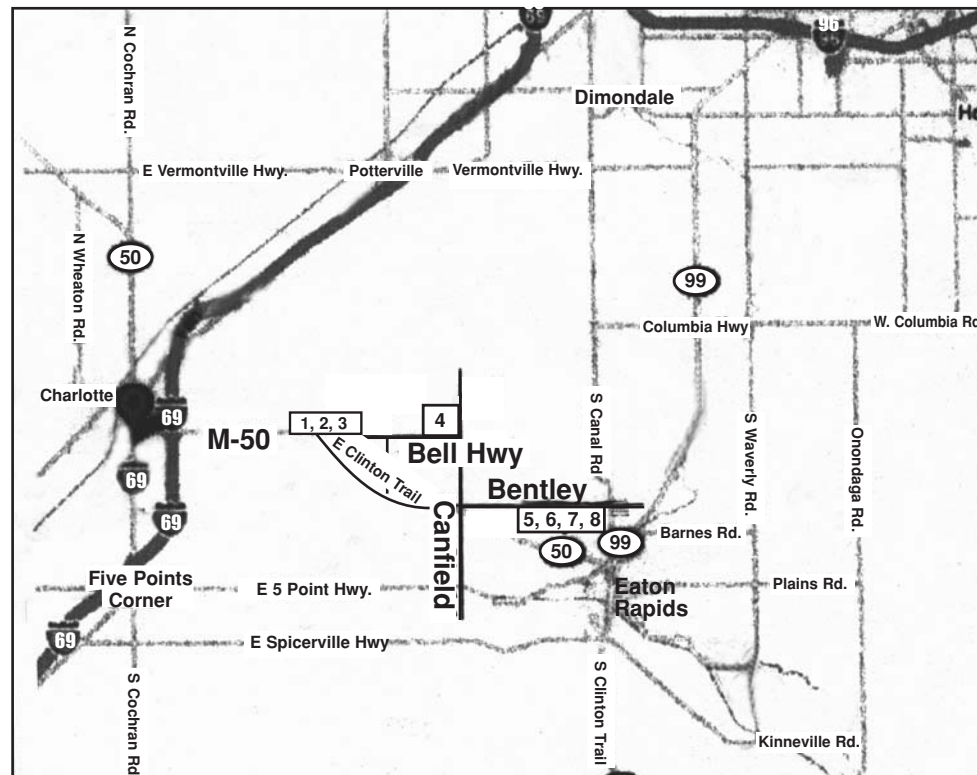


**TERMS & CONDITIONS OF SALE**

- 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  
Parcel 6 – \$5,000  
Parcel 7 – \$5,000  
Parcel 8 – \$5,000  
Deposit on entire property: \$40,000  
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.
- Closings: 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. Closings 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, it will be necessary to have it stake surveyed. The cost of surveying will be charged to the purchaser(s).
- Taxes: prorated at the date of closing in arrears on a calendar year basis.
- Terms: Cash at closing.
- Possession: at closing on the land. May 10, 2010 on the home and buildings.
- 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.
- Oil, gas and mineral rights: the seller owns 1/2 of the rights which will pass to the new owners at closing.
- PA-116: the property is enrolled in the program until 12/31/11 and will be sold subject to the enrollment.
- 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.
- 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

**STANTON'S**  
AUCTIONEERS & REALTORS  
Celebrating More Than 50 Years Of Service

Phone: 517-726-0181  
Fax: 517-726-0060  
e-mail: stantonsauctions@sbcglobal.net  
www.stantons-auctions.com

Selling real estate and all types of property, at auction, anywhere.

**FOR YOUR CONVENIENCE,**  
the real estate auction  
will be conducted at the  
**4-H Building,**  
Eaton County Fairgrounds,  
Charlotte, MI.

**FANTASTIC AUCTION**  
**OF 370± ACRES OF EXCELLENT**  
**MOSTLY TILLABLE LAND**  
**HOME & BUILDINGS AND PERSONAL PROPERTY**

Located at **8452 Bentley Hwy., Eaton Rapids, MI** (north of Eaton Rapids on Canal Rd., 1/2 mile to Bentley and west to home) on

**THURSDAY, MARCH 18, 2010**  
**PERSONAL PROPERTY TO SELL AT 10:00 A.M.**  
**REAL ESTATE SELLS AT 6:00 P.M.**

**FOR YOUR CONVENIENCE,** the real estate auction will be conducted at the 4-H Building, Eaton County Fairgrounds, Charlotte, MI.

