



**GOLF CART - LAWN MOWERS - LAWN & GARDEN EQUIPMENT - TOOLS - ETC. –**  
 Yamaha golf cart; Country Clipper Commercial 2304M zero turn riding lawn mower; Test Rite power hack saw; jointer; Delta table saw; set of chisels; log chains; Clipper fanning mill; Rigid table saw; Craftsman shop vacuum; Rigid shop vacuum; 2 rototillers; 2 air compressors; Excell 2400 PSI high pressure washer; Volt Master generator; lawn roller; walk behind line trimmer; PTO generator; Chicago generator 8 HP gas engine; Delta drill press; double end grinder; good bench vise with stand; White FR-12 Turf Boss Zero Turn riding lawn mower; power tools; 2 multi-drawer storage cabinets; hedge trimmer; small Troy-Bilt rototiller and combination edger; Lincoln AC 225 welder; Campbell Hausfeld air compressor; 250+/- and 400+/- gallon gas and diesel tanks on skids, one tank has approximately 100 gallons of gas; 3 sets of 8 ft. warehouse steel shelving.

**GREENHOUSE –** Portable heated greenhouse on a trailer with glass roof

**ANTIQUES - COLLECTIBLES - HOME FURNISHINGS - GUNS - MISCELLANEOUS –**  
 Robbins square oak dining table with self-storage leaves - has original label; excellent early step back pantry cupboard in original red paint with 12 panes of glass, drawers and 2 doors; excellent Quick Meal cast iron wood and coal cookstove with warming oven and porcelain door fronts; set of 4 oak "T" back chairs; nice 1920s oak sideboard with mirrored back made by North Western Cabinet Company; Sylvania color television; Bent panel slag glass table lamp shade (base not found yet); collection of approx. 30 crocks and jugs including 2 crocks with blue marking; crockery churn with dasher; highchair; Birdseye night stand; lard press; nice iron and brass bed; poker table; chairs; sewing table with folding legs; scrub boards; drying rack; floor lamp; wash-tub stand with clothes wringer; Eastlake spoon carved high back bed; apothecary jars; fruit jars; 2 copper boilers; high back antique bed; oak dresser; oak tall chest; rattan covered blanket chest; rocking cradle; spool leg table; modern sofa and chairs; magazine rack; Formica dinette table; oil lamp with wall bracket; small appliances, pots, pans, etc.; milk cans; auto harp in original box; nice accordion in carrying case; Carnival glass; Blenko glass vase; Sharp microwave; wash bowl and pitcher set; 2 desks; set of china; Waterfall cedar chest; nice Victorian pictures and frames; 2 good 3-piece bedroom suites; oak frames; 2 good 1960s china cabinets/hutches; modern GWTW lamp; bookshelf; Mission style treadle sewing machine; oak rocking chair; chifforobe; card table; southern belle w/parasol elec. lamp; double barrel hammer gun; single barrel shotgun (as is); Stevens 325A



Savage Arms 30-30 caliber bolt action rifle; Czech Slavia 618 pellet guns; sewing stand; air purifiers; nice antique oak oval top double pedestal library table; baby wicker pull stroller; heater.

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



**ORDER OF SALE –** Bring a friend as we will be selling in two rings during part of the auction.

- 2:00 p.m. -** One ring starts with the antiques, home furnishings, and collectibles.
- 2:00 p.m. -** One other ring begins selling the small tools, farm items and then moves directly into the lawn and garden equipment, golf cart, portable greenhouse and related items.
- 3:45 p.m. (+/-)** Selling the larger farm items beginning with the tractors, backhoe, trucks and farm machinery.
- 6:00 p.m. -** Selling the Real Estate.



Providing delicious food, snacks and drinks during the sale!  
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Selling real estate and all types of property, at auction, anywhere.

**THE ESTATE OF LEO M. FEDEWA**

# LEO FEDEWA ESTATE AUCTION

**72.5± ACRES – POND – HOME & OUTBUILDINGS – FARM MACHINERY**

Located at **6905 S. Forest Hill Road, St. Johns (Clinton County), Michigan** (Five miles west of St. Johns on M-21 to Francis Road, five miles south on Francis to Price Road, 1 mile west to Forest Hill and south 3/4 mile or north of Lansing on US-127 to Exit 91 – Price Road Exit, 8-1/2 miles west to Forest Hill Road and 3/4 mile south to property) on

