

MANISTEE COUNTY, MI

REAL ESTATE & EQUIPMENT AUCTIONS

BUCKHORN ORCHARDS

AUCTION #1: REAL ESTATE
WEDNESDAY, SEPTEMBER 11

AUCTION #2: EQUIPMENT
THURSDAY, SEPTEMBER 12

- ±262 ACRES OFFERED IN 11 PARCELS
- PARCELS RANGE FROM 1.5 ACRES - 85 ACRES
- FRUIT & FARM LAND
- BEAUTIFUL & PRODUCTIVE LAND
- RECREATIONAL LAND
- COMMERCIAL FRONTAGE ON US-31
- POTENTIAL BUILDING SITES
- HOMES IN BEAR LAKE & MANISTEE TWPS
- FRUIT & FARM EQUIPMENT (15+ TRACTORS)

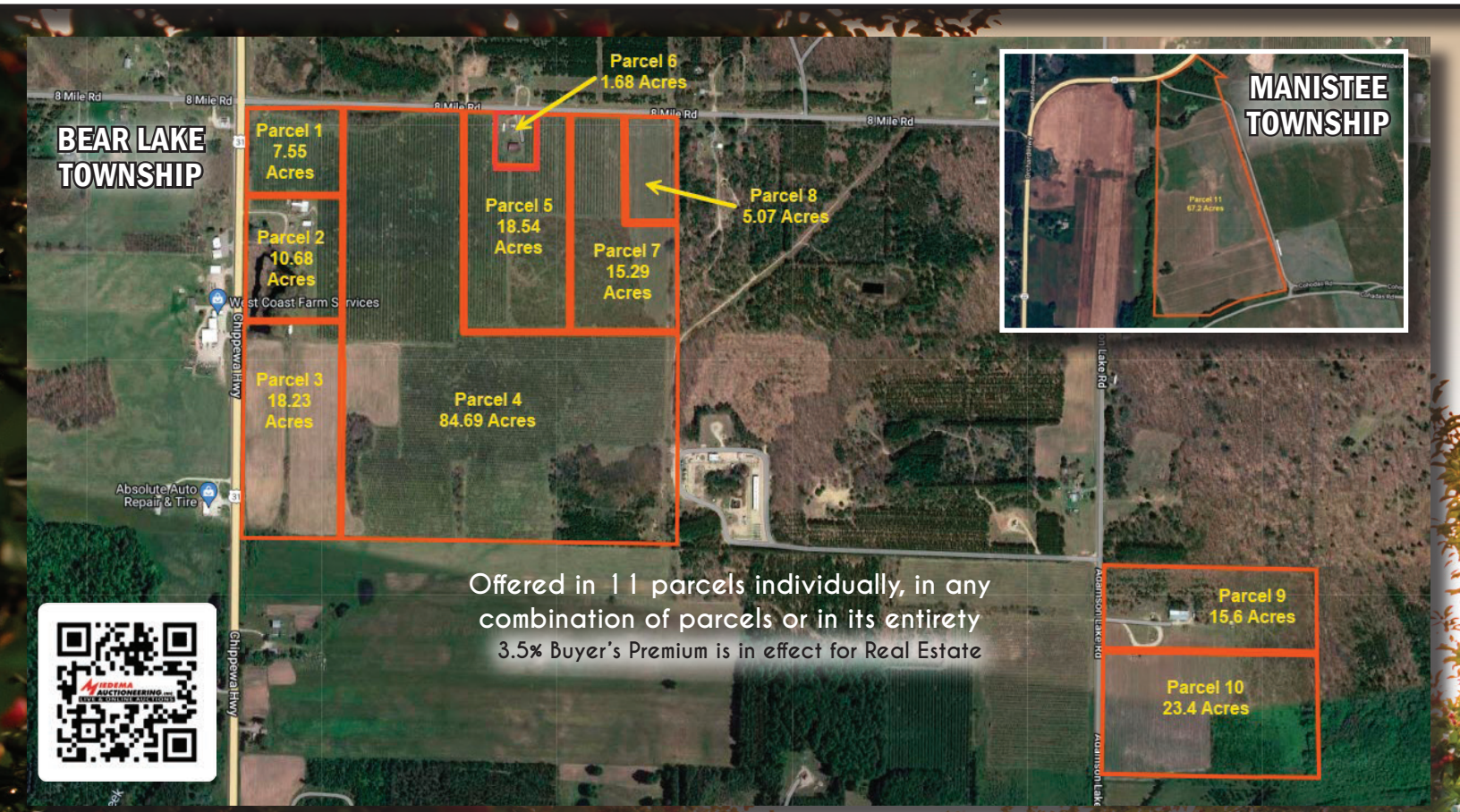
MIEDEMA AUCTIONEERING, INC.

