

FARM LAND AUCTION

327 Acres of Farm Land, Dairy Buildings & Home
Cedar Creek Dairy, Roger Pell: 8496 W 32nd St, Fremont, MI 49412

THURSDAY, FEBRUARY 9, 2017 • 6PM

After over 100 years of the Pell Family farming at this location, the Pells have decided to discontinue farming and will be selling 327 Acres of land, dairy buildings and home at auction.

FARM LAND AUCTION

**CEDAR CREEK DAIRY FARM
 FREMONT, MI
 REAL ESTATE AUCTION
 ROGER PELL, OWNER**

Thursday, February 9, 2017 - 6PM

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**CEDAR CREEK DAIRY FARM: FREMONT, MI
 327 ACRES OF LAND, FARM BUILDINGS AND HOME**



- 327 Acres of Prime Agricultural Land
- Well Drained Farm Land, Some Tiled
- Approximately 289 Acres Tillable
- Home with Dairy Buildings on 40 Acres
- Offered in 8 Parcels, in any Combination of Parcels, or in its Entirety

REAL ESTATE TERMS

REGISTRATION:
 Begins at 5PM at the Gerber Union Hall, located at 5960 South Warner, Fremont, MI 49412

DEPOSIT FOR REAL ESTATE:
 A deposit of 10% is required at the auction. 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 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 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 sells subject to owner's acceptance or rejection of high bid.

CLOSING TERMS:
 Balance of purchase price due at closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Possession will be given at the closing on vacant land. Home and buildings have later possession dates- please see bid packet. 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 \$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 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 Miedema Auctioneering for details at 1-800-LASTBID.

OPEN HOUSES:
 Saturday, January 28 from 1-3PM and Wednesday, February 1 from noon- 3PM

UPCOMING AUCTIONS

BADER & SONS CO. 25TH ANNUAL INVENTORY REDUCTION AUCTION
 Saturday, February 25, 2017- St. Louis, MI
 25th Annual used equipment auction for Bader & Sons John Deere. Used trade in equipment from all their locations will all be selling to the highest bidder. Typically over 200 pieces of farm equipment and tractors.

EARL PETERSON FARMS: FARM & FRUIT EQUIPMENT AUCTION
 Saturday, March 18, 2017- Shelby, MI
 Earl Peterson Farms - Farm & Fruit Equipment Auction. The Peterson family have decided to retire from fruit farming after 45 years. This will be a large auction with over 20 tractors, and a large amount of fruit and farm equipment.

HUDSONVILLE SPRING EQUIPMENT AUCTION
 Saturday, March 25, 2017- Hudsonville, MI
 Fall Hudsonville Fairgrounds Auction. Featuring Farm Equipment - Tractors, 3 pt attachments, implements; Landscape Equipment - Riding Lawn Mowers, Snow Blowers, String Trimmers, Chain Saws; Miscellaneous Construction & Shop Tools, plus much more.

SABLE OAK FARMS AUCTION
 Saturday, April 8, 2017- Perry, MI
 Miedema Auctioneering, Inc. and Sherwood Auction Service will be selling the assets of Sable Oak Farms (Richard & June Dickinson). Highlights include: John Deere 9500 Combine 2013 Chevy 2500 Crew Cab Pickup (very low miles) Case 7140 MFWD Tractor with duals John Deere 4040 Tractor Ford 9000 Grain Truck Case Planter Transport Augers Rock Picker Gravity Wagons Shop tools And Much More!

Auction held at:
Gerber Union Hall:
 5960 South Warner
 Fremont, MI 49412

Owners:
**Roger Pell &
 Cornelia Pell**
 (231) 830-5221

Auctioneer's Note: The Pells have farmed this land for over 100 years! This is good dirt producing good crops. This auction provides an outstanding opportunity to buy good producing land in a great location. For additional info including soil types, FSA info, etc. call to request a bidder's packet 1-800-527-8243 or view online at MiedemaAuctioneering.com

