

ABSOLUTE AUCTION

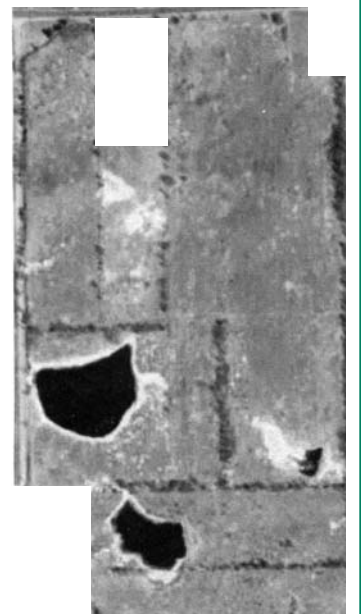
OF 69± ACRES OF LAND WITH PONDS – PERSONAL PROPERTY

Located 3-1/2 miles west of Nashville, MI on M-79 to the corner of Barryville Road or 2-1/2 miles west of Hastings on M-37 to M-79 and five miles east to the corner of Barryville and M-79 on

MONDAY, JUNE 8, 2009

Personal property sells at 2:00 p.m.

Real estate sells at 6:00 p.m.



**AUCTIONEER ON SITE TO ANSWER QUESTIONS:
Sunday, May 24 – 1:00 - 2:30 and Monday, June 1 – 4:00 - 5:30**

ESTATE OF LARRY TOWER

144 South Main St. • P.O. Box 146
Vermontville, MI 49096
Phone: 517-726-0181 Fax: 517-726-0060
e-mail: stantons@sbcglobal.net
www.stantons-auctions.com



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Selling real estate and all types of property, at auction, anywhere.

Selling this exceptional property with frontage on two roads at absolute auction. The property has nice ponds, lots of trees and attractive rolling land. Excellent opportunity for hunting and other recreational activities, farming, etc. The property will be offered in three individual parcels, in any combinations desired and as a whole.

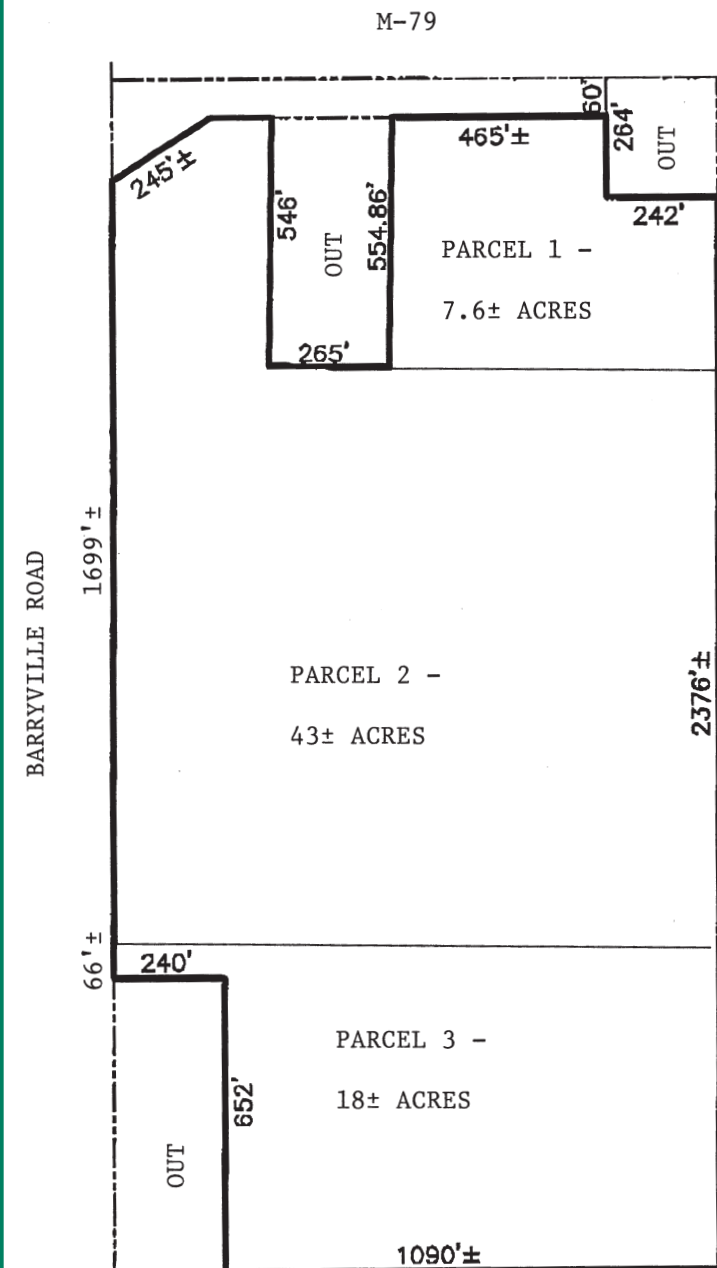
PARCEL 1: 7.6± acres fronting on M-79.

PARCEL 2: 43± acres fronting on Barryville Road.

