

# REAL ESTATE AUCTION

## 140 ACRES OF LAND - HOME & BUILDINGS

Located at **1250 E. Parks Road, St. Johns, MI** (south of St. Johns approximately 1 1/2 miles or approximately 11 miles north of the I-69/Old US-27 interchange on US-27 TO E. Parks Road and east 1/4 mile) on

# THURSDAY, DECEMBER 10, 2009

## 6:00 P.M.

FOR YOUR CONVENIENCE, the auction will be conducted in Smith Hall on the Clinton County Fairgrounds (west of downtown St. Johns on M-21 approximately one-half mile to Morton Street, south on Morton to Sickles Street and west to the Smith Building – the Fairgrounds is located on the north side of the St. Johns High School.)

Selling 140 acres of land with approximately 86 tillable acres. The property fronts on both Old US-27 and E. Parks Road and offers an excellent location close to St. Johns with a very attractive setting for the home and buildings. It will be offered as two individual parcels (the 100 acres of land with the home and buildings and the 40 acres of vacant land) and also as a whole (the entire 140 acres with home and buildings).

### VIEWING OF THE HOME, BUILDINGS & PROPERTY:

**Sunday, November 29 and  
Sunday, December 6 -  
1:00 - 2:30 each day.**



**PARCEL 1** 100 acres of land with home and buildings located at 1250 E. Parks Road, St. Johns, MI. The property fronts on both US-27 and E. Parks Road and includes a 1 1/2 story home with kitchen, dining room, living room, bath and two bedrooms on the main floor with an additional two bedrooms on the second floor plus a full basement.

Buildings include two 24x32 pole barns and a 20x40 office/store structure. There are also other various barns and outbuildings. The still is not included with the real estate and will not be sold.



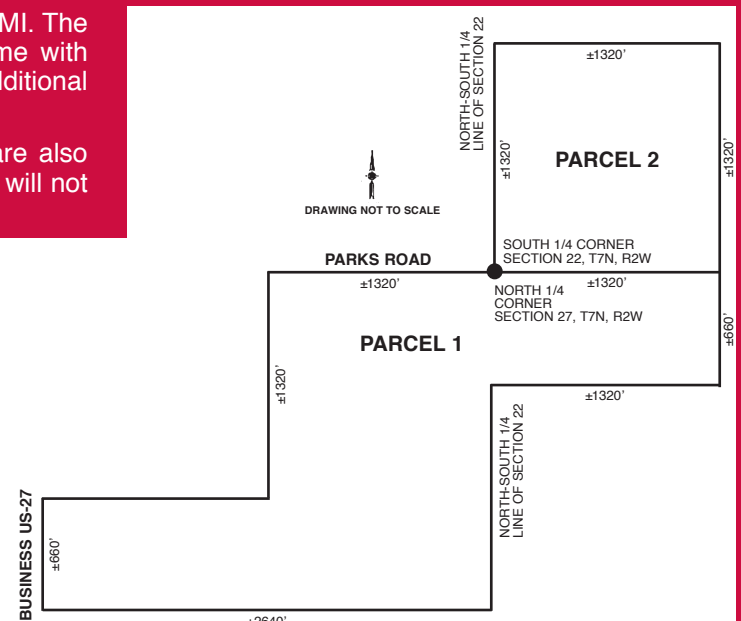
**PARCEL 2** 40 acres of vacant land fronting on E. Parks Road. The property is on the north side of E. Parks across from a portion of Parcel 1 and adjoins Walmart on its west boundary.

This parcel is not enrolled in the PA-116 program.

The 140 acres has approximately 86 acres of tillable land, 36± acres of woods and brush, with the remainder of the acreage where the home, buildings and drains are located.

### 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 Deposits: 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: \$10,000.  
Parcel 2: \$6,000.  
Deposit on the entire property: \$16,000.  
The deposit(s) are to be increased to 10% of the purchase price within 24 hours of the auction. The deposits will be held by First American Title Company in Midland, MI.  
These are non-refundable deposits which will be forfeited by the purchaser(s) if they cannot or do not proceed with the closing(s). The checks should be made out to yourselves and then endorsed over to First American Title Company if you are a successful bidder. The deposits will apply to the purchase price at closing.
- Financing: All financing should be pre-approved and a letter of credit presented when registering the evening of the auction.
- 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. Closing(s) to be on or before 30 days following the auction.
- Title Insurance: an owner's policy of title insurance will be provided to the purchaser(s).
- Taxes: Seller will pay taxes for 2009. Purchaser(s) responsible for taxes after that date.
- Terms: cash at closing.
- Possession: at the time of closing.
- If the property is financed, any appraisals, points, inspections, repairs, treatments, surveying, etc., required by a lending institution or desired by the purchaser, are the purchaser's expense.
- Announcements made by the auctioneers day of sale 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 herein.
- 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. The final bid is subject to titleholder approval.
- School District: St. Johns.
- No buyer's premium will be charged.
- 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 54 years...anywhere. We anxiously await an opportunity to work with you in the near future.

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