

# ESTATE AUCTION

## OF REAL ESTATE AND PERSONAL PROPERTY

Located at **1020 E. Mill Street, Hastings, MI** (two blocks north of downtown Hastings and the Court House on Broadway/M-43 to Mill Street, 1/4 mile east to Michigan Ave., left across the river and immediately back to E. Mill, turn right and continue 3/4 mile east to property) on

# MONDAY, AUGUST 30, 2010

**Personal property sells at 3:00 p.m.**

**Real estate sells at 6:00 p.m.**



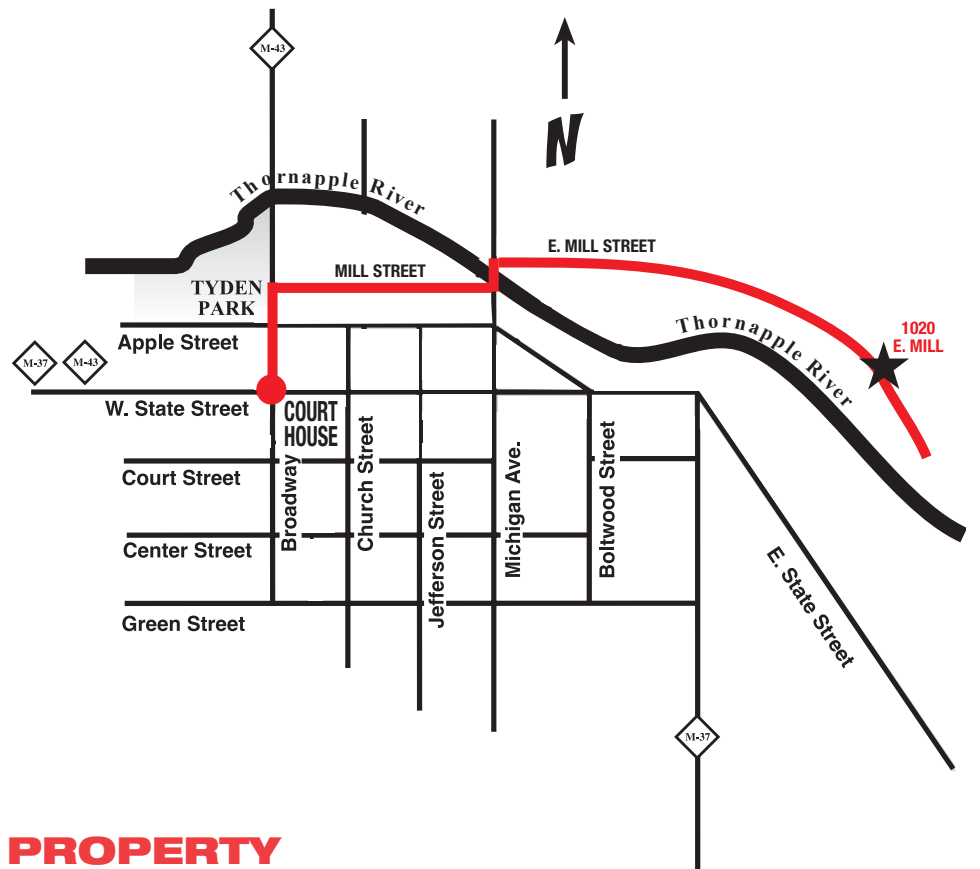
Selling this two bedroom, two bath home with an additional 1/2 bath in the partially finished walk-out basement at auction. The home was built in the 1960s and is located on a beautiful, approximately 2 1/2 acre lot which extends to the Thornapple River. A stack washer and dryer, refrigerator and stove in the basement stay with the home. There is also a 2 - 2-1/2 car garage and a pole building included with this property.

### TERMS & CONDITIONS OF SALE ON THE REAL ESTATE

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 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. 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, inspections, surveying, treatments, 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 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. Property Code Number: 55-130-010-00.
12. SEV: \$63,100.
13. Zoned: R-R
14. No buyer's premium will be charged.
15. The auction is being audio tape recorded.

### OPEN HOUSES

**Thursday, August 19 - 4:00 - 5:30**  
**& Sunday, August 22 - 1:00 - 2:30**



### PERSONAL PROPERTY SALE BEGINS AT 3:00 P.M.

**Lawn and Garden Tractor sells at 5:00 P.M. • Kitchen appliances sell after real estate – Appliances in basement sell with the home**

**Appliances in Kitchen** (to be sold after real estate) – 2009 Frigidaire w/top freezer, original cost \$773.00; Whirlpool 30" electric range; Kitchen Aid dishwasher; \*Stack washer/dryer on main level, and appliances in the basement sell with the real estate.

**John Deere Lawn Tractor, Log Splitter, Etc.** (to be sold at 5:00 P.M.) – John Deere 318 hydrostatic lawn and garden tractor; 2200 watt generator; assembled log splitter w/gas motor; lawn roller; lawn sweeper; cement mixer; Stihl 029 chain saw, nice - used very little; Poulan chain saw.

**Home Furnishings, Antiques, Miscellaneous** – G.E. microwave; Dirt Devil sweeper; desk; lamps; end tables; coffee table; a number of recliners; sofa; hide-a-bed; curio cabinet; Curtis Mathes television; 3 pc. bedroom suite; bedding; sewing machine with cabinet; nice 3 piece bedroom suite with queen size bed, dresser w/mirror and chest of drawers; box sled; wheelbarrow; Maytag wringer washer; scoop shovel; forks, shovels, rakes, etc.; ice chest; creeper; car ramps; 2 wheel lawn trailer; hedge trimmer; pruners; camp stove; collectible green and red Coleman lanterns; work benches; hand tools; water hose; trailer type fertilizer spreader; plane; Weed Eater gas line trimmer; antlers; set of aluminum extension ladders; lawn chairs; fishing equipment including ice poles; garbage cans; small television; canners; double boiler; pots and pans; dishes; meat saw; Maytag wringer washer, good; high chair; antique crock with elaborate blue floral marking; rope; gun cabinet; Zenith TV; fish scaler; 1930s cedar chest; good Formica top dinette table with 4 chairs; 4 bar stools; Royal Haegar jack in the pulpit vase; wheat pattern dishes; sharpening steel; tree lamps; oak bent arm rocker; beam bottles; Pabst light.

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



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# WAYNARD & MARGARET BELSON ESTATES

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.