

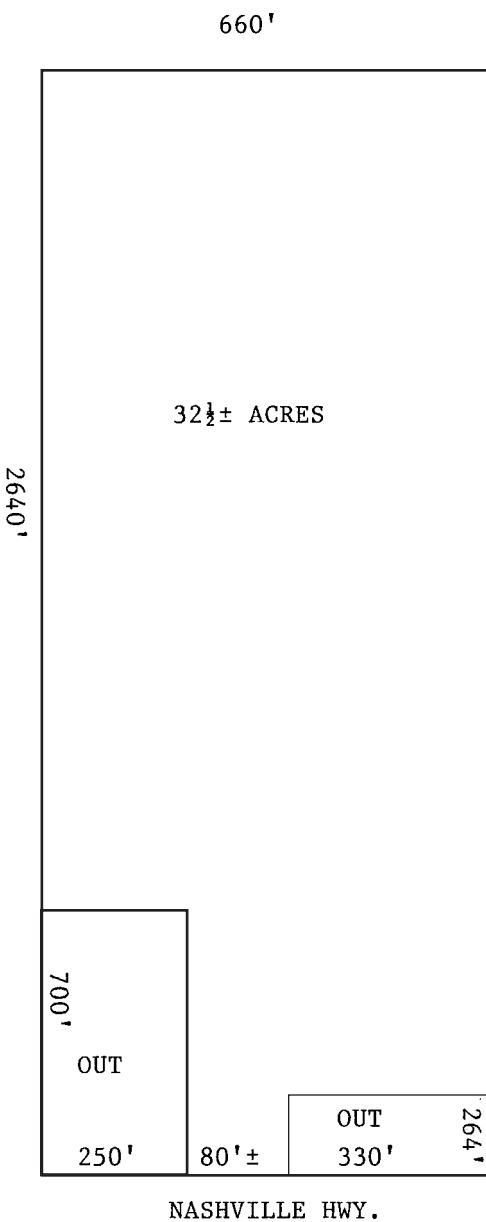
REAL ESTATE AUCTION

32.5± ACRES OF VACANT LAND

Located approximately 2-1/2 miles east of Nashville, MI on Nashville Hwy. on

TUESDAY, OCTOBER 13, 2009

6:00 P.M.



Selling approximately 32-1/2 acres of vacant land with approximately 20 tillable acres and 13 acres of wooded river bottom at auction. The tillable land has been certified organic cropland by GOA. The wooded land is an exceptional hunting property with lots of deer, turkey and other wildlife. Great country property with a convenient location.

**AUCTIONEER
ON SITE
TO ANSWER
QUESTIONS:**

**Monday,
October 5 -
4:00-5:30**

TERMS & CONDITIONS OF SALE

- No minimum opening bid will be required.
- It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
- Earnest Money Deposit: the successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the following amount of \$5,000. This is a non-refundable deposit which will be forfeited by the purchaser if they cannot or do not proceed with the 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.
- 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.
- Title Insurance: an owner's policy of title insurance will be provided to the purchaser.
- Taxes: Prorated to the date of closing in arrears on a calendar year basis.
- Terms: cash at closing.
- Possession: at closing on non-tillable land; when growing crop is removed on tillable land; but no later than December 31, 2009.
- If the property is financed, any appraisals, points, inspections, surveying, treatments, repairs, etc., are the buyer's expense.
- 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. The final bid is subject to titleholder approval.
- Property Code Number: 050-029-300-041-00.
- 2009 SEV: \$49,000.
- No buyer's premium will be charged.
- 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

**32.5± ACRES
OF VACANT LAND**

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.