

EXCEPTIONAL REAL ESTATE AUCTION

78± ACRES - FOUR PARCELS

Located 4 miles east of Richland, MI on M-89 to 40th Street N, 1 1/4 mile north to East C Avenue, then 1 3/4 mile east to the corner of N 44th St. or approx. 6 miles northwest of Battle Creek on W. Michigan Avenue/M-89 to 46th Street N, 1 mile north to East C Avenue, and 1 1/4 mile west on

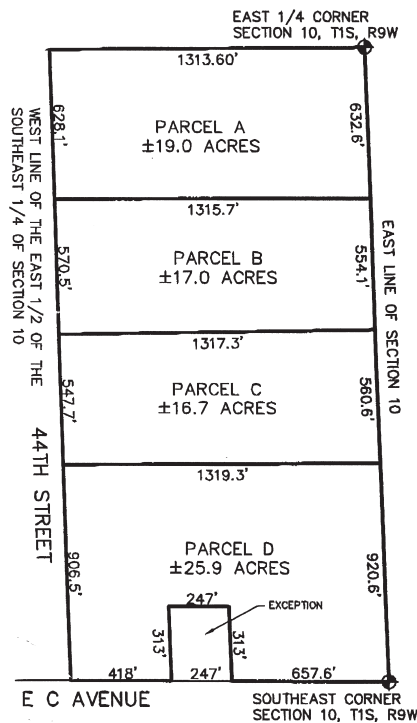
MONDAY EVENING, JUNE 15, 2009

6:00 P.M.



Selling this exceptional 78± acre property with nearly 3/4 mile of paved road frontage. Beautiful parcels which will be offered individually, in combinations and as an entirety. The property lies within 2 1/2 miles of Gull Lake and is in the Gull Lake School system. This property is ready to be farmed this year, for horses, livestock as well as representing a great investment opportunity.

- PARCEL A** 19± acres of land with frontage on 44th Street.
- PARCEL B** 17± acres of land with frontage on 44th Street.
- PARCEL C** 16.7± acres of land with frontage on 44th Street.
- PARCEL D** 25.9 acres of land with frontage on 44th Street and E. C Avenue.



AUCTIONEER ON SITE TO ANSWER QUESTIONS:
Friday, June 5 – 4:00 - 5:30 and
Sunday, June 7 – 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 Deposits: the successful bidder(s) must deposit with the auctioneers the day of sale cashier's checks, certified checks or cash in the following amounts:
 Parcel A: \$5,000 Parcel C: \$5,000
 Parcel B: \$5,000 Parcel D: \$5,000
 Deposit on entire property: \$20,000.
 These are non-refundable deposits which will be forfeited by the purchaser(s) if they cannot or do not proceed with the closings. The cashier's or certified 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.
4. 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. 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 issued to the purchaser(s).
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, etc. required by the lending institution or desired by the purchaser are the purchaser's expense.
10. If the property sells as we are offering it, it will be necessary to have it stake surveyed. The surveying will be charged to the purchasers. If one person buys the entire property, it will not be necessary to have it stake surveyed.
11. Property Code Number: 04-10-430-011.
12. Zoned: 101 - Agricultural.
13. School District: Gull Lake.
14. 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 buyers are relying on their own judgment and inspection regarding the property. Final bid is subject to titleholder approval.
15. No buyer's premium will be charged.
16. The auction is being audio tape recorded.

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STANTON'S
 AUCTIONEERS & REALTORS

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**NORMAN & DIANE
 LANGSHAW, OWNERS**

Stanton's Auctioneers and Realtors have sold real estate and all types of farm machinery, antiques, coins, firearms and household at auction for over 54 years...anywhere. We anxiously await an opportunity to work with you in the near future.