1-800-527-8243

FARM LAND AUCTION

Cedar Creek Dairy: 327 Acres of Farm Land

*Offered in 8 Parcels, in its entirety, or in any combination of parcels

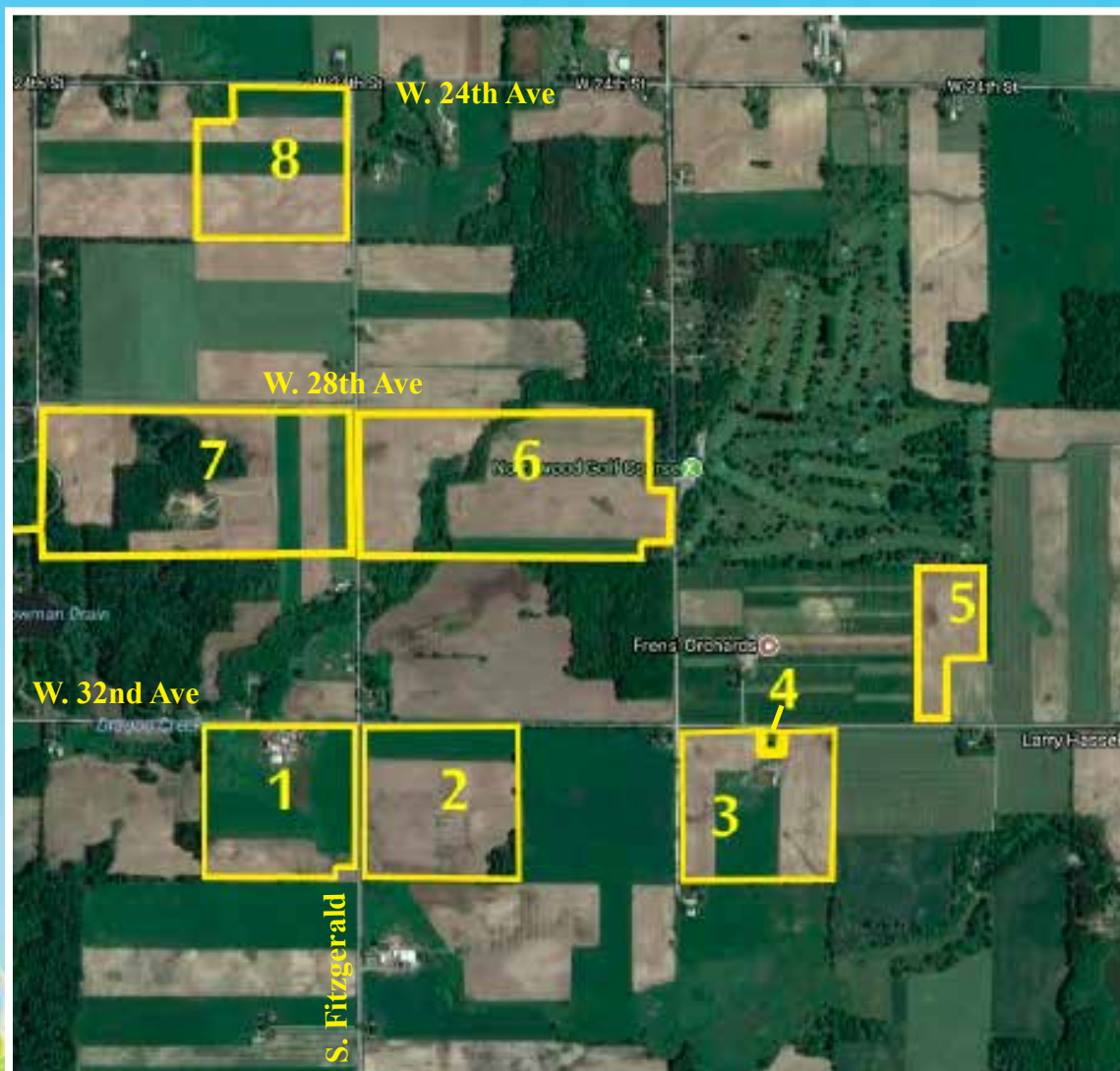
Thursday, February 9 - 6PM

Auction to be held at: Gerber Union Hall
5960 South Warner, Fremont, MI 49412

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

Byron Center, MI

Farm Location: 8496 W 32nd St., Fremont, MI 49412



Parcel 1- Section 29
Main Dairy Setup and Home
8496 W 32nd St., Fremont, MI 49412

- 39.75 Acres Total, 24+ Tillable**
Buildings Include:
- 2 Story Country Home, 1664 Sq. Ft.
 - 5 Bedrooms
 - Kitchen recently updated
 - New roof 3 years ago
 - Full, unfinished basement
 - Shop/ Garage: 28' x 56' Pole Barn
 - Machine Shop: 40' x 60' Pole Barn, Cement Floor, Electric
 - Dairy Building: 2,640 Sq. Ft.- Milkhouse, Parlor, Utility Room, Holding Pen, Double 4 Herringbone Parlor
 - Freestall: 5,040 Sq. Ft., built in 1991, 60 Free Stalls, Pole Barn
 - 40' x 100' x 2' Bunk Silo, 20' x 32' Harvestore, 20' x 70' Harvestore Upright Silos, (2) 20' x 60' Concrete Staves
 - Land is tiled

**Note: Dairy milking equipment is available, but not included with real estate*



Parcel 2 - Section 29
SE Corner of 32nd & Fitzgerald
40 Acres Total

- 38 + Acres tillable
- Frontage on 32nd and Fitzgerald
- Land was tiled several years ago
- Prime farm land



Parcel 3 - Section 28
SE Corner of 32nd & Comstock
38.2 Acres (Building Site Offered Separately as Parcel 4)

- All tillable ground
- Frontage on 32nd
- Barn included
- Prime farm land

Parcel 4 - Section 28
On 32nd East of Comstock
1.18 Acre Parcel, 214 x 240

- With modular cement pad, well and septic
- Frontage on 32nd
- Can be bid on separately or together with Parcel 3



Parcel 5 - Section 21
On 32nd East of Comstock
14 Acres Total

- All 14 Acres tillable
- Frontage on 32nd
- Prime farm land



Parcel 6 - Section 20
On Fitzgerald just North of 32nd
Just over 76 Acres

- +/- 68 Acres tillable
- Frontage on Fitzgerald
- Directly across the road from Parcel 7
- Prime farm land

Open House Dates:
Saturday, January 28 - 1-3PM
Wednesday, February 1 - Noon - 2PM

Visit our website,
MiedemaAuctioneering.com
for detailed information.

COMPLETE BIDDER'S PACKET AVAILABLE

Includes Soil Maps, FSA Information, Title Commitment, Buy/ Sell, etc.

Call 1-800-527-8243 to request a copy.



Parcel 7 - Section 20
On Fitzgerald just North of 32nd
+/- 80 Acres Total

- +/- 50 Acres tillable
- Includes sand pit on property
- Frontage on Fitzgerald and 28th



Parcel 8 - Section 20
On SW Corner of Fitzgerald & W 24th
+/- 36 Acres Total

- Nearly all tillable
- Frontage on Fitzgerald and 24th
- Prime farm land

Most of the land is enrolled in PA116 and buyer(s) will need to assume these PA116 contracts. Additional info can be found on our website or in the Bidder's Packet.