

REAL ESTATE AUCTION

LAKEFRONT COTTAGE AT MIDDLE LAKE IN BARRY COUNTY, MI
ALL FURNISHINGS INCLUDED

Located at **52 Culbert Drive, Hastings, MI** (1 1/2 miles north of Hastings on M-43 to Coats Grove Road, 2 miles east to Barber Road, 1 1/2 miles north to Culbert Drive and left to property) on

TUESDAY, JULY 27, 2010
6:00 P.M.



Beautiful lakefront lot with a nice cottage with detached garage to be sold at auction. The home has a living room, dining room, two bedrooms and bath. Still lots of time to enjoy boating, swimming and other lake activities this summer. Be sure to see this great offering – ready to move into with all furnishings in the home included!



OPEN HOUSES

Tuesday, July 20 - 4:00 - 5:30
and Sunday, July 25 - 1:00 - 2:30

TERMS & CONDITIONS OF SALE

1. No minimum opening bid will be required.
2. It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
3. Earnest Money Deposit: The successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the amount of \$5,000. This is a non-refundable deposit which will be forfeited by the purchaser if they cannot or do not proceed with the closing. The check should be made out to yourself and then endorsed over to Stanton's if you are the successful bidder. The deposit will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder must sign purchase documents with the auctioneer. 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.
5. Title Insurance: an owner's policy of title insurance will be provided to the purchaser.
6. Taxes: prorated to the date of closing in arrears on a calendar year basis.
7. Terms: cash at closing.
8. Possession: at closing.
9. If the property is financed, any appraisals, points, surveying, inspections, repairs, etc., required by a lending institution or desired by the purchaser are the purchaser's expense.
10. 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 buyer is relying on their own judgment and inspection regarding the property. The final bid is subject to titleholder approval.
11. Property Code Number: 04-055-026-00.
12. SEV: \$54,050
13. No buyer's premium will be charged.
14. The auction is being audio tape recorded.

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BONNIE BABBIT,
OWNER

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.