MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315

LAND & HOME AUCTION

PRSRT STD MAIL
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PAID
Byron Center, MI
Permit No. 19

DATED MATERIAL

LAND & HOME AUCTION

THURSDAY, APRIL 11TH 6PM EDT

IN ORDER TO SETTLE THE CATHERINE ARMSTRONG ESTATE

APPROXIMATELY 200 ACRES

- 140 Acres in Montcalm County
- 60 Acres in Clare County

Catherine Armstrong Estate

Montcalm & Clare Counties

Approx. 200 Acres

APRIL						
S	M	T	W	T	F	S
	1	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				

MIEDEMA Asset Management Group
RANGERBID
Repocast.com
LASTBIDrealestate.com a miedema company
MIEDEMA APPRAISALS
MIEDEMA AUCTIONEERING & APPRAISALS, INC.
OAS International.com
Orbitbid.com

Auctioneer's Note:
This farm has been in the family for many years. Now it must be sold in order to settle the estate. There are no minimums – no reserves. It will sell to the highest bidder. Outstanding opportunity to buy real estate in a great location.

OPEN HOUSE:
Saturday, April 6th from 1pm-3pm
or you can walk the vacant land at any time.

REAL ESTATE TERMS

Registration:
Begins at 5PM at the Curtis Community Building – 209 S. Sheldon St., Edmore, MI.

Open House Date: Saturday, April 6th from 1pm-3pm or you can walk the vacant land at any time.

Deposit for Real Estate:
10% of the successful bid price is required at the auction, cash, cashiers check or good personal check. 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 of 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 the liens. The property will however be sold subject to any easements and building and use restrictions of record. Any announcements made at the auction site take precedence over printed material.

Closing Terms:
Balance of purchase price due at the closing within 30 days. The seller will pay taxes and assessments due on or before the auction. Possession will be given at the closing. Seller shall provide an owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of $350 will be divided evenly between the buyer and the seller. The cost of the surveys will be the cost of the buyer's payable at closing.

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. Individual purchases are to be considered as singular transactions, not contingent on any other purchases of properties on the auction. The ability to obtain financing is NOT a contingency of the sale. 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 agreements and more detailed information will be available at the open house or by calling to request a packet be mailed to you. Call the auction company for details at 1-800-LASTBID.

Upcoming Auctions

Spring Hudsonville Fairgrounds Auction
Saturday, March 23, 2013 | 10 am EDT (local time)
5235 Park Avenue • Hudsonville MI 49426
One of the largest auctions in the state, typically featuring Farm Equipment, 30-40 Tractors, 3pt Attachments, Construction Equipment, Excavators, Loaders, Backhoes, Dozers, Skid Steers, Semi Trucks, Trailers, Attachments, Landscape Equipment, Riding Lawn Mowers, Snow Blowers, Trees, New Shop Tools plus much more. To have your equipment listed in the Brochure Contact Chuck Ranney at Chuck@1800lastbid.com or 616-560-0839. Consignments Accepted!! Bid live on site or on the internet. Advertising Deadline is March 5, 2013.

Stamp Farms Real Estate Auction
Wednesday, March 27, 2013 | 12 pm EDT (local time)
646 North Nursery St. • Lawton, MI 49065
By U.S. Bankruptcy Court. Michael D. Stamp Case #12-10430, Thomas R Tibble - Trustee & Stamp Farms, LLC Case #12-10410. Large shop and storage buildings, 2,200 acres of prime agricultural land offered in 26 parcels, over 1,500 acres irrigated INCLUDING PIVOTS!!!! Real Estate located in Cass & Van Buren Counties in Southwest Michigan. All must be sold! Outstanding opportunity to buy prime agricultural ground! Auction will be held at Lawton Community Center, 646 North Nursery St, Lawton, MI 49065.

Land & Home Auction
Thursday, April 11, 2013 | 6 pm EDT (local time)
McBride & Clare, MI
In order to settle the Catherine Armstrong Estate of McBride, MI, we will be selling approximately 200 acres in Montcalm & Clare Counties at live public auction. Real Estate includes farm land, older home and barns, hunting and recreational land, etc.

Land Auction for Steven J. Frank
Thursday, April 25, 2013 | 6 pm EDT (local time)
Berrien Center, MI
147 acres offered in approximately 5 various sized parcels or in its entirety. This land has many potential uses. Farm & orchard land (approximately 85 acres), prime hunting land, beautiful, secluded building sites, etc. Approximately 85 acres is tillable with much of the balance having beautiful mature trees. Outstanding parcel of ground to be sold at public auction.

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INDUSTRIAL AUCTIONEERS ASSOCIATION

Machinery Dealers National Association

1-800-527-8243

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BYRON CENTER, MI 49315
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(216) 732-9952

REPOCAST EASTERN MICHIGAN
2851 JAMES P. COLE BLVD.
FLINT, MI 48505
(248) 627-5200

FOR FULL COLOR PICTURES AND ADDITIONAL INFORMATION, SEE OUR WEBSITE AT 1800LASTBID.com • EMAIL ADDRESS: info@1800lastbid.com

LAND & HOME AUCTION

Held at the Curtis Community Building – 209 S. Sheldon St., Edmore, MI.
Located in Edmore, from M-46 take Sheldon St. South to the Curtis Community Building.

