

# ESTATE AUCTION

## REAL ESTATE AND PERSONAL PROPERTY

The Geigers purchased and moved into this home in 1947, now the Estate will sell property along with the home furnishings, antiques, collectibles and tools LOCATED at 167 Amasa Street, Woodland, Michigan on:

# THURSDAY AFTERNOON, AUGUST 26, 2010

**Sale of Personal Property begins at 3:00 P.M.**

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



**Real Estate** – Selling this two story home with 3 bedrooms, a 4 pc. bath, main floor laundry, kitchen, living and dining rooms and an enclosed front sun porch. There is a 1-1/2+ car attached garage and a storage building. The home and buildings sit on 1-1/2 lots. The property has a private well and city sewer. The lot measures 0.85 acre ±.

## OPEN HOUSES

**Tuesday Afternoon, Aug. 17 from 4:00 - 5:30 P.M.**  
**& Sunday, Aug. 22 from 1:00 - 2:30 P.M.**

### 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 - \$4,000. 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 - 15-110-029-00.
12. SEV - 2010 - \$44,198.
13. No buyer's premium will be charged.
14. The auction is being audio tape recorded.

### PERSONAL PROPERTY

### ANTIQUES - COLLECTIBLES - MISCELLANEOUS

Antique post cards and photographs; paper items from the area; pressed back oak rocker; antique mahogany upright piano with applied carving; television; platform swinging rocker w/footstool; step end table; lamps; child's chair; stool; portable sewing machines; elec. wall clock; upholstered recliner; antique bent wire piano stool w/wooden stool; Imperial glass red carnival bowl; Duncan Phyfe drop-leaf table w/4 chairs; collection of angels and various figurines; 1930s dining room buffet; 1930s dining room china cabinet; beer mugs; 1930s double chifforobe; rockers; footstool; tubular bed; "T" back oak rocker; oak dresser w/mirror; oil lamps; games and puzzles; child's books; very good Marx wind-up train set in original box – engine w/3 cars; Waterfall vanity with bench; nightstand; approximately 100 antique and collectible comic books; Whirlpool washer; Roper dryer; dishes; pots and pans; a few fruit jars; microwave; Craftsman 2 HP wet/dry vacuum; nice chest of drawers; ironing board; antique cast iron cars and fire truck; 2 kitchen work tables; Coleman lantern; fan; exercise bike; old flat irons; stacking lawn chairs; stepladder; lawn and garden tools; garbage can; crocks; gas can; Campbell and Hausfeld power washer; wooden clamps; tools; Black and Decker circular saw; card table and chairs; water hose; small shop vacuum; levels; Sanders; Workmate; Stanley No. 607 plane and many other wood and iron planes; brace; sockets; Daisy Model 102 BB gun; trickle charger; saws; power ratchet; 2 section stack tool chest made by Master Mechanic; antique J.C. Higgins girl's bicycle; another antique bike; Eurotour bike; antique tricycle; scoop shovels; cane poles; Ojibwa tobacco store tin; 3 cross cut saws; canes; sprinklers; steel wheel wheelbarrow; small Woodland Fire Department sign; fishing items; 2 walk behind garden cultivators; buck saw; auger; wash tub stand; wash tubs; scrub board; wooden extension ladder; Champion pedal car; sleds; extension cords; Skil 2 HP table saw; chisels; scythe; antique primitive 2 door cupboard; shoe last; commode; lots of other interesting old and useable items.

**Riding Lawn Mower - Roller - Trailer** – Craftsman 17.5 LT 2000 mower w/Intek motor and 42" mower deck; John Deere lawn trailer; lawn trailer roller.

Terms of sale are 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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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.

**THE ESTATES OF**  
**ROLAND & MARY LOU**  
**GEIGER**