

EXCELLENT REAL ESTATE AUCTION

150± ACRES OF VACANT LAND – HOME

The house is located at **228 South Chester Road** (3 miles straight west of Charlotte, MI on M-79/Lawrence Road to Chester Road – the property fronts on both M-79 and Chester Road) – on

TUESDAY, OCTOBER 27, 2009 6:00 P.M.



OPEN HOUSES

**Sunday,
October 18 and
Sunday, October 25,
1:00 - 2:30 each day**

Selling approximately 150 acres of land with approximately 142 tillable acres at auction. This is an exceptional property that has been in the family for over one hundred years. Lots of frontage on both M-79 and Chester Road with a two-story home located at 228 S. Chester. The property will be offered as individual parcels, in any combinations desired and as a whole.

FOR YOUR CONVENIENCE, the auction will be conducted in the 4-H Building, Eaton County Fairgrounds, Charlotte, MI.

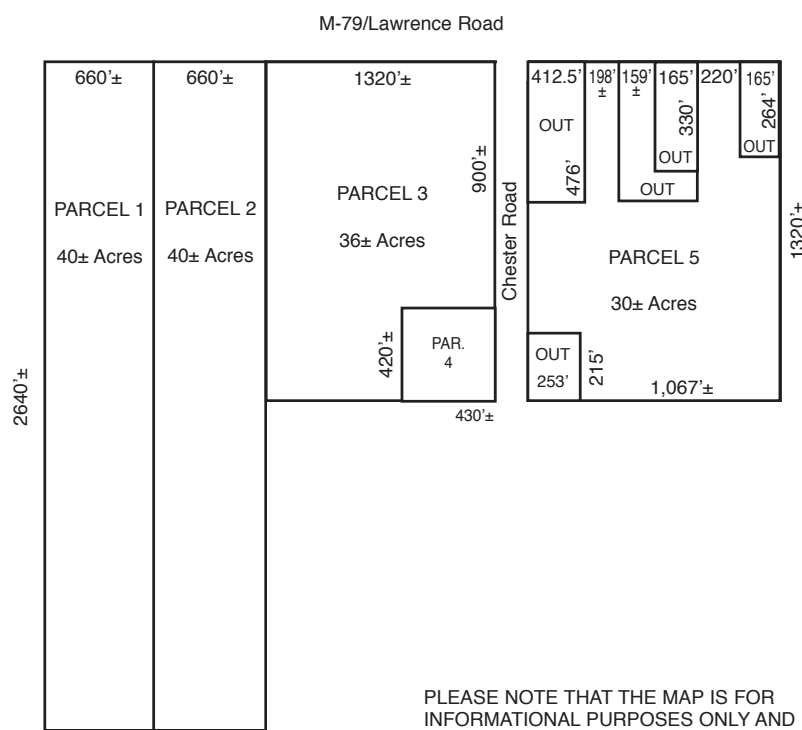
PARCEL 1 40± acres of vacant land fronting on M-79.

PARCEL 2 40± acres of vacant land fronting on M-79.

PARCEL 3 36± acres of vacant land fronting on both M-79 and Chester Road.

PARCEL 4 Home and 4± acres of land fronting on Chester Road. The home has four bedrooms plus a large landing, bath, kitchen, living room, dining area and basement.

PARCEL 5 30± acres of vacant land with frontage on both M-79 and Chester Road.



PLEASE NOTE THAT THE MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT DRAWN TO SCALE.

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(s) must deposit with the auctioneers the day of sale cashier's checks, certified checks or cash in the following amounts:
Parcel 1: \$5,000
Parcel 2: \$5,000
Parcel 3: \$5,000
Parcel 4: \$5,000
Parcel 5: \$5,000
Deposit on entire property: \$25,000
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 a successful bidder. The deposits will apply to the purchase price at closing.
- Closing: at the conclusion of the bidding, the successful bidder(s) 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(s).
- Taxes: Prorated to the date of closing in arrears on a calendar year basis.
- Terms: cash at closing.
- Possession: at closing on the home. When the growing crops are removed on the vacant land but no later than December 31, 2009.
- If the property is financed, any appraisals, points, inspections, repairs, treatments, etc., required by the lending institution or desired by the purchaser are the purchaser's expense.
- If the property sells in parcels, it will be necessary to have it stake surveyed. The cost of surveying will be divided among the parcel purchasers.
- 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(s) are relying on their own judgment and inspection regarding the property. Final bid is subject to titleholder approval.
- Property Code Numbers:
Parcels 1, 2, 3, & 4 = 100-017-200-001-00.
SEV: \$222,369.
Parcel 5 - 100-016-100-013-00.
SEV: \$62,900
- School District: Charlotte.
- No buyer's premium will be charged.
- The auction is being audio tape recorded.

144 South Main St.
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THE ESTATE OF CATHERINE HALBEISEN

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.