LIVE & ONLINE AUCTIONS

601 Gordon Industrial Court, Byron Center, MI 49315

MiedemaAuctioneering.com | 616-538-0367

BUCKHORN ORCHARDS



Parcel 1: 7.55 Acres
- Frontage on US-31 & 8 Mile Rd
- Currently Has Cherries
- C-1 Commercial Zoning
- Manistee Co & Bear Lake Twp
- Address: 7849 Chippewa Hwy, Kaleva

Parcel 2: 10.7 Acres
- 3BD/1.5BA 1350 SF Home with Garage
- (3) Outbuildings
  - Wood 2 Level Barn with Water & Electric
  - 30'x50' Metal Barn with Water
  - 30'x40' Metal Shop with Electric and heat
- Frontage on US-31
- C-1 Commercial Zoning
- New Septic System
- Manistee Co & Bear Lake Twp
- Address: 7849 Chippewa Hwy, Kaleva

Parcel 3: 18.23 Acres
- Tillable Land
- Pond
- Frontage on US-31
- C-1 Commercial Zoning
- Manistee Co & Bear Lake Twp
- Address: 7849 Chippewa Hwy, Kaleva

Parcel 4: 84.7 Acres
- Mostly Cherries
- Some Tillable Land & Woods
- Frontage on 8 Mile Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7321 8 Mile Rd, Kaleva

Parcel 5: 18.55 Acres
- Cherries
- Tillable Land
- Frontage on 8 Mile Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7321 8 Mile Rd, Kaleva

Parcel 6: 1.68 Acres
- 40'x30' Wooden 2-Level Barn
- 12'x60' Mobile Home
- Garage & Shed
- 1" Well & New Septic
- Frontage on 8 Mile Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7321 8 Mile Rd, Kaleva

Parcel 7: 15.18 Acres
- Cherries
- Woods
- Frontage on 8 Mile Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7321 8 Mile Rd, Kaleva

Parcel 8: 5.07 Acres
- Tillable Land & Some Woods
- Frontage on 8 Mile Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7321 8 Mile Rd, Kaleva

Parcel 9: 15.6 Acres
- 60'x120' Steel Pole Barn, Concrete Floor, Electric, Water, 4" Well
- Some Asparagus
- Woods
- Frontage on Adamson Lake Rd
- No Mineral Rights
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- Address: 7437 Adamson Lake Rd, Kaleva

Parcel 10: 23.4 Acres
- Asparagus
- Woods
- Frontage on Adamson Lake Rd
- Ag-1 Agriculture Zoning
- Manistee Co & Bear Lake Twp
- No Mineral Rights
- Address: 7437 Adamson Lake Rd

Parcel 11: 67.24 Acres
- Woods
- Pond
- Tillable Land
- Cherries
- Frontage on M-22 Orchard Hwy
- R-2 Country Residential Zoning
- (7) Future Land Divisions Available
- Special Use Permit for Planned Unit Development
- Manistee Co & Manistee Twp
- Address: 5837 Orchard Hwy., Manistee

