

# 2 Farms Land AUCTION

Hillsdale County, MI

**SCHRADER**  
Real Estate and Auction Company, Inc.

**CORPORATE OFFICE:**  
950 N Liberty Dr • Columbia City, IN 46725  
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**AUCTION MANAGER:**

**JON SHAW**  
**517-945-3142**

Jonathan Aiden Shaw, 6501458992  
Schrader Real Estate and Auction Company Inc.,  
6505397356



3% Buyer's Premium  
**800.451.2709**  
**SchraderAuction.com**

NOVEMBER 2025						
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30						



# 2 Farms Land AUCTION

Hillsdale County, MI Camden and Fayette Township

**68<sup>±</sup> acres**  
offered in 4 Tracts

**Productive Tiled Farm Ground**  
**Excellent Hunting and Timber**

*Farm 1*  
2<sup>±</sup> miles Southwest of Camden  
15<sup>±</sup> miles Southwest of Hillsdale

*Farm 2*  
1<sup>±</sup> miles from Hillsdale  
2<sup>±</sup> miles from Jonesville

3% Buyer's Premium  
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**Monday, November 3<sup>rd</sup> at 6pm**



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**Buyers will have option**  
**of Immediate Access Auction Day**  
**by signing Pre-closing Access Form**



**Monday, November 3<sup>rd</sup> at 6pm**

Held at the American Legion Hall, Reading, MI **800.451.2709 • SchraderAuction.com**

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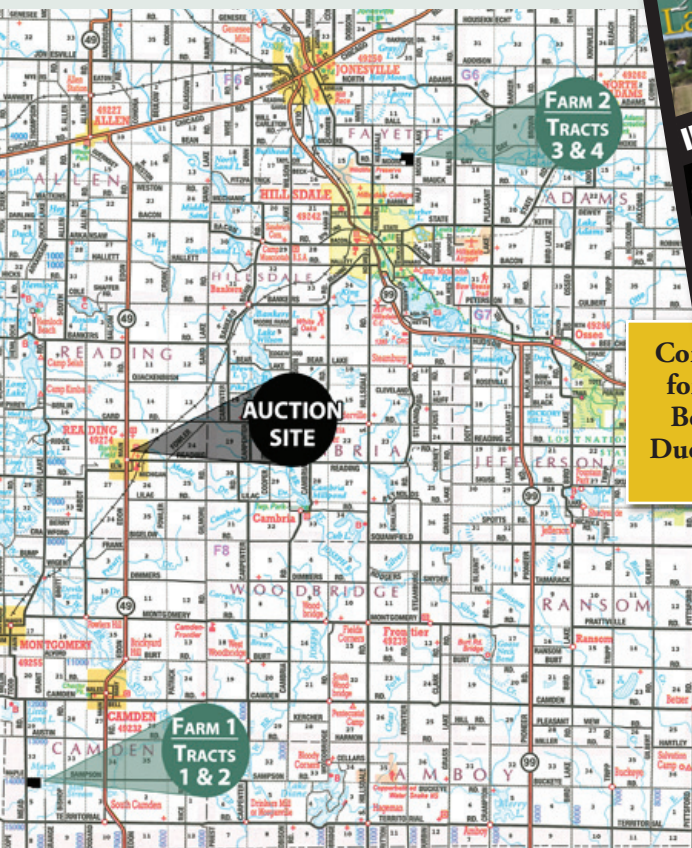
## Monday, November 3<sup>rd</sup> at 6pm

### DIRECTIONS TO PROPERTIES:

**Farm 1:** From downtown Camden travel South on M49 for 1.2 miles. Turn right on Austin Rd. and travel for 2 miles. Turn left on Mead Rd. and travel 1 mile and the farm will be on the left.

**Farm 2:** From downtown Hillsdale travel North on Hillsdale St. 1.8 miles. Turn right on Moore Rd. travel 1 mile and the farm will be on your left.

**AUCTION LOCATION:** The American Legion Hall located at 219 N Main St. Reading, MI 49274. From downtown Reading travel North .3 miles and the destination is on your right.



