



AUCTION



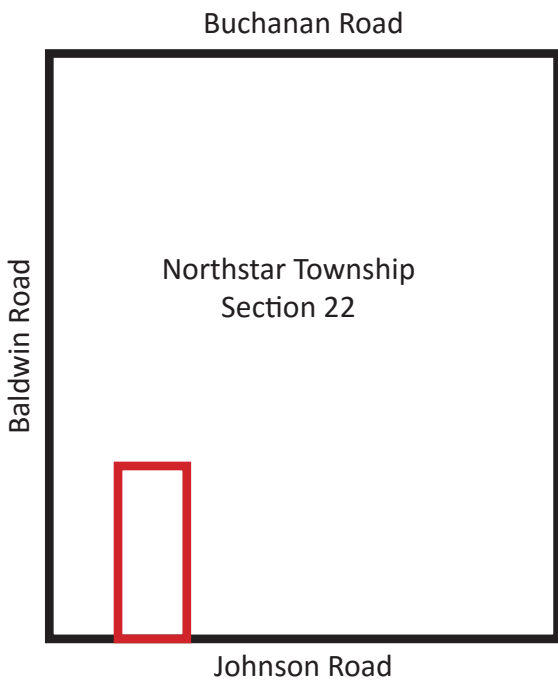
ON SITE REAL ESTATE AUCTION

Auction to be held on location May 19th at 6:30 pm.

Address: 3121 E Johnson Rd. North Star MI.

Directions: From North Star MI. Follow Baldwin Rd. South 1 mile to Johnson Rd. then go east to sale site. Follow Auction Signs!

This is a very nice piece of property with a building site and a pine tree plantation. 14(+/-) tillable acres 3 (+/-) acres of building site and pine trees. Site would make great future development next to Reed County County Park. Park includes swimming, frisbee golf, rustic camping & restrooms
Also single family home site, along with the Agriculture use.



FOR MORE PICTURES, INFORMATION PLEASE VISIT OUR WEBSITE LISTED BELOW!

REAL ESTATE TERMS: Real Estate to be closed by Richmar Realty (989) 775-3344 Lee Aldrich Realtor (989) 763-1042.

CLOSING: Real Estate to be closed within 30 days of auction. **CASH OR BANK FINANCING:** If seeking bank financing, must arrange prior to auction. **EARNEST DEPOSIT:** Successful bidder must have a 5% security deposit required at time of Auction & sign Buy/Sell agreement. **CONFIRMATION OF SALE:** Subject to approval of sellers. **REAL ESTATE TAXES:** To be paid by the seller up to date of closing. **POSSESSION:** At closing **EVIDENCE OF TITLE:** Sellers will furnish title insurance & deed to the buyer. **CLOSING:** Approximately 30 days from date of auction. Announcements day of sale take precedence over printed matter. Buyer to pay a 5% transaction fee at closing. Bidders should provide listing agent with proof of funds prior to bidding.

Sellers James & Robert Cook

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SHERWOOD AUCTION SERVICE, LLC

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Jerry Hecht Associate Auctioneer

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