## THURSDAY AFTERNOON, OCTOBER 8, 2009

**Sale of Personal Property begins at 2:00 P.M.**  
**Real Estate sells at 6:00 P.M.**



**OPEN HOUSES:**

**Sunday Afternoon, September 27 from 1:00 - 2:30 P.M.**

**and Monday Afternoon, October 5 from 4:00 - 5:30 P.M.**

**THE ESTATE OF LEO M. FEDEWA**

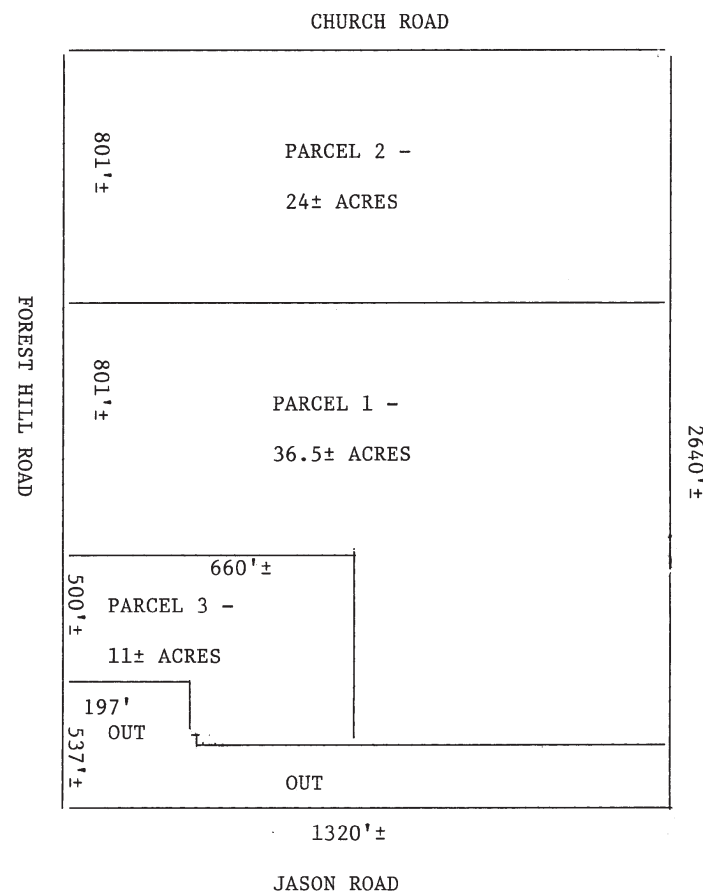


**Real Estate Information** – Offering this property that has been in the Fedewa family for nearly 100 years. A total of 72.5 acres, pond, 2 story 4-5 bedroom home with main floor laundry, living, dining rooms, and 2 baths. There are outbuildings including a 30x42 +/- pole barn with cement floor, 48x60 (+/-) pole barn w/lean-to; older hip-roof basement barn and a detached garage. The property is in the St. Johns School District.

**PARCEL 1:** 36.5± acres of vacant land.

**PARCEL 2:** 24± acres of vacant land with a large pond. The parcel fronts on both Forest Hill Road and Church Road.

**PARCEL 3:** Home and buildings and 11± acres of land. Two story, 4 - 5 bedroom home, first floor laundry, living room, dining room, two baths. Buildings include a 30x42 cement floor pole barn, 48x60± pole barn with lean-to, older hip-roof basement barn and a detached garage.



PLEASE NOTE THAT THE MAP IS FOR INFORMATIONAL PURPOSES ONLY AND ALL ACREAGE AND FOOTAGE FIGURES ARE APPROXIMATE.

### TERMS & CONDITIONS OF THE REAL ESTATE SALE

- Opening Bid - 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(s) must deposit with the auctioneers the day of sale cashier's checks, certified checks, or cash in the following amount -  
Parcel 1 - \$5,000 / Parcel 2 - \$5,000  
Parcel 3 - \$5,000  
Or if you are the successful buyer on the entire property the required deposit is \$15,000.  
This is a non-refundable deposit which will be forfeited by the purchasers if they cannot or do not proceed with the closing. The checks should be made out to yourselves and then endorsed over to Stanton's if you are a successful bidder. The deposits will apply to the purchase price at closing.
- Closing: at the conclusion of the bidding, the successful bidders must sign purchase documents with the auctioneers. The earnest money deposits will be taken at this time. Closings are 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 supplied 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 the home and buildings. When the growing crop is removed on the tillable land but no later than December 31, 2009.
- If the property is financed, any appraisals, points, surveying, repairs, treatments, inspections, etc., required by a lending institution or desired by the purchaser are the purchaser's expense.
- If the property sells as we are offering it, it will be necessary to have it stake surveyed. The cost of the surveying will be charged to the purchasers. If one person buys the entire property, it will not be necessary to have it surveyed.
- 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 will assume that the buyers are relying on their own judgment and inspection regarding the property. The final bid is subject to approval by the titleholders.
- Property Code Number: 130-009-300-015-00.
- SEV - 2009 - \$235,200.
- No Buyer's premium will be charged.
- The auction is being audio tape recorded.

### PERSONAL PROPERTY

**BACKHOE - TRACTORS - ETC.** – John Deere 310A tractor/backhoe/loader with 2 loader buckets; Deutz D700G tractor with wide front, 3 pt. and cab; Minneapolis Moline Jet Star 3 gas tractor with wide front and 3 pt. hitch (very good); John Deere H tractor; Ferguson 30 tractor with 3 pt. hitch; a number of tractor front and wheel weights; tractor tire chains.

**GRAIN AND PICKUP TRUCKS - TRAILERS** – 1988 Chevrolet Silverado pickup truck with 119,000 miles; 1974 Dodge 500 stake rack grain truck with hoist and box; 2 - 28 ft. semi-trailer boxes used for storage; 3 small 2-wheel trailers; 14 ft. steel bed single axle trailer.

**FARM MACHINERY** – Generators - 6 ft. 3 pt. rotary mower; 2 Kill Bros. K6872 gravity with Knowles and Kill Bros. running gears; Pincor 8000 watt generator; wagon with flat rack, grain sides and running gear; sprayer tank on trailer (for water) with pump; New Idea 7 ft. pto trailer type mower; hydraulic log splitter on a trailer; 2 older flare type gravity boxes; a Gehl and another forage blower; 3 pt. buzz rig; Allis Chalmers elevator with electric motor; TSC 3 pt. pto seeder; aluminum grain elevator; Brillion 12 ft. cultipacker; J.D. wheel drag; 3 pt. quick tach hitch; 3 pt. Kongsilde disk; elevator drag; Swedish made 4-bottom semi/mt. plow; 3 pt. 4-row cultivator with Danish tines; John Deere 490 corn planter with Gandy applicators; rotary hoe; weeder; 3 pt. 2-row cultivator; Minneapolis Moline 7 ft. mower; 3 pt. 2-bottom plow; another gravity grain wagon with gear; Gilmore Tatge rotary seed cleaner with electric motor; John Deere 24-hole grain drill. There may be some machinery and fuel tanks for scrap iron.

