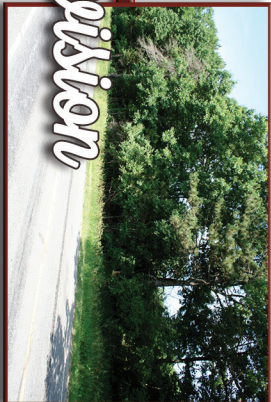


# 5 lots

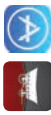
Vineyard Hills Subdivision



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Auction Managers:  
Ted Boyer 574-215-8100  
Ed Boyer 574-215-7653  
ed@boyerpig.net  
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OCTOBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



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held at Grass Lake Middle School Library

# REAL ESTATE AUCTION

**MONDAY, OCTOBER 10 • 6:00 PM**

# 5 lots

Vineyard Hills Subdivision



Waterloo State Recreation Area  
Grass Lake Schools  
Goose Lake Area

JACKSON COUNTY MICHIGAN • LEONI TOWNSHIP

JACKSON COUNTY • LEONI TOWNSHIP

# 5 lots

Vineyard Hills Subdivision

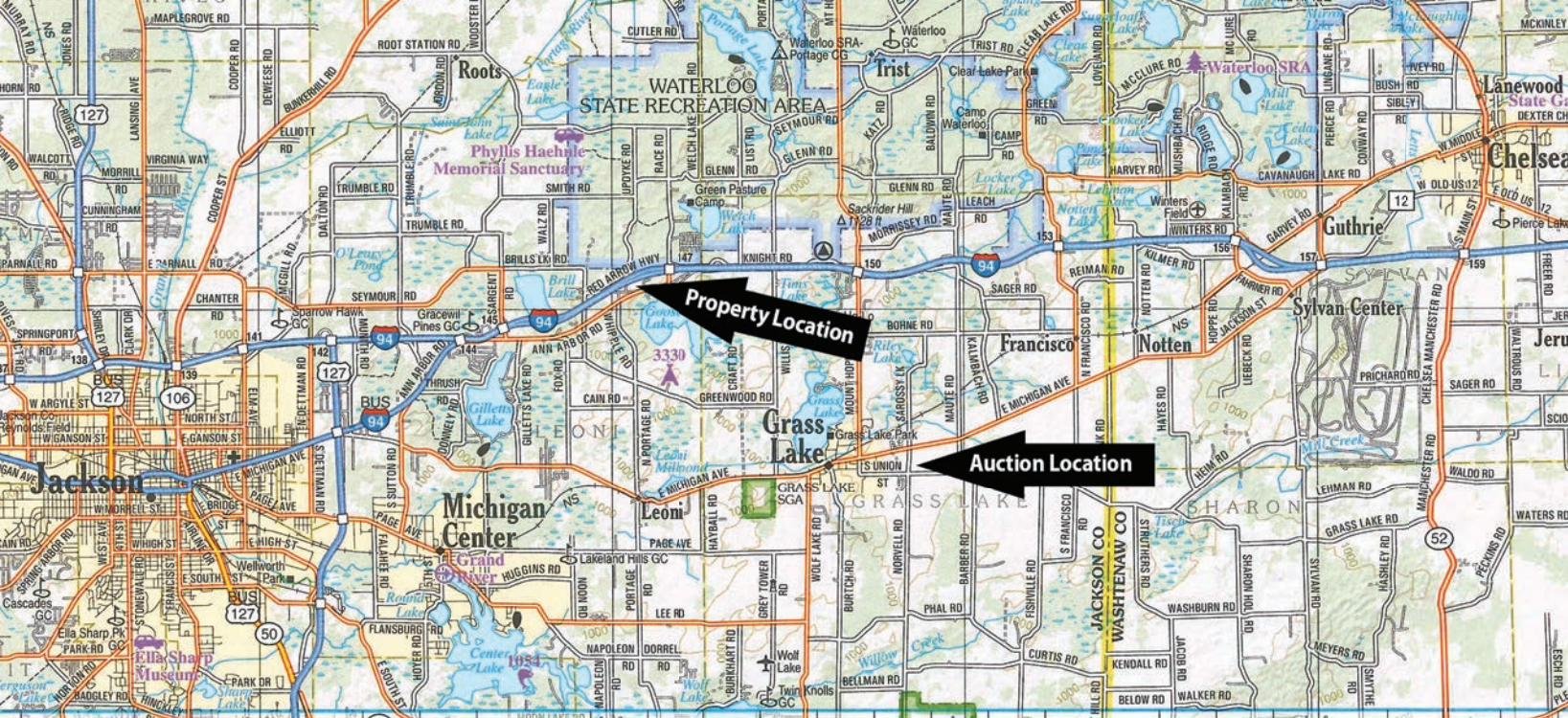
- Waterloo State Recreation Area
- Grass Lake Schools
- Goose Lake Area



# REAL ESTATE AUCTION

**MONDAY, OCTOBER 10 • 6:00 PM •** held at Grass Lake Middle School Library





JACKSON COUNTY • LEONI TOWNSHIP

# REAL ESTATE AUCTION

MONDAY, OCTOBER 10 • 6:00 PM

# 5 lots

## PROPERTY LOCATION:

**Ann Arbor Rd., Grass Lake, MI 49240.** South of I-94 at exit 147 (Race Road) go south to Ann Arbor Road, go west to subdivision on the north side of road (just past Winery)

## AUCTION LOCATION:

**Grass Lake Middle School Library,** 1000 Grass Lake Road. Enter from the west side parking lot.

## INSPECTION DATES:

**Sunday, October 2, 2:00-3:30 PM**  
**Monday, October 10, 2:00-3:30 PM**  
Meet with a Schrader representative at Tract 1.  
*Walkovers welcome at any time.*

## OWNER: VINYARD RECAP LLC

Dennis Merrick, Associate Broker,  
734-748-3768

Sale Managers: Ed Boyer, 574-215-7653  
Ted Boyer, 574-215-8100  
ed@boyerpig.net

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## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

## Auction Terms & Conditions

**PROCEDURE:** The property will be offered in 5 individual tracts or as a total of up to 5 lots as one. Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% down payment on the day of auction with a minimum of \$500 and the balance in cash at closing. The down payment may be made in the form of cash, 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. The final bid price are subject to the Sellers' acceptance or rejection.

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Sellers.

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

**POSSESSION:** Possession on or before closing.

**REAL ESTATE TAXES:** Prorated to date of closing.

**APPROVALS:** Sale and closing shall be contingent upon approval by Leoni Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of further division rights under Public Act 591.

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

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share the survey expense 50:50.

**AGENCY:** Schrader Real Estate and 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 Sellers 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

**AUCTION NOTE:** We will be selling 5 Bare Lots that are part of *Vineyard Hills Subdivision.* YOU CAN BUY ONE OR MORE LOTS TO FIT YOUR NEEDS.



**TRACT 1:** Lot 25, Dault Avenue. 155.31' frontage, 178.31' avg. depth. 0.64 acre, mostly wooded.

**TRACT 2:** Lot 12, Vineyard Avenue. 165.73' frontage, 185.04' avg. depth. 0.70 acre.

**TRACT 3:** Lot 13, Vineyard Avenue. 105' frontage, 300' avg. depth. 0.72 acre.

**TRACT 4:** Lot 17, Ann Arbor Road. 105' frontage, 300' avg. depth. 0.72 acre.

**TRACT 5:** Lot 18, Ann Arbor Road. 105' frontage, 300' avg. depth. 0.72 acre.

