

LIVE REAL ESTATE AUCTION

WEDNESDAY, JULY 19, 2017 6PM

Auction will be held at the property

Public Open Houses:

Sat, July 8: 11am- 1pm

Weds, July 12: 5-7pm

Auctioneer's Note: This is a nice home in a great location, a great place for you and your family to enjoy country living! We will be selling this real estate for the children in order to help settle the estate of Leonard H. Schwallier. Outstanding opportunity to buy a desirable home at auction!

17537 40th Ave, Conklin, MI 49403

Beautiful Log Home on 2.9 Acres & 36 Acres of Wildlife Habitat Property

Home and approx 39 Acres of land offered in two parcels or together in its entirety.

Parcel 1: Beautiful 2 story log home on 2.9 Acres with scenic wrap around porch, 2,459 Sq. Ft., 4 bedrooms, 2 baths, with bonus room above garage. The 2 stall garage is currently converted to a conference room, but could be converted back to a garage. There is also a carport, a small barn used for storage, and a large yard with mature trees.

Parcel 2: 36 Acres of Vacant Land. Per current township rules, this parcel is not buildable. It was used as farm and orchard land, but was converted to a wildlife habitat property with some ponds. The land could be converted back to farm land with clearing and reconnecting of tile drainage. Currently enrolled in U.S. Fish and Wildlife "Partners for Fish and Wildlife Habitat Development Program", but could be removed at approx cost of \$1,500. This parcel also features a beautiful, large barn with lean to.



Included with Parcel 2



To bid via internet or phone, please call Donna to arrange by Friday, July 14 at (616) 538-0367

3% Broker Co-Op Offered.

For more information, including Buy/Sell Agreement, Seller's Disclosure and more, please visit MiedemaAuctioneering.com or call Donna at 800-527-8243

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS
Byron Center, MI



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Permit No. 19

Live Auction - Wednesday, July 19 - 6 PM

Home and 39 Acres in Conklin, MI

In Order to Settle the Leonard H. Schwallier Estate

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

601 Gordon Industrial Court
Byron Center, MI 49315



Registration

Begins at 5pm at the property (17537
40th Ave, Conklin, MI 49403)

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 estate'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

Saturday, July 8 11am- 1pm and
Wednesday, July 12 5-7pm

Upcoming LIVE Auctions

Lakefront Cottage on Big Star Lake

Saturday, June 24 - 10AM

6694 W/ Snug Harbor Rd., Baldwin, MI

Nice 1290 sq. ft. cottage with 108' with sandy beach on Big Star Lake. Big Star Lake is a 900 acre all sports lake, only 80 minutes from Grand Rapids. Great location, providing all kinds of water sports fun! Harvey & Diana Irish - Owners.

Farm Land & Equipment - Richard & Dannielle Vierzen

Saturday, July 1 - 10AM

7658 S. Jackson Rd., Saranac, MI

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

Home & Personal Property Auction

Saturday, July 22 - 10AM

5909 Ramsdell NE, Rockford, MI

Real Estate Highlights: Beautiful 2 Story Log Home (3,800 sq. ft.), with pond and view of Pickerel Lake on 4.5 acres in Rockford. Real Estate also features in-ground pool, (2) newer pole buildings and fish stocked pond. Personal Property Highlights: Lowe & Deep Fisherman II Fishing Boats, fishing poles & tackle, shore stations, shop tools, Snap on tools, Snap on tool boxes, shop equipment and a large amount of household items, Amish made oak furniture, animal and fish mounts, and toys. This will be a large auction with 2 auctioneers selling at the same time so come with 2 buyers! Harvey & Diana Irish, Owners

For more information about our upcoming auctions, visit 1800lastbid.com or call Miedema Auctioneering, Inc. at 1.800.527.8243