

# ESTATE AUCTION

Located 6 miles east of Olivet on Bellevue Highway to #1975 or 3 miles south of Eaton Rapids on M-50 / M-99 to Bellevue Highway, then 7 miles west to the sale site on:

## SATURDAY, OCTOBER 17, 2009

### Auction begins at 10:00 AM – Real Estate sells at 12:00 Noon



## OPEN HOUSES

**Tuesday Aft., October 6,  
4:00 – 5:30  
and  
Sunday, October 11  
from 1:00 – 2:30 P.M.**

Real Estate – Selling this two story, 3 bedroom home with large detached garage and shop. The home has been well maintained and is ready to be used as a personal dwelling or would make a good rental, income property.

### PERSONAL PROPERTY

**Shop Items - Home Furnishings - Antiques - Antique Phonograph - Clocks - Miscellaneous**

*As the items are listed in no specific order, make sure you read through the entire sale flyer.*

Very early pillared Seth Thomas shelf clock with soldier on horseback depicted on glass below the dial; antique step back oak cupboard; antique 40" porcelain finish gas stove; plane; Anniversary clock; Delft clock; draw shave; battery charger; canning jars including blue examples; old floor model drill press; Craftsman air compressor; Delta Uni-saw; bird house; set of acetylene welders with tanks and torches; forge; line trimmers; older steel lathe and tools; wheelbarrow; antique radios and radio speaker; double end grinder; Aladdin #12 lamp with shade; antique automobile repair books including Audel's; antique Columbia Graphophone (Model BX) key wind cylinder phonograph; good large anvil; old shop hack saw; scythe; large cast iron griddle; round iron griddle; very nice 6 pc. maple bedroom set with twin beds; 2 chests; Gilbert mantel clocks; milk glass lamps; shoes and various figurines; doll house; bedding; old quilts; sewing items; craft items; antique child's commode chair; blanket chest; card table and chairs; antique high chair; luggage; pots and pans; small appliances; Colonial pattern dishes; cups and saucers; cruets; dinette set with Formica top; G.E. refrigerator with top freezer; Hotpoint 40" electric stove; antique 9 piece wash bowl and pitcher set; other pieces to wash bowl and pitcher sets; 2 model airplanes with gas engines, with controller and accessories; another child's highchair; Kenmore washer and dryer; Frigidaire upright freezer; crocks; cast aluminum cooker; base cabinets; canner; 2 – 3 drawers chests with ring pulls; antique violin and case; world globe; mandolin and case; Singer sewing machine with cabinet, good; bamboo base chairs with cushions; twin bed; pictures and frames; oak 3 drawer chest; Plymouth Humpback mantel clock; 3 pc. Deco dresser set with perfumes, etc.; child's rocker; antique flat iron; book shelving; 4 pc. 1940s bedroom suite; nice R.S. German dresser set with tray, hair receiver and powder dish; stand with magazine pockets; oak antique drop-leaf table; nice porch glide; antique chairs; 2 porch chairs; 8 ft. sofa; Admiral stereo; 2 recliners; antique oak rocker; Toshiba color television and stand (nice); magazine rack; antique floor lamp; antique coffee table with glass tray; record stand; 1930s dining room site with table, 6 chairs, leaf, and buffet; a group of Norman Rockwell collector plates; 1940s desk; combination stereo and radio; tables; sofa; round mirror; pictures and frames; Cranberry Opalescent bowl; hand painted china pieces; cased glass bride's basket; 5 pieces of Carnival glass; hand painted plates; modern china dinnerware; old arc welder.

### LAWN AND GARDEN ITEMS

Sabre by John Deere 14.5/42" riding lawn mower; generator; Wards 5 HP rototiller; car top carrier; picnic table; nice wooden porch swing; croquet set; Scotts fertilizer spreader; hose; lawn and garden tools; bicycle; barn lanterns; iron tools; toboggan; buck saw; nice water pump; 32 ft. wooden extension ladder; motors; other items.

Terms of sale are cash or personal check with proper identification. Not responsible for accidents day of sale or items after sold.

### TERMS AND CONDITIONS OF SALE

1. No minimum opening bid will be required.
2. It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
3. Earnest money deposit: the successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check in the amount of \$4,000. This is a non-refundable deposit which will apply to the purchase price at closing. The check should be made out to yourself and then endorsed over to Stanton's if you are the successful bidder. The deposit will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder must sign purchase documents with the auctioneers. The earnest money deposit will be taken at this time. Closing to be on or before 30 days following the auction unless the property is being financed through a lending institution which is unable to meet the 30-day deadline. In that event, the lending institution must send a letter to Stanton's confirming that the loan has been approved but that an additional ten to fifteen days will be required for the closing.
5. Title Insurance: an owner's policy of title insurance will be provided to the purchasers.
6. Taxes: prorated to the date of closing in arrears on a calendar year basis.
7. Terms: cash at closing.
8. Possession: at closing.
9. If the property is financed, any appraisals, points, inspections, repairs, treatments, etc., are the buyer's expense.
10. Property Code Number: 150-020-400-140-00.
11. SEV: \$54,000.
12. Taxes: 2008 Summer - \$277.50 + 2008 Winter - \$481.68.
13. Announcements made by the auctioneers sale day will take precedence over printed and/or oral statements. Information in this flyer and other printed materials have been obtained from sources deemed reliable but neither Stanton's nor the titleholders or their representatives make any guarantee therein. The property is being sold in "AS IS, WHERE IS" condition with no expressed or implied warranty of any kind. The auctioneers and the titleholders and their representatives will assume that the buyer is relying on their own judgment and inspection regarding the property. Final bid is subject to titleholder approval.
14. No buyer's premium will be charged.
15. The auction is being audio tape recorded.



144 South Main St.  
P.O. Box 146  
Vermontville, MI 49096



Phone: 517-726-0181  
Fax: 517-726-0060  
e-mail: stantonsauctions@sbcglobal.net  
website: www.stantons-auctions.com

## WAYNE & KATHERINE BEARDSLEE ESTATE

Stanton's Auctioneers and Realtors have sold real estate and all types of farm machinery, antiques, coins, firearms and household at auction for over 55 years...anywhere. We anxiously await an opportunity to work with you in the near future.