Selling approximately 370 acres of farmland, home and buildings located in Eaton County between Charlotte and Eaton Rapids. There are approximately 320 tillable acres plus a sugar bush on one of the parcels. The property will be offered in large parcels, in combinations and as a whole.



**AUCTIONEER ON SITE TO ANSWER QUESTIONS**  
**at 8452 Bentley Hwy., Eaton Rapids on Sunday, March 7 - 1:00 - 2:30.**

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P.O. Box 146  
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*Flyers and other information regarding parcels can be picked up at the open house.*

**DONALD & LINNI**  
**DESGRANGE, OWNERS**

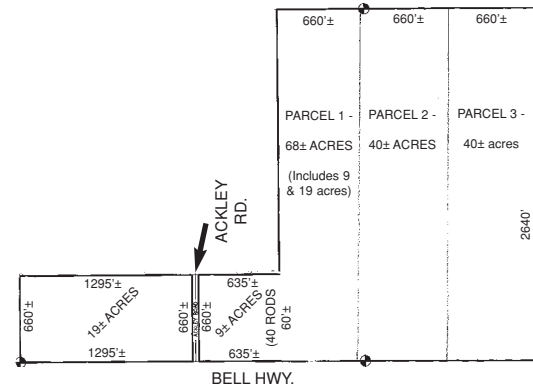
**PARCELS 1 - 3** are located straight east of Charlotte three miles on M-50 to Bell Hwy. and East one mile to property.

- PARCEL 1** 68± acres of land located on Bell Hwy. A portion of this parcel is west of Ackley Road on Bell Hwy.
- PARCEL 2** 40± acres of land located on Bell Hwy.
- PARCEL 3** 40± acres of land located on Bell Hwy.

Property Code Numbers: 110-013-400-001-00  
110-013-300-050-00

SEV: \$209,500  
Taxes: \$1,728 - 100% Homestead  
School District: Eaton Rapids  
PA-116 Enrolled until 12-31/11. Property being sold subject to the agreement.

Tillable acres: 141±



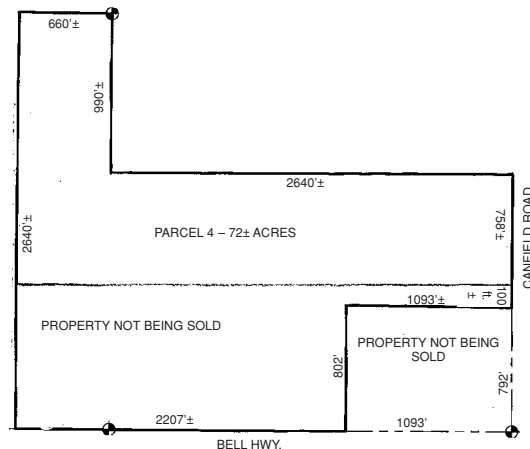
**PARCEL 4** located straight east of Parcels 1 - 3 on Bell Hwy. approximately 1-1/2 miles to Canfield Road and north 1/8 mile.

**PARCEL 4** 72± acres of land located on Canfield Road. This parcel contains the wooded area that is used as a sugar bush.

Property Code Numbers: 120-018-400-050-00  
(covers more land)

SEV: \$203,100 (covers more land than we are selling)  
Taxes: \$3,518 - 100% Homestead (covers more land)  
School District: Eaton Rapids  
PA-116: Enrolled until 12-31-11. Property being sold subject to the agreement.

Tillable acres: 57+



**PARCELS 5, 6, 7 & 8** - located straight south of Parcel 4 on Canfield 3/4 mile to Bentley Road and east 1-1/2 miles to 8452 Bentley or north of Eaton Rapids on Canal 1-1/2 miles to Bentley and west to property

**PARCEL 5** 52.7± acres of land on Bentley Road.

**PARCEL 6** 42.8± acres of land on Bentley Road.

**PARCEL 7** 42.5± acres of land on Bentley Road. A .5 acre parcel was previously sold out of the northeast corner of this parcel and a home was constructed. The well for the home was drilled south of the home on the land we are selling.

