

Phone Bid

REAL ESTATE AUCTION

45.34 ACRES SELLING AT PHONE BID AUCTION!

End date to submit real estate bids: SAT., APRIL 26TH • 6:00 pm

FARM PERSONAL PROPERTY AUCTION

SAT., APRIL 26TH w/multiple rings starting at 9:00am Sharp!

Property Address: 832 W. Front St. • Burr Oak, MI 49030
Directions: From U.S. Hwy. 12 east of Sturgis to Halfway Rd., west on Front St. to Property.



Starting Bid of \$515,000



— OPEN HOUSE —
Tuesday, April 8th from 5-7pm,
by appointment, and day of sale all day!

REAL ESTATE: An incredible opportunity to own 45+ rolling, tillable/wooded acres of Burr Oak, MI! The up-to-date 4 bd., 2 full bath home is move-in ready and will come furnished with all appliances. Gorgeous woodwork throughout and wood-burning fireplace! Home is on city water/sewer and features a heated 50' x 36' shop with 12' x 16' doors, 74' x 36' barn with horse stalls and a 36' x 22' shop with 8' ceilings.

PROCESS: This real estate is to be offered in 1 tract. Phone Bidding may begin at any time. Highest and Best final sales price will be confirmed day of sale. Seller and Auction Company have the right to accept or reject any and all bids. Call auction company to place bids.

DOWN PAYMENT: \$5,000.00 non-refundable down payment due from successful winning bidder, day of sale with balance at closing. Accepted forms of down payment are cash, cashier's check/money order, or corporate check. Bidding is not conditional upon financing, but it is expected that buyer financing has been arranged prior to day of sale or have funds available.

POSSESSION: At closing. **ANNUAL TAXES:** \$2,951.99

AGENCY: Grogg-Martin Auctioneers & Realty and its staff are exclusive agents of the seller.

ACCEPTANCE OF BID PRICES: Seller & Auctioneer have the right to accept or reject any and all bids. Final bids are subject to seller approval. Real Estate Purchase Agreements will be required to be signed by all successful parties involved day of sale.

DISCLAIMER: Tract size and home square footage is APPROXIMATE. All inspections/soil borings must be completed prior to day of sale by buyer, if needed, and buyer is purchasing home as-is day of sale. For more information, contact Grogg-Martin Auctioneers & Realty.

PERSONAL PROPERTY: TOO MANY ITEMS TO LIST ON SALE BILL!! Be sure to visit our website or Auction Zip for complete listing, photos and details!!

JOHN DEERE 5210 4WD CAB TRACTOR w/541 LOADER; 1999 FORD F-350 34' BUCKET TRUCK; 2008 KIA SEDONA EX; COATS RIM CLAMP 5060 AX TIRE CHANGER; COATS 950 DIRECT DRIVE WHEEL BALANCER; BEND PAK VEHICLE HOIST (2); WOODS 6170 MOWER; TRAC VAC; TAYLOR WAY 3 PT. BACKHOE; QUALITY TOOLS; CHAINSAWS; WOOD CUTTING MACHINES; PARTS; ROUGH CUT LUMBER; SCRAP; BIKES; GRILLS

Seller: Scott Modert



Mike Patka AU10500042
260-350-8603
Shipshewana, IN

Ken Martin
260-350-7331
LaGrange, IN

"We Sell The Earth and Everything On It!"

"Like Us" on Facebook and check out

www.groggmartin.com
for all information and pictures

— FOOD AVAILABLE —