REAL ESTATE AUCTION WILL BE HELD AT:
VFW WALSH POST 4499 | 1211 28TH STREET, MANISTEE, MI 49660

AUCTION MANAGER:
JEREMY MIEDEMA | (616) 460-7619

MIEDEMA AUCTIO
LIVE & ONLIN

REAL ESTATE: WEDNESDAY, SEPTEMBER 11 - 1PM
EQUIPMENT: THURSDAY, SEPTEMBER 12 - 10AM

Tractors

- Kubota M105S Tractor, cab, diesel, MFWD, 3pt, PTO, 2-hydraulic outlets, 4876 Hrs showing
- International 3788 2+2 Tractor, 4WD, articulating frame
- Case IH 990 Tractor, 2wd, diesel, orchard fenders, 3pt, PTO, 1-hydraulic outlet, 4355 Hrs
- MF MF236 Loader attachment with bucket
- MF 255 Tractor, 2WD, diesel, 3pt, PTO, 2-hydraulic outlets, 4533 Hrs
- JD 2440 Tractor, diesel, 2WD, 3pt, PTO, 2-hydraulic outlets, 2599 Hrs, w/ Gillison sickle bar hedger, tractor frame mount
- Landini 85F Tractor, cab, MFWD, diesel, 3pt, PTO, 2-hydraulic outlets
- Case 1194 Tractor, diesel, 2WD, orchard fenders, 3pt, PTO, 2106 Hrs
- JD 2640 Tractor, cab, 2WD, diesel, orchard fenders, 3pt, PTO, 1 hydraulic outlet, 1077 Hrs
- White 2-155 Tractor, cab, 2WD, rear duals, 3pt, PTO, 2 hydraulic outlets, 4927 Hrs
- David Brown 1210 Tractor w/ Loader
- Case 430 Tractor w/ Front Forklift, 2WD, diesel, 3PT, PTO
- Allis Chalmers 6070 Tractor, 2WD, 3PT, PTO, 2 Outlets, 4,489 Hrs
- Duetz 6260 Tractor, 2WD, Orchard Fenders, 3PT, PTO, 2 Outlets, 7,752 Hrs
- Case 995 Tractor, 2WD, 3PT, PTO, 1 Outlet, 4,137 Hrs
- White 2-105 Field Boss Tractor, 3PT, PTO, 2 Outlets, 5,039 Hrs

Loader & Lifts

- Case W18 Wheel Loader, articulating, bucket
- JD 401-B Tractor, forklift mast, PTO, rough terrain forklift
- Case 580 Rough Terrain Forklift, diesel
- Yale Forklift, 3800lb cap, gas
- Allis Chalmers Rough Terrain Forklift, 8,000lb.
- Clark L500-50 Forklift, LPG, 5,000lb
- Hyundai HLF18C-5 Forklift, LPG, 2,800lb

Cherry Shakers & Pickers

- Friday 1-Man Roll Out Cherry Shaker, Ford 2.3L gas
- Phil Brown Cherry Picker

Sprayers

- FMC John Bean sprayer, 400-gallon, Gillison frame
- FMC M252 series speed sprayer, 500-gallon, with monitor
- Rears Pull Blast Orchard Sprayer, 400-gallon, hydraulic valves
- AgTec 5002-4 orchard sprayer, 400-gallon, electric valves
- Custom sprayer, 500-gallon, John Blue pump, electric valves, on tandem frame
- (2) Agtec PC400 orchard sprayers, 400-gallon, electric valves
- Carrarospray sprayer, herbicide weed sprayer, 150-gallon, 3pt
- FMC LV320 orchard sprayer, 300-gallon

Farm & Orchard Equipment

- Vicon fertilizer spreader, 800bu., 3pt
- Apple fruit pulverizer
- JD F725 riding lawnmower, 54" deck, gas, 819 Hrs
- Woods 121-2 bush hog, 12', pull type, rear hydraulic lift wheels
- (5) 3pt Fork Attachments
- Bush Hog 2512 brush hog, 12'
- (500) Screw in anchors
- Post Hole Digger, 3pt, 6" & 14" augers
- Wagner 30-hp electric motor
- Fertilizer transfer tank, Honda gas engine, 1000-gallon
- Brady 550 field cultivator
- MF 4-row corn head
- Gravity wagon, 200 bu.
- Brush rake, 6 tine
- (19) Dunkley Cherry Pitters, 3 phase electric motor
- Heat exchanger cooling unit for fruit processing
- Cherry tanks
- JD 8300 grain drill, 21-hole, 7.5"
- Asparagus cart, 5-seat, 16-hp gas engine
- Snowmobile trailer, 2-place
- Transfer fuel tank, 150-gallon, electric pump
- Plastic forkable totes
- Parsons 55 Trencher
- Phil Brown Brush Sweep
- Backblade
- Gillison Tree Planter
- 9-Shank Sub Soiler
- Brush Rake

Vehicles, Trailers & Boats

- 1996 Ford F Series Flatbed Truck, 159,954 miles
- 1993 Freightliner Flatbed Truck, 42,877 Miles
- Chevy C70 Dump Truck
- Tiger Line Tag Trailer
- 2003 Chrysler mini-van
- 2001 Chevy 1500 LS Truck, plow, 4WD
- Sea Nymph Bass Attacker 16' Aluminum Fishing Boat, 50HP Yamaha

Plus much more farm, support & misc. items. Too much to list.







