

Real Estate, Household, Shop Tools,
Toys, Boats, Etc.

LIVE
AUCTION

Saturday, July 22, 2017 • 10AM

5909 Ramsdell Drive NE, Rockford, MI



- **Stocked Pond**
- **In-Ground Pool**
- **(2) Pole Buildings**

Harvey & Diana Irish - Owners

Auctioneer's Note: Harvey & Diana Irish have moved into a new home in Dorr, MI, therefore, we will be selling this home and their personal property at auction. Lots of fun items - much, much more than we can list here. Don't miss it!

**Large Auction - 2 Auctioneers Selling the Personal Property!
Come with 2 Buyers!**

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

601 Gordon Industrial Ct. Byron Center, MI 49315

1-800-527-8243



MiedemaAuctioneering.com

**Real Estate will sell at NOON during the
personal property auction!**

Open House Dates (Real Estate Only)

Saturday, July 15: 1-3pm

Tuesday, July 18: 5-7pm

Real Estate, Household, Shop Tools, Toys, Boats, Etc. LIVE Auction

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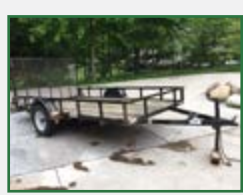
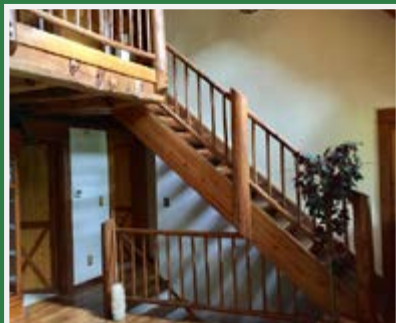


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- Beautiful 2 Story Single Family Log Home
- 4 Bedroom
- 3 Bath
- 4.34 Acres
- Built in 1998
- Cannon Township in Rockford, MI
- Stocked Pond
- (2) New Fishing Docks
- Heated In-Ground Pool
- (2) Insulated Pole Buildings (100x48 & 30x36)
- Beautiful view of Pickerel Lake
- Half Log Construction with NEW Steel Roof with 50 Year Warranty
- 3.5 Stall Attached garage
- Air Conditioning
- Electronic Security System
- Rockford School District
- *Please note:* The neighbor behind this property has an easement over the driveway so the neighbor can access his home. This easement will be in effect for the new owner/buyers also.

2.5% Broker Co-Op Offered. Please call Donna at 1-800-527-8243 for details. Must pre-register buyer 48 hours prior to the auction.



Large Auction - 2 Auctioneers Selling the Personal Property! Come with 2 Buyers!

Boats, Watercraft, Etc.

- Deep Fisherman II 14' Fishing Boat with Evinrude 25HP Motor, Minn Kota Trolling Motor, Eagle Fish Finder, 2 Swivel Chairs with Trailer
- 2014 Lowe 16' Fishing Machine 160 Pro Series Boat, Mercury 40HP Motor, Loran Fish Finders, Minn Kota Trolling Motor, Swivel Seats, with Lowe Trailer
- 12' Aluminum Flat Bottom Boat
- Small Boat Trailer
- Wet Jet PWC with Trailer
- Plastic Shore Station
- Shore Station for Boat, Electric (108"x108")
- Shore Station for Boat, Manual, Roof (85"x85")

Truck & Tractors

- 1980 Chevy Flatbed Truck, 4 Door, Big Block 454, New Tires, Dually
- 2001 Chrysler Town & Country Van
- Kubota L2650 4WD Tractor, New Engine, Hydrostat, New Tires
- Allis Chalmers B, Narrow, Rebuilt

