

# REAL ESTATE AUCTION

96± ACRES OF MOSTLY WOODED LAND WITH THE THORNAPPLE RIVER CROSSING THE PROPERTY AND A LAKEFRONT HOME LOCATED AT CLEAR LAKE

## THURSDAY, JULY 22, 2010

The home on Clear Lake will sell at 12:30 p.m.  
The 96± acres will sell at 6:00 p.m.

Selling two excellent properties with water frontage and woods at auction. The home at Clear Lake is located on approximately 3 1/2 acres of land and includes a garage and lots of lake frontage. The approximately 96 acre parcel has a storage building, is mostly wooded, and the Thornapple River crosses the property. Both properties offer great recreational and investment opportunities.

### OPEN HOUSES

Sunday, July 11 and Sunday, July 18 –  
1:00 - 2:30 each day



#### CLEAR LAKE PROPERTY • TO BE SOLD AT 12:30 P.M.

Lakefront home located at 810 Watts Drive, Dowling, MI (approximately 9 miles south of Hastings, MI or north of Battle Creek, MI on M-37 to Pifer Road, west approximately 1/2 mile to Cottage Drive, turn right and go to Jaden Drive. Turn left on Jaden and the property will be on the right. Entry to the property is through a gated area.

Ranch style home with approximately 1580 square feet of living area, three bedrooms, one bath and garage located on approximately 3.39 acres of land. The garage has approximately 1260 square feet of area. There is fencing around the property. The home needs updating but has lots of potential and a wonderful waterfront location.

Property Code Numbers: 09-210-018-00 & 09-210-013-00  
SEV: \$112,400  
Taxes: \$2,569  
Delton Kellogg Schools

#### PERSONAL PROPERTY TO BE SOLD FOLLOWING REAL ESTATE

Sears 12 ft. fiberglass boat; dinette set, 6 chairs; Citation refrigerator; Roper electric stove; Whirlpool washer and dryer; ceiling fan.



#### THORNAPPLE RIVER PROPERTY • TO BE SOLD AT 6:00 P.M.

96± ACRES OF LAND LOCATED one mile north of Nashville, MI on M-66 to Thornapple Lake Road and west approximately 3 miles to the property.

Excellent, mostly wooded property with frontage on both sides of the river. This is an exceptional offering of a very secluded parcel with a bridge spanning the river for access to the northern portion of the property. If you are looking for a secluded setting for camping, fishing and hunting, be sure to see this offering. There is also a barn/storage building included with the parcel.

Property Code Number: 05-021-015-00  
SEV: \$108,000  
Taxes: \$4,715 - 0% Homestead

#### PERSONAL PROPERTY TO BE SOLD FOLLOWING REAL ESTATE

Toro 16 – 38 Wheel Horse riding mower; John Deere L120 48" riding mower; Massey Ferguson 210 diesel farm tractor; EZ – G0 electric golf cart; 4x7 steel mesh 2-wheel trailer; Polaris sport 4-wheel off-road vehicle; Agri-Fab 5 ft. steel side 2-wheel trailer; Genie personal lift; 4 ft. snow blade; Bob Cat front-end riding mower; Smoker Craft 10 ft. aluminum flat bottom boat; 11 ft. aluminum boat; Flotec compressed air shallow well jet water pump; charcoal grill; Swishe 44 ft. motor-driven pull-behind mower; 3 gallon air compressor; Admiral 18 cu. ft. refrigerator; wood stove; 19 in. TV; Pelonis oil filled room radiator; 13 ft. aluminum stepladder; 8 ft. picnic table; Admiral refrigerator.



#### 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:  
Home at Clear Lake - \$5,000  
96± Acres - \$5,000  
These are non-refundable deposits which will be forfeited by the purchaser(s) if they cannot or do not proceed with the closings. The check(s) should be made out to yourselves and then endorsed over to Stanton's if you are a successful bidder. The deposit 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 auctioneer. 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).
- 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, inspections, surveying, treatments, etc., are the buyer'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 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.
- 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 56 years...anywhere. We anxiously await an opportunity to work with you in the near future.