

125 Ft. + St. Joseph River Frontage

Estate Auction

MONDAY - JULY 29 AT 11:00 A.M.

Located at 66867 Winding River Rd. - Constantine, MI
West of US-131 or North-East of US-12 on North River Rd. to sale.



LOW MILEAGE VEHICLE!
 -2010 JEEP Compass Limited, 4X4, Flip Down Seats
 Dual VVT 2.4 L Motor, Only 53,000 Miles!
 Black w/Tan Leather Interior
 VIN: 1J4NF5FB5AD504266



**HAND MADE BASKETS * CRAFT ITEMS
 FURNITURE * COLLECTIBLES * ANTIQUES**
 -Large Assortment of Hand Made Baskets,
 Various Shapes and Sizes * Basket Making Sup-
 plies (Flat Reed, Round Reed, Etc.) * Antique
 Settee * **Sectional Couch** * Sofa Table * Chairs
 * Oak Table w/Chairs * Martha Washington
 Sewing Stand * Rocking Chairs * **Platform
 Rocker** * Spooned Out Dresser w/Mirror * An-
 tique Bed * **Old Trunk** * Knee Hole Desk *
Wicker Furniture * Bar Stools * Flat Screen
 TV * Vases * Dish Set * **Large Assortment of
 Christmas Items** * Christmas Decorations *
 Cross Stitching Supplies * **Elgin Pocket Watch**
 * Wm. Ellery Fahys Oresiler Pocket Watch *
 Kitchenware * Acrylic Paint.
 -Serges Baby Lock Sewing Machine



GARAGE ITEMS * MEAT SLICER
 -Craftsman Table Saw * Old Toledo Meat Slic-
 er * Hand Tools * Misc. Garage Items.



**Open House
 Sunday July 28
 1PM to 2PM**

**Associate
 Broker**

PERSONAL PROPERTY TERMS: CASH, Good Check or
 Credit/Debit Card with Proper I.D. - Not responsible for accidents or
 goods after sold. All items are being sold in "AS-IS" condition. Announce-
 ments made day of auction supersede any printed material. Pre-View
 morning of the Auction.

ESTATE OF:
Mary M. Boling
Owner: Lou Ann McClain
 66867 Winding River Rd.
 Constantine, MI 49042



*Lunch Box by
 Celena*

**GLASSMAN AUCTION
 SERVICE**
 AUCTIONEERS & REAL ESTATE
 P.O. Box 315 * 6815 E. Main St. * Eau Claire, MI 49111
Manager: John Glassman 269-757-3315
 www.glassmanauctions.com
269- 757-3315



REAL ESTATE AUCTION
Offered at 12:00 Noon
Approx. 125 Ft. St. Joe River Front

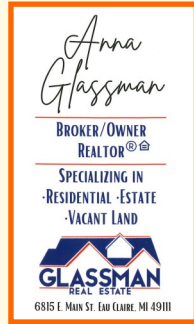
- Approx. 1,836 Sq. Ft. Metal Roof Home
- Appliances Included: Stove, Washer/Dryer, Dish Washer*
- 3 Bedroom 2-1/2 Baths
- Bonus Room Facing St. Joe River
- Back Deck Facing St. Joe River
- LP Forced Gas Heat & Central Air
- Private Well & Septic
- Small Tool Shed
- 2 Car Attached Garage
- Currently 1 side is heated w/1/2 Bathroom*
- Constantine Township/St. Joseph County
- Constantine Schools
- Parcel Number 003-130-042-01
- 2023 Summer Taxes \$558.91
- 2023 Winter Taxes \$969.00

Real Estate Terms: \$5,000 Non-Refundable Deposit Day Of Auction,
 Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condi-
 tion. 10% "Buyer's-Premium" added to final accepted bid to get contract price.
 Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any.
 Announcements Made Day of Auction Supersede Any Printed Material. Contact Constantine
 Township for Property Use and Zoning. **Offers are subject to Sellers Approval.** Any
 items left at closing are considered abandoned and the new buyers responsibility to
 clean out.



River Side

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Road Side



Tool Shed

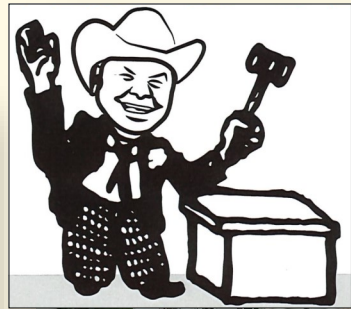


Boat Deck

Aerial View



St. Joe River



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