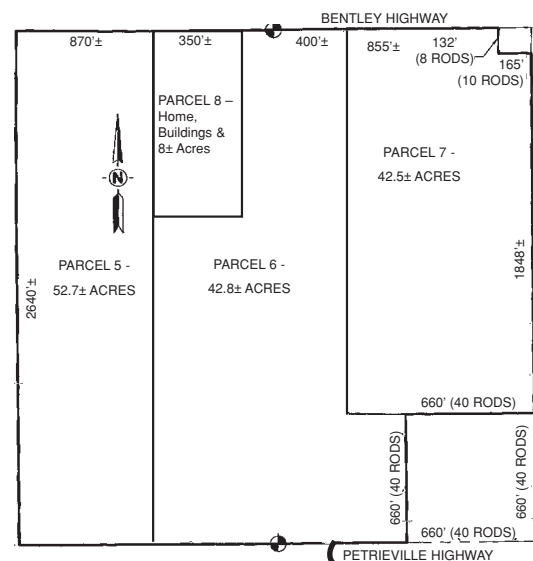
**PARCEL 8** Home and buildings located at 8452 Bentley Road, Eaton Rapids. The home has 2-3 bedrooms, bath, kitchen with dinette area, living room and basement. Buildings include a bunkhouse/office/horse barn and a pole barn. There is also a fenced area for horses.

This parcel is 8± acres in size.

Property Code Numbers: 120-021-300-060-01

SEV: \$263,900  
Taxes: \$4,759 - 100% Homestead  
School District: Eaton Rapids  
PA-116 Enrolled until 12-31-11. Property being sold subject to the agreement.

Tillable acres: 122±



Each of the parcels has a drain assessment. Paperwork will be available at the Open House indicating the remaining years and amounts due for each property. The parcels will be sold subject to the assessments which will become the responsibility of the purchasers.



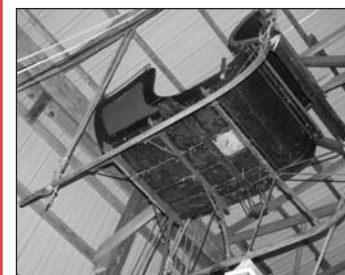
Parcel 1 - Bell & Ackley Rds. Parcel 2-3 - Bell Hwy. Parcel 2 - Bell Hwy. Parcel 4 - Canfield Hwy. Bentley Rd. Parcels



Parcel 8 - Home and Buildings - Bentley Rd. Parcel 8 - Bunkhouse & Office Parcel 8 - Outbuilding

## DESGRANGE PERSONAL PROPERTY

To be sold at 8452 Bentley (Parcel 8), Eaton Rapids, Michigan  
Thursday March 18, beginning at 10:00 A.M.



### Pickup Truck, Front Blade & Salt Spreader

1999 Dodge Ram 2500 - V8 Magnum pickup truck w/box cap and Western front snowplow.  
Mounted Western rear salt spreader



**Horse Trailer** - Very good 1989 tandem axle "Trailer manufacturers" horse trailer w/new tires; **Sauna / Hot tub** - Dream Maker 4 person sauna/hot tub with new pump; **Collectible Cookie Jars - Antiques - Home Furnishings - Appliances - Etc.** - A good group of antique and collectible figural cookie jars (over 15 total) including Mammy, Rabbit, Dogs, etc.; A large group of figural antique salt and pepper shakers, and similar items; 1930's dresser w/mirror; Duncan Phyfe coffee table; Primitive cupboard with multi - compartments and 2 base drawers; Old chairs and miscellaneous wooden furniture; Lawn urns and various items; Beds; Oak table; Antique pump organ, works; Kidney shape desk; Pine hutch; Vanity; Commode; French Provincial bedroom furniture; Modern oak bedroom furniture pieces; Old doors and windows; Hay grapple forks; Pedestal sink; Avanti Convection oven, used one time; Paper items including Playboy magazines, 1917 magazines, etc; Lighted doll house; A large quantity of Science Fiction books; Pioneer Seed corn collectibles; Luggage; Area rug; Lots of toy models in boxes; Toy Farm tractors "John Deere, International", etc.; Sofa; Washer and dryer; 2 Upright freezers; Elec. Stove; Oak antique treadle sewing machines; Nest of colored Pyrex mixing bowls; Picnic table; Dog houses;



**Round Bales of 2009 Hay** - Approximately 25 bales of 2009 large round bales of hay; **Buggy - Sleighs** - Nice Restored Buggy w/seat and rubber tires; Good antique restored sleigh; Another antique sleigh, unrestored; **Lawn Mowers - Iron - Fishing Items - Miscellaneous** - Poulan push mower w/B&S 5.5 HP motor; Quality Farm and Fleet push mower; Case fan w/motor; Lights; Rubber tire wheelbarrow; Wood trim; Large qu. Of hardwood flooring; Power ice auger w/ Tecumseh gas motor; Lots of other ice fishing items; Quantity of scrap iron; Breaker box; Large grain bin;



**Auctioneers Note** - Be on time. The pickup, horse trailer, hay, hot tub, buggy and sleigh will sell at 11:30 A.M.

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

