



LIVE ON SITE REAL ESTATE AUCTION

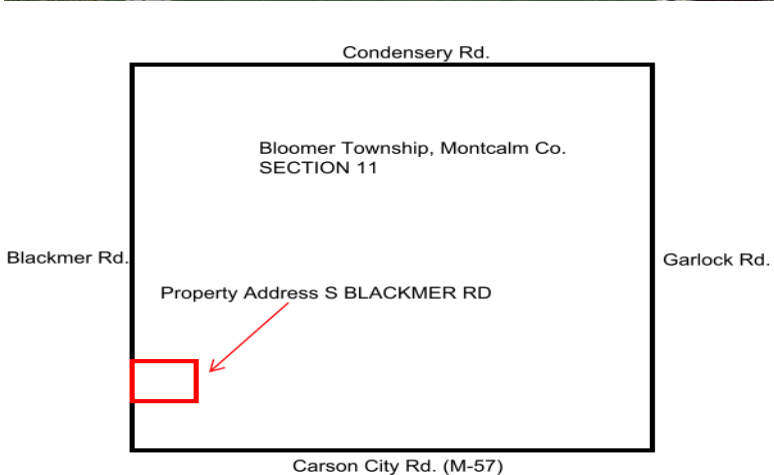
Thursday June 29th at 6:30 pm

Property Address: 7775 S Blackmer Rd. Property Number: 002-011-005-30

Directions: From the intersection of Blackmer Rd. and M-57 (Carson City Rd.) Go North 1/8 of a mile to Sale Location. Bloomer Township Montcalm County MI.



REAL ESTATE TERMS: Real Estate to be closed by Chemical Bank Wealth Management & Alma Abstract. **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. Buyer to pay a 2.5% Buyers Premium at closing. **Announcements day of sale take precedence over printed matter.**



Property description of the parcel: PART OF SW 1/4 OF SW 1/4 SEC11; DES AS COM AT SW COR; N 0 DEG E664.72 FT ALONG W SEC LINE TO POB; N 0 DEG E 257 FT; S 89 DEG E 320 FT; S 0 DEG W 256.02 FT; N 89 DEG W 320 FT TO P OF BEG SEC11 T9N R5W **1.9 AC+/-**. Carson City, Montcalm County MI.

Sellers: MARY BELL ROBERTS TRUST in Care of Chemical Bank Wealth Management

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

SHERWOOD AUCTION SERVICE, LLC

JOE SHERWOOD, OWNER/AUCTIONEER

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