Outdoor Items

- Allis Chalmers D21 Garden Tractor
- John Deere L118 Riding Lawn Mower
- Job Smart Air Compressor
- Heated Pressure Washer
- 12' Utility Trailer
- Lawn Mower Rim & Tire
- Fuel Cans
- Garden Hose Reels
- Chain Link Fence Items
- Vinyl Fencing
- Patio Stones
- Propane Grill
- Char Boil Gas Grill
- Bird Baths
- Fountains
- Log Splitters
- Walk Behind Snow Blower, light use
- Tow Behind Fertilizer Spreader
- Cement Mixer
- Garden Sculptures
- Lawn Sweeper

- Outboard Motor
- Mounted Snow Blower
- 3pt Hitch Forklift Attachment
- 3pt Hitch Landscape Rake
- Lawn Roller
- Poulman Push Mower
- Picnic Table
- Several Wheel Barrels
- Kayak
- Patio Furniture
- Fishing Poles
- Nets

Taxidermy & Mounts

- Canadian Goose
- Turkey
- Turkey
- Fox
- Peacock
- Whistle Pig
- White Tail Mounts
- Caribou
- Fish

Appliances & Furniture

- Frigidaire Commercial Heavy Duty Washer & Dryer
- GR Refrigerator & Freezer
- Hot Point Microwave
- Hot Point Oven
- Large Sofa
- Recliner
- Glass Top Table
- Wooden Back Chairs
- Glass Top Coffee Table
- Grandfather Clock
- Oak China Cabinets
- Old Style School Desk
- King Size Oak Bed Head & Foot
- Oak End Tables
- Leather & Fabric Couches
- Fabric Love Seat
- Leather Chair
- Coffee Tables
- End Tables
- (5) Folding Cots
- Glass Top Table
- 5 Wood Back Chairs
- Various Wall Decorations
- 3 Drawer Night Stands
- Bed Frames & Mattresses (Full & Queen)
- Crib & Mattress
- Kitchen Table w/ Chairs
- Entertainment System
- Samsung 42" Flat Screen TV

Shop Equipment & Tools

- Snap On Tool Boxes
- Large Assortment of Snap

- On Hand Tools
- Parts Washer
- 30' of Scaffolding
- Drill Press
- Multiple Cordless Hand Tools
- 3 Ton Floor Jack
- Power Post Hole Auger
- Buffer Grinder
- Several Floor Jacks
- Bolt Bins
- Gas Ice Auger
- Vises
- Arc Welder
- Wheeled Battery Charger
- Generators
- Old Logging Items
- Air Compressor
- Logging Chains & Binders
- Saw Horses
- Several Chain Saws
- Husqvarna Leaf Blower
- Battery Charger

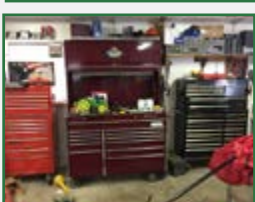
Miscellaneous

- Vintage Sewing Machine
- Aluminum Extension Ladders
- Bird Cages
- Holiday Decorations
- Pool Toys
- Artificial Plants
- Woodcarving Items
- Portable Hunting Blind
- Plastic Storage Containers
- Assorted Beach Chairs
- Beach Inflatables
- Beach Toys
- Children Toys
- Box TV's

Huge Assortment & Amount of Toys Including:

- Scooters, New in Box Toys (Some Collectible), Large Number of Wooden Children's Puzzles, Games & Collectible Toys, Numerous DVDs & VCR Tapes, Numerous stuffed animals, hand puppets, little tikes yours & swings, little toy animals, action figures, collectible crayon tins, hand bags, split dry hard wood housewares, plus hundreds more!

Harvey & Diana Irish - Owners



For detailed information, bidder's packet, pictures, etc. call 1-800-527-8243 or visit MiedemaAuctioneering.com



**4BD/3BA Log Home on 4.34 Acres
Rockford, MI**



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MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

**601 GORDON INDUSTRIAL CT
BYRON CENTER, MI 49315**



If your mailing label has an express number, please bring this brochure with you for express check-in at auction.