PARCEL 3: 18± acres fronting on Barryville Road with a 66' easement running across Parcel 2 for 240' for access.

TERMS & CONDITIONS ON REAL ESTATE

- No minimum opening bid will be required.
- It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
- Earnest Money Deposits: the successful bidders must deposit with the auctioneers the day of sale cashier's checks, certified checks or cash in the following amounts:
Parcel 1: \$4,000
Parcel 2: \$5,000
Parcel 3: \$5,000
Deposit on entire property: \$14,000
These are non-refundable deposits which will be forfeited by the purchasers if they cannot or do not proceed with the closings. The checks should be made out to yourselves and then endorsed over to Stanton's if you are a successful bidder. The deposits will apply to the purchase price at closing.
- Closing: at the conclusion of the bidding, the successful bidder(s) must sign purchase documents with the auctioneers. The earnest money deposits will be taken at this time. Closings 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.
- Title Insurance: an owner's policy of title insurance will be provided to the purchaser(s).
- Surveying: if the property sells in parcels, it will be necessary to have it stake surveyed. The cost of surveying will be divided among the parcel purchasers.
- Taxes: prorated to the date of closing in arrears on a calendar year basis.
- Terms: cash at closing.
- Possession: at closing.
- 2009 SEV: \$74,893.
- Property Code Number: 05-032-010-00.
- 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 or their representatives make any guarantee therein. The property is being sold in "AS IS, WHERE IS" condition with no expressed or implied warranty. The auctioneers and the titleholders will assume that the buyers are relying on their judgment and inspection regarding the property.
- No buyer's premium will be charged.
- The auction is being audio tape recorded.



PLEASE NOTE: The personal property will be sold across the road from the real estate at 3870 Barryville Road.

ANTIQUES & HOUSEHOLD ITEMS

Very good Edison "Home" model antique phonograph with H reproducer, cover, horn; good Bush and Lane upright piano with ornate mahogany case and bench; antique oak dresser with mirror; antique oak library type table; antique oak commode; two Duncan Phyfe style writing desks; iron base glass top coffee table; Waterfall style dresser with triple mirror; antique iron baby crib; antique bookcase/secretary with curve door – needs glass, mirrors and restoration; crockery jugs; deer tapestries; deer and antelope mounts; wild boar mount; other animal antlers; Kirby "The Ultimate" vacuum with accessories; lock boxes; flat top trunk; twin size headboard with mirror; hall tree; matching dresser and chest of drawers; computer desk; kitchen table with six chairs; drop-leaf table with self-storing leaves; unusual assembled chord organ made from an accordion; Panasonic table model radio; small microwave oven; VHS tapes; metal frame bunk beds; treadmill; large floor fan; antique wooden headboard and rails; misc. household items; three drawer stands (2); green recliner chair; floor and table lamps; white sectional sofa; upright freezer; chest freezer - rough; appliance dolly; picnic table; iron patio sofa and table; bicycles.

FIREARMS - SPORTS EQUIPMENT

Hiawatha Model 130 pump shotgun; Sears 12 gal. Model 446 pump shotgun w/two barrels; W. Moore & Co. side-by-side double barrel shotgun; Mossberg Model 500A pump shotgun with Tasco scope; Mossberg 410 ga. bolt shotgun Model 183T; Westernfield Model M815 22 cal. rifle; Navy Arms Co. made in Italy 44 cal. revolver, SN 067274; gun cabinet; men's hunting clothes; compound bow; re-curve bow; large and small crossbows; fly fishing rod; other fishing rods; gun cases; gas engine ice auger.

TOOLS

Small electric pressure washer; Work Mate; dry wall stilts; electric floor sander; good 30" sheet metal brake; radial arm saw; rolling tool chest with top box; many hand tools; cut-off saw; Rubbermaid type tool cabinet; many hand and power tools; router and table; bench type drill press; small air compressor; rechargeable drill; hardware items; battery charger.

VEHICLES - TRAILERS - ATV

2000 Ford Explorer - needs minor engine repair (not running); 1985 Pontiac Fiero 2M4 car - not running; 1965 Chevrolet 10 pickup truck - not running; 1978 Layton travel trailer - as is; single axle trailer; two axle car hauling trailer; utility trailer with sides; 1983 Honda Trail 70 wheel ATV - needs repair.



FARM MACHINERY - LAWN TOOLS

John Deere Model "R" diesel tractor with wide front, fenders, pony motor – has not run in 25 years; AC Model WC tractor - not running; AC Model WD tractor for parts; Ferguson T035 tractor w/rear chains and loader mount; 3 pt. back blade; 3 pt. 5' rotary mower; 3 pt. 2-bottom plow; JD 5-bottom trailer plow; 8' cultipacker; 3 pt. cultivator; Ferguson 3 pt. harrow; JD 10' wheel disk; 3 pt. post hole auger; MF 10' hay mower/conditioner; NH 275 baler; hydraulic dump for attachment; other older lawn mowers and rototillers; Black & Decker electric lawn mower; gas line trimmers; garden seeders; chain saws; misc. lawn mowers; scooter for repair or parts; wheelbarrow.



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

