tony Korte Sr.) has decided to retire and sell all his equipment. Featuring: JD 450H Crawler Dozer, CAT IT14G Wheel Loader, CAT 279C Rubber Track Skid Steer, Komatsu PC128UU Excavator, JD 310SG Loader Backhoe, CAT 305C Mini Excavator, Diesel Generator, Chevy Sewer Rodder Truck, Chevy Pickup, Freightliner Flatbed Truck, Trail King Equipment Trailer, 2021 Can-Am Spyder RT Limited.

Prime US 1st Annual Classic Car Auction Saturday, October 23 | Otsego, MI

35-40 Cars & Trucks - '61 GMC Pickup with a V-6, '56 Willys Pickup, Ford Model A'S, Hummer H2 & H3, Pontiac Super Chief, Rambler, Ford Falcon, '46 Dodge Pickup, Mercedes Benz, Ford Super Deluxe, Plymouth Special, Oakland, Ranchero Pickup, Mercury Coupe, Studebaker, etc. This will be a virtual live auction no onsite bidding.

Post Estate

183 Acre Land Auction Thursday, November 4 | Caledonia, MI

In order to help settle the Post Estate, we will be selling 183 acres for the Post family. Featuring potential building sites from 5-20 acres in size, a pond, and a large 100+ acre parcel of farm land. Great location, beautiful land, good producing soils and will be offered in 8 individual parcels, in any combos of parcels, or in its entirety. All will sell to the highest bidder!

Fall Hudsonville Equipment Auction Saturday, December 4 | Hudsonville, MI
Multi-Ring auction selling construction equipment, farm equipment and support equipment.

Consignments Accepted!

Lee Talsma

Farm Equipment Auction

Saturday, December 11 | Zeeland, MI

After farming both dairy and crops for over 50 years, Talsma Farms has decided to retire. Featuring: Gleaner R 42 Combine with heads, JD 4560, 6200, and 4255 tractors, Agco LT 90A tractor, NH L218 skidsteer, plus a full line up of tillage and harvesting equipment along with manure handling and irrigation equipment.

Darrell Newton

Farm Equipment Auction

Wednesday, December 29 | Nashville, MI

Because of health reasons, Darrell Newton has decided to retire and sell a full line of well maintained, late model, lower hour equipment that has been stored indoors. Featuring: JD 9470, JD 9360, JD 8320, JD 7210 with loader, Case IH 8240 Axial Flow combine, NH SP 310F Self propelled sprayer, 2018 Freightliner 122 tandem semi-tractor, 2018 Trail Star Grain trailers with less than 13,000 miles, plus a full line of tillage and other farm equipment!

Detailed information on all upcoming auctions can be found at
MiedemaAuctioneering.com

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