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**Saturday, July 22
10AM
Rockford, MI**

REAL ESTATE TERMS

Registration:

Saturday, July 22 at 8am

Deposit for Real Estate

A deposit of 10% is required at the auction. This deposit is NOT refundable if the buyer does not carry through with the purchase. Your bidding is not conditional upon financing, so be sure you have arranged financing if needed and are capable of paying cash at the closing.

Conditions

The terms and conditions of this auction will be governed by the contract for the sale of Real Estate (herein called the buy/sell). The following terms are a summary provided for the convenience of the bidder. The buy/sell is available in the bidder's packet and should be reviewed prior to the auction. All properties sell "AS IS WHERE IS" with no warranties of any type expressed or implied as to the merchantability, usability, fitness for a particular purpose, or any matter whatsoever type or nature. Any improvements which must be made, are the responsibility of the purchaser. All information advertised or stated was derived from sources

believed correct but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. The real estate will be sold free and clear of all liens. The property will however be sold subject to any easements and building and use restrictions of record. The auction company reserves the right to bid to protect the owner's investment. Any announcements made at the auction site take precedence over printed material. Real estate sells subject to owner's acceptance or rejection of high bid.

Closing Terms
Balance of purchase price is due at closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Seller shall provide owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of \$450 will be divided evenly between the buyer and the seller.

Buyer's Note
If you are the successful

bidder, you must go to the closing table to sign all the purchase agreements immediately following the conclusion of the auction. At that time your check will be endorsed as a nonrefundable deposit on the property. The auction will be conducted at the sole discretion of the auctioneer and any bids may be recognized at their discretion.

New Data

New data, corrections, or changes could be made after the printing of this brochure. Please arrive prior to the start of the auction to inspect and consider any new information and changes.

Bidder's Packet

Complete Bidder's Packets, including copies of the buy/sell agreement and more detailed information will be available at the open house or by calling to request a packet to be mailed to you. Call Miedema Auctioneering for details at 1-800-527-8243 or visit our website at MiedemaAuctioneering.com.

Open Houses

Open House Dates (Real Estate Only): Saturday, July 15: 1-3pm & Tuesday, July 18: 5-7pm

PERSONAL PROPERTY TERMS

Registration:

Saturday, July 22 at 8am

Terms

All items sell "AS IS WHERE IS" with no warranty. There shall be no guarantees or warranties, expressed or implied, statutory or otherwise as to the merchantability or fitness for any particular purchase of goods offered in this sale.

Payment

Complete payment on auction day by cash, good personal check, cashier's check or credit card. Personal checks will be accepted at the auction company's discretion. Out of state checks must have a bank letter of guarantee (Can be found on our website).

Announcements made the day of auction take precedence over printed material

UPCOMING LIVE AUCTIONS

Lakefront Cottage on Big Star Lake

Saturday, June 24 - 10AM - Baldwin, MI

Nice 1,290 sq foot cottage with 108' of frontage with sandy beach on Big Star Lake. Big Star Lake is a 900 acre all sports lake only 80 minutes north of Grand Rapids, MI. Great location providing all kinds of water sports fun! Harvey & Diana Irish - Owners.

Farm Land & Equipment Auction

Saturday, July 1 - 10AM - Saranac, MI

The Vierzen's will be selling their equipment & 82 acres of farm land at this auction. Land includes 67 acre parcel & 15 acre parcel. Machinery highlights: Case IH MX 240 MFW, IH 966, Krause 1900 Rock flex Disc, Great Plains 2410 No Till Drill, 2015 Load Max 26' gooseneck trailer, plus more tillage, planting & harvesting equipment, trucks & misc. tools & equipment.

Home & Land - 39 Acres

Wednesday, July 19 - 6PM - Conklin, MI

Total of approx. 39 Acres, offered in 2 parcels or in its entirety. Beautiful 2 story, 2,459 sq. ft. log home with scenic wrap around porch on 2.9 Acres. Home boasts 4 bedrooms and 2 baths. Also offering a 36 Acre parcel of land which was converted from farmland to a wildlife habitat property. Selling for the Leonard H Schwallier Trust.