



58 Acres +/- Farmland ONLINE AUCTION



@ www.BidNow.us

**BIDDING OPEN APRIL 4th THROUGH TUESDAY, APRIL 16th @ 7:00 P.M.
CHESANING, MI (SAGINAW COUNTY)**

This Property is Being Sold by Online Auction.
Register to Bid @ www.BidNow.us
We Can Place Bids For You - Call 989.823.8835 for Info.

See More Info on Website!
Feel free to walk the property!
Call for an appointment to inspect the home.

Address: 4210 W. Peet Rd./M57, Chesaning, MI, Saginaw County.

Directions: Approx. 6 Miles East of Chesaning on M57/Peet Rd.

Saginaw County: Located in the SE ¼ of Maple Grove Twp. Parcel #20-09-4-16-4003-000. Assessed Value \$164,400.
Zoned 101 Agricultural, New Lothrop Schools.

Home & Building Inspection: Please call for an appointment and ask for Drew. 989.823.2550. All inspections must be done prior to auction as the property is selling as-is, with no contingencies.

Auctioneer's Note: Please call our office if you need assistance bidding. We can place bids for you 'live' over the phone on auction night as the bidding is ending w/ prior arrangements. You can also come to our office in Vassar to bid 'live' on auction night (April 16th) by appointment. Register online for your permanent bidder's number or call our office to register! Call our office and ask for Dave or Drew for details on how the bidding will take place online!

Feel free to walk the property anytime – call to view the buildings 989.823.2550.

Selling to Settle the Joseph H. Keeler Trust

FEATURES: Approx. 58.27 acres, approx. 48 ac. tillable, approx. 3 acres of woods, selling with 4 bedroom home and outbuildings. Brookston loam and Conover-Williamstown Loam soils, untilled but good drainage w/ Eickholt drain running through property on a straight North/South line. Mineral Rights included. Land is available for farming this year.

Buildings incl: 1½ story home, 4 BR, office, 1½ bath, large closets, aluminum siding, appliances stay. 2 car attached garage. Built in 1969, approx. 1,950 sq. ft, full basement w/ lifetime waterproof warranty, alum. siding, central air, natural gas forced air furnace. Older outbuildings incl: 36x50 barn, 42x44 tool shed, 26x22 workshop, 16x18 corn crib. Over ¼ mile frontage on M57.

View more details on our website by clicking on 'Real Estate Links'. Information available including: Title Work, Property Tax Info, Soil Map, Plat Map. Call if you would like this real estate information mailed to you.

Also, see more details and terms on back of this flyer.

- CALL DAVE OR DREW @ 989.823.2550 FOR MORE INFO -



Member Michigan &
National Auctioneer's
Associations

P.O. Box 50
Vassar, MI 48768



Phone: (989) 823-8835

Fax: (989) 823-2543

E-mail: info@BidNow.us

Website: www.BidNow.us



Land Details

- SEV: \$164,400
- Soils: Brookston loam and Conover-Williamstown Loam soils. Soil map available on our website.
- FSA aerial map available on our website.
- Eickholt drain runs through the property on North/South line.
- Nice 1½ story home and outbuildings included with property and inspection available by appointment.
- Over ¼ Mile frontage on M57.
- See complete property tax info on our website www.bidnow.us.

ONLINE REAL ESTATE AUCTION TERMS & CONDITIONS @ www.BidNow.us:

1. **Online Bidding** – All bidding will be done Online and is open to the public @ www.BidNow.us. Anyone can watch the bidding throughout the 7-day auction period. Bidders will be required to register for a bidder number unless they are already a current online registered bidder @ www.BidNow.us. Albrecht Auction reserves the right to call a bidder at any time during the auction to question the person's credentials. Albrecht Auction reserves the right to reject a bid/bidder if believed to be in the best interest of the Seller.
2. **4% Buyer's Premium:** A 4% buyer's premium will be added to the final bid price and become part of the purchase price.
3. **Acceptance of Bid:** The Trustee has the right to a 48 hr. confirmation period to accept the offer following the auction. The high bidder will be called following the auction to determine a time to meet to sign the purchase agreement.
4. **Phone Bidding:** This is an Online Auction but buyers can place bids over the phone w/ Albrecht Auction if they have made prior arrangements. You can also make arrangements to bid on our computers at the office in Vassar on Tuesday, April 16th while the Auction is closing at 7:00 p.m. Call for Details 989.823.2550 and ask for Dave or Drew.
5. **Earnest Money Deposits:** After the offer is accepted by the Trustee, the successful bidder must deposit within 24 hours the earnest money deposit in the form of personal or business check, cashier's check or certified check in the following amount: **10% deposit of high bid**. The deposits will apply to the purchase price at closing. Your bidding is "NOT" subject to obtaining financing. Deposits are **non-refundable**, so make sure your financing is arranged or you are capable of paying cash at closing.
6. **Closing:** The closing will be handled by **Mid State Title Services of Vassar, MI**. The successful bidder will be required to sign the purchase agreement immediately upon acceptance of offer. The earnest money deposit will be held by the title company. Closing to be approx. 45 days following the auction or as soon thereafter as applicable closing documents have been completed.
7. **Possession:** The buyer can work the ground prior to closing. Possession of the home and buildings will be 30 days after closing.
8. **Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
9. **Terms:** Cash or Conventional Mortgage at closing.
10. **Acreage:** All acreages, dimensions and proposed boundaries are based on aerial maps and current legal description.
11. **Survey:** If a survey is performed by the Buyer and acreage amounts change, it will not affect the sale price. The land is being sold by the parcel, not by the acre.
12. **Division Rights - Mineral Rights:** All division rights (splits) will transfer to the buyer. All mineral rights owned will transfer to the buyer.
13. **Property Taxes:** Property taxes will be prorated to day of closing per local custom.
14. **Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
15. **Easements:** Sale of property is subject to any and all easements of record.
16. **Agency:** Albrecht Auction Service, LLC and its representatives are Exclusive Agents of the Seller.
17. **Announcements:** Announcements made on the website will take precedence over printed and/or verbal statements. Information in the flyer and other printed materials has been obtained from sources deemed reliable but the seller and/or Albrecht Auction Service, LLC makes no guarantees as to its accuracy. The real estate is being sold in the 'As-Is, Where-Is' condition with no expressed or implied warranty of any kind. The seller, broker and auction company 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 auction company are final. If there would be a malfunction with the server which hosts the online auction, Albrecht Auction reserves the right to extend the auction until the problem is corrected.
18. **It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.