

REAL ESTATE and PERSONAL PROPERTY AUCTION

Located at **20872 Capital Avenue NE (M-66), Battle Creek, MI** (north of Battle Creek on Capital Avenue/M-66 – approx. one mile north of Morgan Road) on

MONDAY, AUGUST 9, 2010

Personal Property Sells at 2:00 P.M.

Real Estate Sells at 6:00 P.M.



Selling this immaculate, ready-to-move into, one owner home that was built in 1948 at auction. The home has two bedrooms plus a large attic, kitchen with dinette area, living room, bath, full basement and bath and a detached two car garage. The kitchen has newer cherry cupboards, sink and garbage disposal, tile floor, countertop and a new range and dishwasher that have never been used. The bath has a new tile floor and stool and the porch has newer windows, carpet and lattice work. Newer items also include the roof (in 2009), well, garage door and opener, furnace and hot water heater. The home also has central air conditioning. The main floor has been repainted and carpeted except for one bedroom left exposed so the floor can be viewed.

Excellent, large lot with public sewer and a private 5" well that was new in 2005. The property is in the Pennfield School District.

OPEN HOUSES

**Monday, July 26 - 4:00 - 5:30 and
Sunday, August 1 - 1:00 - 2:30**

PERSONAL PROPERTY

Old silver; miscellaneous items from the Orient; prayer rug from Turkey; Shelley; Lenos, R.S. Prussia, Belleek and pewter items; service for six of Rosenthal Rose by Rosenthal; pair of unique table lamps purchased in Japan; Pennsylvania House cherry dining suite (bubble glass on hutch doors); cherry chest of drawers; nearly new love seat; new kitchen drop-leaf table; lamps including two high intensity for sight impaired; computer stand; two small color TVs; older like-new drop-leaf enamelware kitchen table; assorted size cast iron skillets; humpback trunk; tools; wash stand; pitcher and bowl set; Martha Washington sewing cabinet; folding sewing table; picture frames; two complete bedroom suites – Provincial with twin beds (white: and solid maple with standard bed); mahogany dresser and chest of drawers; cedar chest; maple corner cabinet (vintage); living room and dinette furniture; set of blue/white dishes – serves 8; cupboards; washer/dryer; electric range; pottery; St. Clair paperweights and many others; Hummels; many dishes and figurines.

TERMS – CASH OR CHECK WITH DRIVER'S LICENSE. NOT RESPONSIBLE FOR ACCIDENTS DAY OF SALE OR ITEMS AFTER SOLD.

TERMS & CONDITIONS ON THE REAL ESTATE

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 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.
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, inspections, surveying, treatments, repairs, etc., are the buyer'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 and their representatives 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. No buyer's premium will be charged.
12. The auction is being audio tape recorded.



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PLEASE NOTE:

The property is being sold due to health concerns and the owner's name is being withheld at the request of the family.

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.