

# REAL ESTATE AUCTION

Located at **977 Sherman Street, Nashville, MI** on

## WEDNESDAY, SEPTEMBER 1, 2010 6:00 P.M.



Selling this nice 1992 manufactured home with three bedrooms, two full baths, kitchen, and dining area. The home has approximately 1344 square feet of living area and the lot size is approximately .77 acre. There is also a 24x40 garage included and the drive has been blacktopped.



## OPEN HOUSES

**Tuesday, August 24 - 4:00 - 5:30  
and Sunday, August 29 - 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 \$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 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, 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 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: 52-001-235-01.
12. SEV: \$46,900.
13. No buyer's premium will be charged.
14. The auction is being audio tape recorded.

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## MARY CARPENTER, 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.