

REAL ESTATE AUCTION

77± ACRES – 58± TILLABLE ACRES

Located east of Grand Rapids, MI on I-96 to the Clarksville Exit (Exit 59), south approx. 4 miles to Clarksville Road, east approx. 1-1/2 miles to Elm Road and south 1/2 mile on

WEDNESDAY, OCTOBER 7, 2009

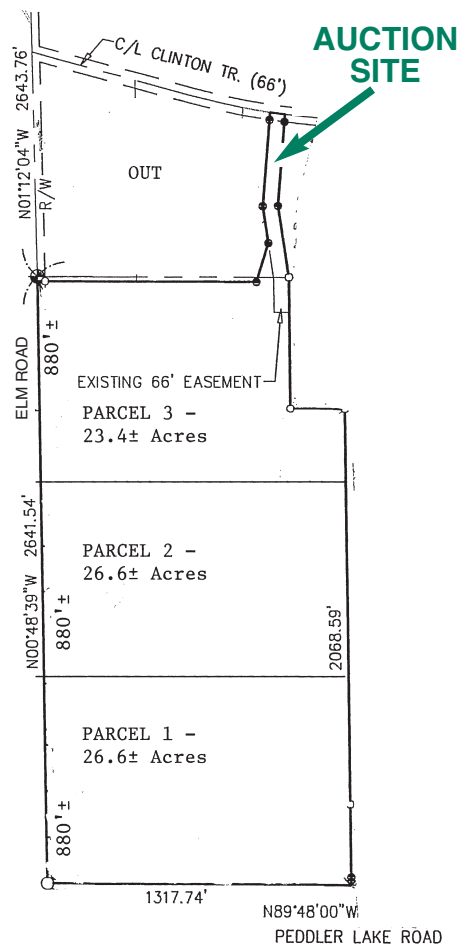
6:00 P.M. AT THE EASEMENT TO PARCEL 3 ON CLINTON TRAIL



AUCTIONEER ON SITE TO ANSWER QUESTIONS

**Tuesday, September 29
– 4:00 - 5:30**

**and Sunday, October 4
– 1:00 - 2:30**



Selling approximately 77 acres of vacant land with approximately 58 tillable acres with frontage on two roads plus an easement off Clinton Trail. The land is rolling and has some great areas for hunting in addition to the tillable acreage. The property will be offered as individual parcels, in combinations and as a whole.

PARCEL 1: 26.6± acres of land with frontage on Elm and Peddler Lake Roads. Tillable land, trees, low area.

PARCEL 2: 26.6 acres of land with frontage on Elm Road.

PARCEL 3: 23.4 acres of land with low area and tillable land. There is frontage on Elm Road and an easement to the property off Clinton Trail.

TERMS & 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 Deposits: the successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the following amounts:
Parcel 1: \$5,000
Parcel 2: \$5,000
Parcel 3: \$5,000
Deposit on entire property: \$15,000
These are non-refundable deposits which will be forfeited by the purchaser(s) if they cannot or do not proceed with the closings. The checks should be made out to yourselves and then endorsed over to Stanton's if you are the successful bidder(s). The deposits will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder(s) must sign purchase documents with the auctioneers. The earnest money deposits will be taken at this time. Closings 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 purchaser.
6. Taxes: prorated to the date of closing in arrears on a calendar year basis.
7. Terms: cash at closing.
8. Possession: at closing on non-tillable land; when growing crop is removed on tillable land; but no later than December 31, 2009.
9. If the property is financed, any appraisals, points, etc., are the buyer's expense.
10. If the property sells as we are offering it, it will be necessary to have it stake surveyed. The cost of surveying will be charged to the purchaser(s).
11. 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 and 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(s) is relying on their own judgment and inspection regarding the property. Final bid is subject to titleholder approval.
12. Property Code Number: 34-030-012-000-005-01.
13. SEV: \$104,500.
14. Taxes: \$1,783.80.
15. School District: Lakewood.
16. No buyer's premium will be charged.
17. The auction is being audio tape recorded.

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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.

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