

PUBLIC AUCTION

REAL ESTATE AND PERSONAL PROPERTY

Located at 1824 W. Nye Road, Olivet, Michigan

(Go 3 miles northeast of Olivet on Marshall Road or 7 miles south of Charlotte (5 miles southwest of Exit 57 and I-69) on Marshall Road to Nye Road then 1/4 mile east) on:

THURSDAY AFTERNOON, OCTOBER 21, 2010

The Personal Property sale begins at 3:00 P.M.

The Real Estate sells at 6:00 P.M.

(The appliances will be sold after the real estate)



**Mr. and Mrs. Steele have purchased another home next to their daughter and have decided to sell this excellent property and all of the personal property listed below. Make sure you look this over and plan on taking advantage of this sale.

Real Estate - This home (stick built) was constructed in 1999. There are 3 bedrooms, 2-1/2 baths, main floor laundry, a full basement and an attached two car garage. The property also has a 24x32 pole barn with cement floor, paved driveway, new furnace installed in 2009, air conditioning and many other extras. The buildings are situated on 4.43 acres +/- . This is a nice, well-kept home, good size lot with both a garage and pole building. Make sure you plan on attending.

OPEN HOUSES Sunday, October 10 and Sunday, October 17 from 1:00 - 2:30 P.M. each day

TERMS & CONDITIONS OF THE REAL ESTATE SALE

1. Opening Bid - 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 following amount - \$6,000. 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. Closings are 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, repairs, treatments, inspections, 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 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 approval by the titleholders.
11. Property Code Number - 140-011-300-770-08.
12. SEV - 2010 - \$85,509.
13. Taxes - 2009 Winter - \$1,797.81 and 2009 Summer - \$1,022.52.
14. No buyer's premium will be charged.
15. The auction is being audio tape recorded.

PERSONAL PROPERTY

Tractor, Related Equipment & Miscellaneous - 2004 Kubota B7610 HST diesel tractor with 4 wheel drive, 3 pt., and Kubota LA352 front end loader. 421 hours. Very good; TSC Huskee 5.5 HP rear tine rototiller; 3 pt. Meteor PTO Snowblower; 3 pt. 4 ft. box scraper; 3 pt. 5 ft. disk; 3 pt. 6 ft. scraper blade; Jacobsen Homelite riding mower w/blade and deck (needs electric clutch); McCullough 700 chain saw; Craftsman band saw and sander, floor model; 2 wheel trailer w/spare; Cutters; Seeder/spreader;

Modern and Antique Tools, Generator, Etc. - Approximately 400 pieces of examples of tools of all types (old and modern) including boxed sets of wrenches; Air sockets; Levels; Vise; Old tools; Ice tongs; Metric Allen wrenches; Hammers; Bushing tools; Power Pal air compressor w/air hose; Ford wrenches; Creeper; 2 Pipe clamps; vise on bench; Craftsman bench drill press; Lots of screw drivers; Organizers and cabinets; Craftsman angle grinder; New LP tank; 3 pt. hitch draw bar; Craftsman tool box; Radio's; Steel drill bits; 2 drawer file cabinet; 1/2 drill; Valve grinder; Rim splitter; Pry bars; Heavy Duty jack; Werner 16 ft. aluminum extension ladder; Extension cords; Tarps; Coleman Powermate 10 HP generator; Metal shelving; Monkey wrenches; 30 Pipe wrenches; Crescent wrenches; Open deep sockets; Tool boxes; Oil cans; Wood handle monkey wrenches; Yard roller; Propane gas grill; 3/8" air wrench; Tapes; Set of long wood bits; Flexible cable for drilling holes in corners; 2 big "C" cable; Jack stands; 8 ton hydraulic jack;

Guns - Rossi 20 ga. Single barrel shotgun; Ranger 103-13 - 22 caliber bolt action rifle; 20 ga. Shotgun; 22 caliber rifle with scope; Ruger 10/22 Carbine rifle; Ted Williams shotgun;

Home Furnishings & Appliances (Appliances will be sold after the home) - Kenmore front load washer; Kenmore electric dryer; Kenmore refrigerator w/top freezer; Kenmore 30" glass top electric range; Emerson microwave; New in box Gazebo; Lots of good Christmas decorations including outdoor and indoor examples; Antique Northwood green "raspberry" tumbler; Antique Croesus green toothpick; Hand painted china pieces; Blue opalescent hobnail mayonnaise; Antique Ansonia Ogee clock (running); Entertainment center; A collection of nearly 30 farm toys including boxes examples by Ertl and battery operated remote tractor w/wagon; Bookcase; Boxes of craft items; Little Tikes and other child's toys including swimming pool and sand box; Dishes and small appliances; Kitchen formica top table and 2 maple chairs; Cabinets; Tools; Exercise items; Card table and chairs; Book cabinets; TV trays; Recliner; Early cradle; 10x10 covered patio with poles and framework; Hotplate; Book/CD rack; Space saver coffee maker; Pantry cupboard; Electric radiant heater; Step end table; Bentwood rocker; 3 drawer stand; Old double reversible doll; Hallmark ornaments; Anheuser Busch steins; Other collectible le figurines; 10 speed bike (fair); Large pressure cooker; 15" Western saddle and bridles;

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



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