Approximately 200 Acres
- ***140 Acres in Montcalm County***
- ***60 Acres in Clare County***
- ***Offered in 5 Parcels***

OPEN HOUSE:
Saturday, April 6th from 1pm-3pm or you can walk the vacant land at any time.

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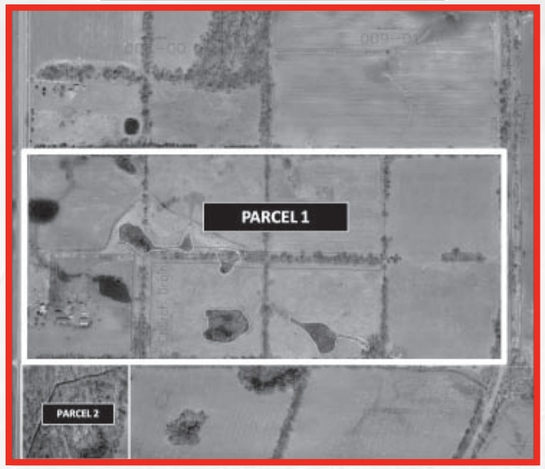
THURSDAY, APRIL 11TH • 6PM EDT

Catherine Armstrong Estate

1800LASTBID.com

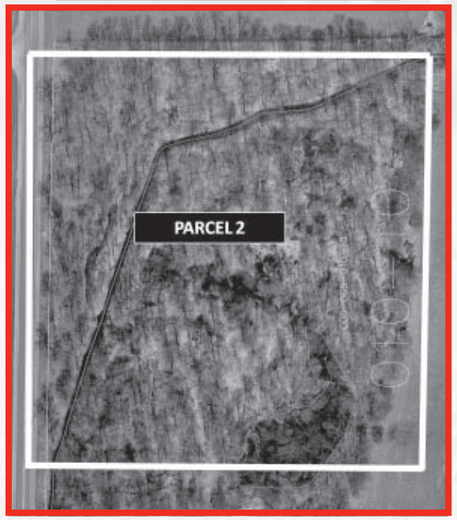
Parcels 1 & 2 are located just North of McBride and South of Edmore. From Edmore, take Wyman Rd (571) South to the farm.

Parcel 1



Home, Buildings and 77 Acres at
5060 N. Wyman Rd., Edmore, MI.
Home and Buildings will need to be fixed up.
77 Acres of land with frontage on Wyman Rd.
Parcel # 59-006-004-010-00

Parcel 2



Prime 8 Acres, Mostly Wooded,
Just South of Parcel 1.
Parcel # 59-006-009-010-10

Parcels 3 & 4 are located just South of Edmore, North of Stanton. From M-66 take Coral Rd West, Then follow Coral Rd South to Holland, when Coral Rd goes West again, go South on Holland approximately 1 Mile to the properties.

Parcel 3



Approximately 40 Acres with Frontage on Holland Rd.
Prime hunting parcel.
Located across the road from Parcel 4.
North Part of Parcel # 59-007-023-001-00

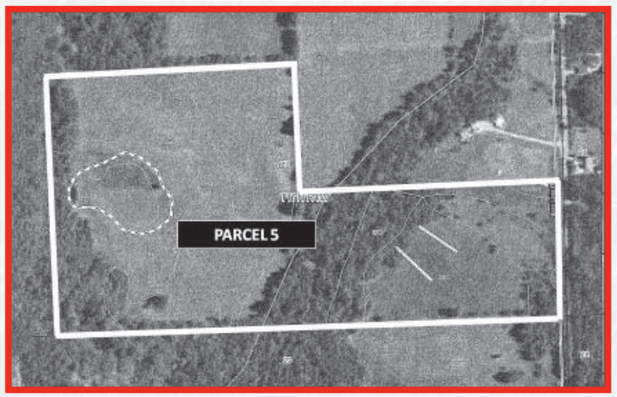
Parcel 4



Approximately 20 Acres with Frontage on Holland Rd.
Prime hunting parcel. Also some tillable ground.
North Part of Parcel # 59-007-024-015-00

NO MINIMUMS – NO RESERVES!

Parcel 5



Parcel 5 is located near Clare, MI. From Business 27. Take Colonville Rd West to the "T" in the road (Grant Rd), go right (North) to Elm, then left (West) on Elm to Bass Lake, then left (South) to the property.

60 Acre Parcel Located in Grant Township, Clare County.
This is an L-Shaped parcel with frontage on Bass Lake Rd. Quite a bit of open, tillable ground on the back 40 acres behind the small woods. Lots of potential.
Five Lakes Creek flowing through the property.
Parcel # 015-020-400-06

Auction Location: All the Parcels will be sold at the Curtis Community Building – 209 S. Sheldon St., Edmore, MI. Located in Edmore, from M-46 take Sheldon St. South to the Curtis Community Building.

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CALL FOR BIDDER'S PACKET

Note:
Make plans to attend the personal property auction for the Catherine Armstrong Estate to be held on Saturday, May 4th at 10 AM at the farm. Personal property auction conducted by Merritt Auctions Inc 616-754-9437.

For full color photos visit: 1800lastbid.com • Miedema Auctioneering, Inc. – Michigan's leading farm real estate & farm equipment auction company!