FARM 1 - Tracts 1 & 2



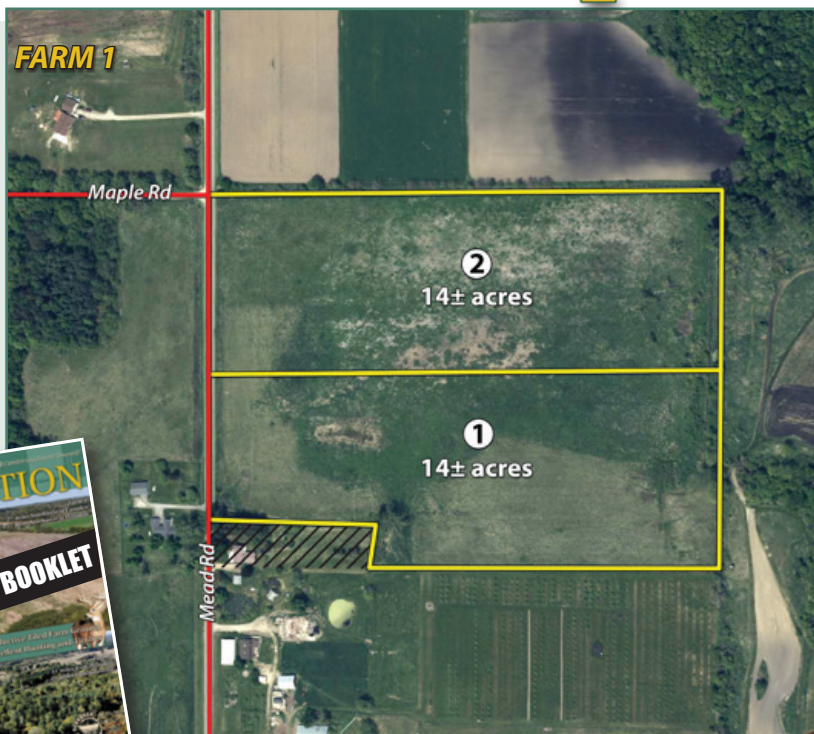
FARM 1 - Tracts 1 & 2



FARM 2 - Tracts 3 & 4



FARM 2 - Tracts 3 & 4



FARM 1

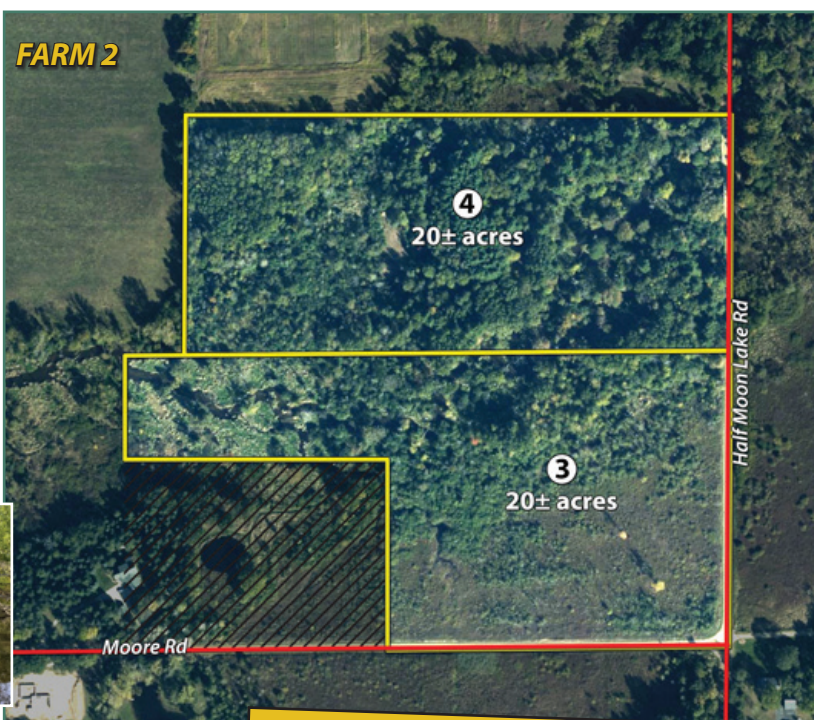
②  
14± acres

①  
14± acres

**TRACT #3: 20± ACRES** with road frontage along Moore Rd and Half Moon Lake Rd. This tract offers exceptional Hillsdale county hunting. Lowland mixed with thick cover provides perfect habitat for your next big buck. Plenty of deer trails and sign throughout, just in time for hunting season. Beebe creek offers scenic views and diversity along the Northwest corner of this tract. Raised hunting blind included on this tract.

**TRACT #4: 20± ACRES** along Half Moon Lake Rd. offers a great blend of timber, cover, and lowland that could house a nice Hillsdale County buck. Or consider a potential build site for a home or hunting cabin along the beautiful Beebe creek that runs through the middle of this tract. Plenty of deer sign throughout this tract.

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FARM 2

④  
20± acres

③  
20± acres

Half Moon Lake Rd

Moore Rd

**INSPECTION DATES:**  
**Thursday, October 23<sup>rd</sup> • 2-4pm**  
**Tuesday, October 28<sup>th</sup> • 10am-12pm**  
Meet a Schrader representative on Tract 1  
for more information

**SELLER: CHRIS GRABER**  
**REAL ESTATE AUCTION MANAGER:**  
**JON SHAW, 517-945-3142**

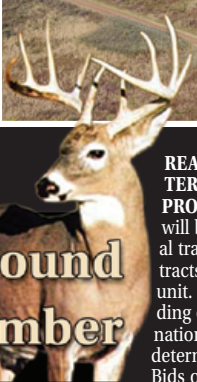
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## Productive Tiled Farm Ground Excellent Hunting and Timber

### TRACT DESCRIPTIONS:

**TRACT #1: 14± ACRES** of productive tiled farm ground with hunting opportunity along the East side. This tract offers great road frontage along Mead Rd. Banks hunting blind also included on this tract.

**TRACT #2: 14± ACRES** of productive tiled farm ground with excellent road frontage on Mead Rd. and also offers hunting opportunity along the East side.



### REAL ESTATE AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 68± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A 3% Buyer's Premium added to the final bid price and included in the contract purchase price.

**TOWNSHIP APPROVAL:** All tracts in this auction will be subject to Camden and Fayette Township board approval.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Property to be conveyed by a Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** At closing. Buyers will have option of immediate access auction day by signing pre-closing access form

**REAL ESTATE TAXES:** Real Estate taxes will be prorated to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed w/ auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is

subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**STOCK PHOTOGRAPHY:** Deer Photos are for illustrative purposes only and are not of the auction property.



Contact Auction Company  
for Detailed Information  
Booklet with Additional  
Due-Diligence Materials on  
the Real Estate.



**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at  
[www.schraderauction.com](http://www.schraderauction.com). You must be registered One  
Week in Advance of the Auction to bid online. For online  
bidding information, call Schrader Auction Co. - 800-451-2709.