

MONTCALM COUNTY, MI

2 LOTS

REAL ESTATE Auction

MONDAY, OCTOBER 23 + 5 PM

OPEN HOUSE & INSPECTION DATES:
SUNDAY, OCTOBER 15 + 1PM - 3PM
MONDAY, OCTOBER 23 + 11AM - 1:30PM
PERSONAL PROPERTY ONLY:
SUNDAY, OCTOBER 29 + 11AM - 1PM



PROPERTY LOCATION: 8791 Phelps Drive, Vestaburg MI 48891.

(Phelps Addition)

DIRECTIONS TO PROPERTY: M 46 to CR 565 @ Blinker Light, East side of Vestaburg MI. Go South 1 mile to Deaner, then West Approx. 1/4 mile to Phelps Dr. Follow the Signs.

AUCTION LOCATION: Richland Twp. Hall, 8755 Third Ave., Vestaburg MI, 48891.

TRACT DESCRIPTIONS: VESTABURG COMMUNITY SCHOOLS

TRACT 1: Lot 22 - Phelps Addition, Tri level Home with Basement, Corner Lot, Nice Setting, Well Maintained, Large 2 Stall Garage Approx. 784 sq', Balance of Home Approx. 2416 sq', 3 Bedroom, 2 Large Full Bathrooms, 2 Living rooms, Den, Open Kitchen Dining Area Lots of Cabinet Space, Electric Stove & Refrigerator, Washer & Dryer, Nat. Gas, Morton Water Softener. 10'x12' Shed.

TRACT 2: Lot 21 - Phelps Addition, Open Lot, 98' Frontage on Phelps Dr. Great Lot to Build on.



OWNER: BETHEL A. WALKER ESTATE, WENDY K. WALKER PERSONAL REPRESENTATIVE
AUCTION MANAGERS: ED BOYER, 574-215-7653, TED BOYER, 574-215-8100, PHIL WOLFE, 260-248-1191

PERSONAL PROPERTY: TIMED ONLINE ONLY
LOTS STARTS CLOSING: SUNDAY, OCTOBER 29 @ 3:00 PM
Preview: Sunday, October 29th (Same Day) 11am-1pm.
CAR, PETROLIANA, ADVERTISING, ANTIQUES, TOYS, COLLECTIBLES, SHOP, LAWN & GARDEN, HOUSEHOLD & MUCH MORE!

AUCTION MANAGER: Phil Wolfe, 260-248-1191



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



800-451-2709 + SCHRADERAUCTION.COM

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2
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800-451-2709 * SCHRADERAUCTION.COM + 3% BUYER'S PREMIUM



CORPORATE HEADQUARTERS
950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGERS:
Ed Boyer, 574-215-7653
Ted Boyer, 574-215-8100
Phil Wolfe, 260-248-1191

Ed Boyer (Salesperson), 6501225192
Schrader Real Estate and
Auction Company Inc., 6505397356

Follow us on:

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, and combination of tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combination of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged

financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

BROKER PARTICIPATION: Any broker actively licensed in the State of Michigan who properly registers the successful high bidder can earn a Buyer Broker Fee at settlement by the Seller. Broker must follow Schrader Guidelines and register on a Schrader Real Estate & Auction Co., Inc. Buyer Broker form available at www.schraderauction.com or by calling 1-800-451-2709.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2024 and thereafter. Prorated the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.