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NEERING, INC.
NE AUCTIONS

For detailed information, bid packets, pictures & more visit MiedemaAuctioneering.com



MANISTEE COUNTY, MI

REAL ESTATE & EQUIPMENT AUCTIONS

BUCKHORN ORCHARDS

Real Estate LIVE Auction: Weds., September 11 - 1 PM

Equipment LIVE Auction: Thurs., September 12 - 10 AM

MIEDEMA AUCTIONEERING, INC.

LIVE & ONLINE AUCTIONS

601 Gordon Industrial Court, Byron Center, MI 49315

PRST STD MAIL
US POSTAGE
PAID
GRAND RAPIDS, MI
PERMIT NO 1

Real Estate Terms

Registration: Begins at 12PM. Auction Location: VFW Walsh Post 4499: 1211 28th Street, Manistee, MI 49660

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. Surveys are being completed and the cost for the survey will be charged to the buyer, payable at closing. Exact costs will be shown in the Bidder's Packet. 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. Real Estate sells subject to sellers acceptance or rejection of the high bid.

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

Closing Terms: Balance of purchase price due 45 days after closing. The seller will pay taxes and assessments due on or before the auction. Possession at closing for the land and 30 days after closing for parcels with buildings. 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 616-538-0367 or visit our website at MiedemaAuctioneering.com.

Equipment Terms

Registration: Begins at 8AM. Auction Location: Held on the farm 7849 Chippewa Hwy., Kaleva, MI

Inspections: Weds., September 11: Noon - 4PM, Thurs., September 12: 8am (Auction Day)

Removal Times: Auction Day & Fri., September 13: 9AM-4PM.

Sales Tax: No sales tax on auction except on titled items.

Payment: We accept payment with cash, personal check and cashier's check. Local checks will be accepted at auction company discretion. Out of state buyers must pay via wire transfer or cash equivalent funds. No out of state personal or company checks accepted.

Titled Vehicles: State Regulations require that we broker all vehicles sold, therefore you must sign your paperwork in the auction office. A $125 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.

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.

Buyer's Premium: Onsite Bidders 5% if paid by cash, check or wire transfer; 8% if paid by CC. Online Bidders: 8% if paid by cash, check or wire transfer; 11% if paid by CC.

LIVE Auction Calendar

Prime US Virtual Live Auction
Collector, Classic & Performance Vehicles
Sat., August 10 | Virtual Auction
Bid on a large selection of 40+ exceptional vehicles, ranging from meticulously maintained classics to heart-stopping performance machines & collectibles.

Buckhorn Orchard, LLC.
Orchard & Farm Land Auction
Weds., September 11 | Manistee County, MI

Buckhorn Orchard, LLC.
Orchard & Farm Equipment Auction
Thurs., September 12 | Manistee County, MI

Memory Acres Farm - Calvin Weener Sr.
Sat., September 14 | Holland, MI
Calvin Weener Sr. has been farming since 1959 and has decided to retire, Highlights Include: JD 8320, JD 8100, JD 6430 w/ Loader, JD 9500 Combine, JD 1560, (2) JD 4020, Peterbilt 377 Grain Truck, International 1066, plus much more.

Farm Equipment, Cattle Equipment, Pole Buildings & Home To Be Moved - Jim Sytsma
Sat., October 12 | Byron Center, MI

Blueberry & Farm Equipment
Mike & Hope Hills - Owners
Tues., November 5 | Bangor, MI

Walker Farms Equipment Auction
Sat., December 14 | Weberville, MI
Since Joe has decided to retire, Miedema Auctioneering will be selling the equipment of Walker Farms. Highlights Include: MF 9540 Combine w/ 9255 Draper Head, MF Tractors: 7718 FWA, 7715S FWA, 1749 FWA, NH T9040 Tractor, Apace 1025 SP Sprayer, Tillage Equipment, Planting Equipment, and much more.