

JUNE	Su	M	Tu	W	Th	F	Sa
	2	3	4	5	6	7	8
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	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
	30						

Historic Detroit Residence - The Bishop Mansion
SEALED BID AUCTION

Sealed Bids Due: Monday, June 10 • 5pm EDT

Corporate Headquarters:
 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725



AUCTION MANAGER:

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 800.451.2709
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Historic Detroit Residence - The Bishop Mansion
SEALED BID AUCTION



- 31,192 Sq. Ft. Architectural Masterpiece • 12 Bed, 11 Bath • 2,057 Sq. Ft. Guest House is Move-In Ready
- Comes w/ Complete Set of Engineering Plans Ready to Finish • External Utility Features Recently Upscaled
- Endless Opportunities to Finish the Mansion to Your Liking • Own an Iconic Piece of Detroit History



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Interior Rendering



General Property Description: The Bishop Mansion is a three story, iconic, historical building located in the picturesque Palmer Woods Neighborhood. Sitting on 2.06 acres, just nine miles north of downtown Detroit, it was originally built in 1920 for the Bishop's family of the Catholic Church. This enduring estate under renovation is being offered to the public with much of the substantial construction already complete! The building contains new windows, new tile roof, and new copper gutters. The exterior brick and stone have been thoroughly cleaned and polished. Substantial investments have been put into the exterior underground utility services in order to upgrade the capacity. *The detached guest house has been completely renovated to be move-in ready, boasting a heated four-car garage, and provides a glimpse to what can be done to the main home.* Strategic demo through the main home has already been done to pave the way for a new HVAC system, plumbing, and electrical. *The home comes with all architectural and engineering plans. Don't miss this once in a lifetime opportunity to place your bid on a historic landmark!*

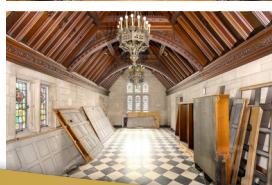
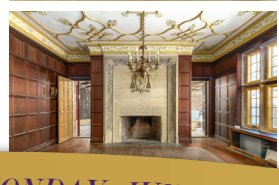
The Palmer Woods neighborhood has some of the best examples of residential design in the city. The development of the subdivision occurred during Detroit's auto and retail industries boom. Palmer Woods has a security service and an active neighborhood association.

Property History: For decades, the mansion served as the official home of the Catholic Bishop of Detroit. Bishop Michael J. Gallagher was the first to live in the residence, followed by Cardinals Edward Mooney and John Francis Dearden. Following Dearden, the home was sold to John Salley of the Detroit Pistons who then sold it to Bishop Wayne T. Jackson of Great Faith Ministries International. The current owners bought the property from Great Faith Ministries in 2017. The original home construction was conducted by the Fisher Brothers in the 1920s. The home contains a large collection of Pewabic glazed tile, rich with Michigan history as well as several European touches and materials. This landmark property is largest home in the Detroit!

Contact Auction Company for Detailed Architectural & Engineering Plans



Guest House



INSPECTION DATES:
Contact the Auction Company for Open House & Property Tour Information



PROPERTY LOCATION: 19366 Lucerne Dr, Detroit MI, 48203-1421

Design Firm: Design Ideology is a locally owned firm who has been extensively involved in the renovation project. Prospective bidders may contact the Auction Company to schedule a meeting with Design Ideology to discuss the renovation project as well as what can be done going forward.



DESIGN IDEOLOGY

Data Room: A data room can be accessed via the auction website that contains the following materials and much more. Hard copies can also be mailed upon request.

- Construction Drawings
- Architectural Permit Set Including Electrical, Mechanical, & Plumbing
- Demo Plans
- Topographic Survey
- Sprinkler Plan
- CAD Plans
- Design Packages Including Interior Renderings
- Landscape Renderings



Landscape Rendering

TERMS & CONDITIONS:
PROCEDURE: The property will be offered via a Sealed Bid Auction w/ bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.
PURCHASE CONTRACT: w/ the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements & information in the marketing materials are subject to the terms & conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.
BUYER'S PREMIUM: The purchase price will be the bid amount plus a 5% buyer's premium.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, w/ the balance due in cash at closing. 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**
EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.
DEED: Property to be conveyed by the appropriate deeds.
POSSESSION: Possession shall be at closing.
CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.
REAL ESTATE TAXES: 2024 taxes will be prorated to the date of closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Further, Seller disclaims any & all responsibility for Bidders 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.
TRACT MAPS, ACRES, DIMENSIONS: Tract maps, advertised acres & improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data & are not provided as survey products.
SURVEY: A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller & Buyer.
CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction & discretion of the Auction Company, Seller & its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.
AGENCY: Schrader Real Estate & Auction Company, Inc. & their representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches & dimensions are approximate.
CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS & ANY OTHER PRIOR STATEMENTS.**

SEALED BIDS DUE BY 5PM EDT ON MONDAY, JUNE 10TH
Deliver to 19366 Lucerne Dr, Detroit, MI from 1-5pm on June 10th or email to luke@schraderauction.com

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SELLER: 104 Investments, LLC AUCTION MANAGER: Luke N. Schrader

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