LIVE EQUIPMENT AUCTION

Live Auction with Internet Bidding via proxibid

TUESDAY, AUGUST 27, 2013 • 10 AM EDT

A&O Equipment Live Auction (Apiaries & Orchard Forklift, Inc.)

7948 N. Sheridan Rd. • Edmore, MI 48829

Dean Voss has decided to retire and has contracted Miedema Auctioneering to liquidate the remaining assets of A & O Equipment at a live auction with internet bidding.

Featuring: **Swinger 200 Forklift, Swinger 5000 Forklift, 2009 Nissan Forklift, 1992 Kenworth T600 tandem axle Roll-Off with Winch truck, a 1997 Ford Mustang Cobra SVT 2 door coupe, Trailers, Skid Steer Attachments, Buckets, Shop Equipment and Tools, Pallet Racking, plus much, much more.**

Don't miss this great opportunity.











LIVE REAL ESTATE AUCTION

Live Auction with Internet Bidding via proxibid

TUESDAY, AUGUST 27, 2013 • 12 PM EDT

Real Estate of A&O Equipment Live Auction (Apiaries & Orchard Forklift, Inc.)



7948 N. Sheridan Rd. • Edmore, MI 48829

- **Prime commercial property located on the corner of M46 and M66**
- **13 acres Total**
- **3 Buildings**
  - The main building is the shop, office and show room with approximately 13,000 square feet. It has a new rubber roof on half and new shingles on the other half.
  - The second building is a 60x120 pole barn totaling 7,000 square feet with new steel on the roof and walls.
  - The third building is approximately 30x30 with a new rubber roof. Newer double truck dock with levelers. The property is fenced and gated and has 220-3 phase electricity.

Don't miss this outstanding opportunity.

MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

NAA Auctioneer · ISA · Michigan Auctioneers Association · MDNA Machinery Dealers National Association · Industrial Auctioneers Association

Chuck Ranney
Auction Manager
601 Gordon Industrial Ct.,
Byron Center, MI 49315
616-560-0839



MIEDEMA AUCTIONEERING & APPRAISALS, INC.

"Leaders in Innovative Auction Marketing Methods"

601 GORDON INDUSTRIAL CT.
BYRON CENTER, MI 49315

LIVE EQUIPMENT & REAL ESTATE AUCTION

TUESDAY, AUGUST 27, 2013

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DATED MATERIAL

AUGUST						
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	31

IF YOUR MAILING LABEL HAS AN EXPRESS NUMBER, PLEASE BRING THIS BROCHURE WITH YOU FOR EXPRESS CHECK-IN AT AUCTION

A & O Equipment

Can't Make it to the Auction?
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OAS internationl.com
Orbitbid.com

REAL ESTATE TERMS

Registration:
The Real Estate auction will be on location at 7948 N. Sheridan Rd., Edmore, MI. Buyer registration begins at 8:00 am on the day of the auction. Registration is required to be eligible to bid on the property.

Deposit for Real Estate:
A deposit of ten percent (10%) of the purchase price will be required of the successful bidders at the conclusion of the auction. Cash, cashiers check or personal check are accepted for the deposit. 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. Buyers will have up to 30 days to close on the balance of the purchase price.

Conditions:
The terms and conditions of this auction will be governed by the Contract for the sale of Real Estate also called the Buy/Sell agreement. The following terms are a summary provided for the convenience of the bidder. The actual 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 may need to be done will be the responsibility of the purchaser. All information advertised or stated was derived from sources believed correct but is not guaranteed. Buyers shall rely entirely on their own information, judgment and inspection of the property and records. Buyers can inspect prior to the auction. Please note the advertised Open for Viewing time. The real estate will be sold free and clear of all liens. The property will be sold subject to any easements and building and use restrictions of record.

Buyer Premium:
Please note that a 10% Buyers Premium will be added to the high bid to establish the purchase price. Eg: If the high bid is $100,000, the purchase price will be $110,000. Please keep this in mind when bidding.

Closing:
The balance of the purchase price due at the closing within 30 days. Any prior year taxes will be paid by the Seller. Taxes for the current year will be paid as follows: The Seller will pay the Summer, 2013 tax bill without proration, the Buyer will be responsible for the Winter, 2013 tax bill when it comes out without proration. Sellers will provide an owners title insurance policy in the amount of the purchase price. Closing fees of approximately $350 will be divided evenly between the buyer and the seller.

Title Insurance:
Seller will provide at their cost, a standard owners title insurance polity at closing.

Bidder's Packet:
Complete bidder's packets including copies of the buy/sell agreements, surveys, sellers disclosure statements, and more detailed information will be available by calling to request a packet be mailed to you. Or you can visit our website at www.1800lastbid.com for this information as well.

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

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.

EQUIPMENT TERMS

Inspection:
Monday, August 26 & Auction Day, Tuesday, August 27.

Removal:
Auction Day, Wednesday, August 28 & Thursday, August 29th from 8am-5pm or Friday, August 30th by appointment only.

Sales Tax:
No sales tax will be charged except on titled items.

Terms:
All items sell "AS IS – WHERE IS" with no warranties or guarantees, expressed or implied, statutory, or otherwise as to the merchantability or fitness for any particular purpose of goods offered in this sale.

Buyers Premium:
There will be a 10% buyers premium added to your high bid for this auction. Please take this into account when bidding.

Payment:
Complete payment must be made auction day by cash, personal check, cashiers check, or credit card. Personal checks will be accepted at the auction company's discretion. Out of area checks must have a bank letter of guarantee, guaranteeing payment to Miedema Auctioneering for this auction and the amount of funds being guaranteed. See the guarantee form below. A 13% Buyer's Premium is added to high bid. (3% of the Buyer's Premium is waived for cash or check, making the Buyer's Premium 10%).

ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL

BANK GUARANTEE FORM: (on Bank Letterhead)
Date: _____

Our bank, (banks name) irrevocably will guarantee any checks written to Miedema Auctioneering for the purchase of items at the A&O Equipment Live Auction (Apiaries & Orchard Forklift, Inc.) in Edmore, MI on Tuesday, August 27, 2013 by (you or your company name) from account number (fill in number) up to the total amount of $ _____.

Sincerely, (bank officers name and title)

See website for complete terms and details at MiedemaAuctioneering.com.