

# ESTATE AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Located at **2558 Gilbert Road (Delhi Township), Lansing, MI** (1/2 mile south of I-96 and Lansing on M-99/Martin Luther King to Bishop Road, 1/2 mile east to Gilbert Road and south to property or 3-1/2 miles west of Holt on Holt Road to Gilbert Road and 1-1/4 mile north) on

## SATURDAY, JANUARY 30, 2010

Sale of personal property begins at 11:00 a.m.

Real estate sells at 12:30 p.m.

### OPEN HOUSE

Sunday, January 24 - 1:00 - 2:30



GILBERT RD. HALIFAX RD.

330'±	PARCEL 1 - 2.5± Acres
387'±	PARCEL 2 - Home & 2.9± Acres
300'±	PARCEL 3 - 2.3± Acres
300'±	PARCEL 4 - 2.3± ACRES

HORSTMAYER ROAD

Selling this older one story home in average to poor condition that is located on an excellent 10 acre parcel of land. The property is just north-west of the Holt High School and southeast of I-96 and M-99. It fronts on three roads and has Delhi Township Sanitary Sewer along the road frontage. The home is connected to the sewer system and has a newer 5" well. The property will be offered in four individual parcels, in any combinations desired and as a whole.

**PARCEL 1** 2.5± acres fronting on Gilbert Road and small portion on Halifax Road.

**PARCEL 2** Home and 2.9± acres of land on Gilbert Road.

**PARCEL 3** 2.3± acres of land fronting on Gilbert Road.

**PARCEL 4** 2.3± acres of land fronting on Gilbert Road and Horstmeyer Road.

Be sure to dress warm as we will be selling outside the day of the auction.

PLEASE NOTE that the map is not drawn to scale and is for informational purposes only.

### TERMS & CONDITIONS OF SALE ON THE REAL ESTATE

- 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 \$3,000  
Parcel 2 \$4,000  
Parcel 3 \$3,000  
Parcel 4 \$3,000  
Total deposit on entire property - \$13,000.  
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 bidders 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).
- Surveying: if the property sells in parcels as we are offering, it will be necessary to have it stake surveyed. The cost of the surveying will be charged 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.
- 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.
- 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. Final bid is subject to titleholder approval.
- Property Code Number: 33-25-05-07-452-001.
- 2009 SEV: \$54,000.
- Taxes: Summer - \$387.40 + Winter - \$1,688.28 which includes \$157.56 for Drumm & Heck drain and \$494.84 for Gilbert Petition - 100% Homestead.
- No buyer's premium will be charged.
- School district: Holt Public Schools.
- The auction is being audio tape recorded.

### PERSONAL PROPERTY - ANTIQUES - COLLECTIBLES - APPLIANCES - HOME FURNISHINGS

Very good Whirlpool white newer refrigerator with reversible door and top freezer; antique oak curved glass china cabinet; antique Hoosier kitchen cupboard (painted); antique cupboard with drawer and doors; antique bakers cupboard base cabinet; 1940s 4-piece bedroom suite with double bed, chest, and vanity w/bench; sofa; chair and ottoman; TV trays; floor lamp; wall clock; table and floor lamp; antique wood strap trunk; dishes; platform rocker; caned chair; punch bowl; ceramic figurines; baskets; black and white television in box; TV stand; wall mirror; good 1940s doll wagon; tubular steel bed; steel wardrobe; chest of drawers; 3-drawer dresser with mirror; cuckoo clock; end table w/lamp and book shelving; knee-hole desk; new rocking chair in box; sheets and bedding; pictures and frames; footstool; encyclopedias; pair of boudoir lamps; tank type sweeper; radio; Magic Chef electric 30" range; water hose; wash tub; double wash tubs; wooden drop-leaf dining table with chairs; oil pedestal lamp; porcelain pans; Lane cedar chest; Sears washer; shop vacuum; saw; tools; antique daisy type churn; canning jars; food grinder; bird cage; chaise lounge; Ryobi cordless weed trimmer; luggage; hamper; extension cords; Graniteware roaster; shovels, rakes, etc.; Champion sled; Schwinn bicycle; lawn mower; hanging oil lamp; other small items.

Terms of sale on personal property is cash or personal check with proper identification. Sorry, no credits cards accepted. Not responsible for accidents day of sale or items after sold.



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# ARLENE SHERMAN ESTATE

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.