

Sprague Historical Country Estate Estate Auction



MONDAY - AUGUST 5 AT 10:00 A.M.

Located at 33085 Middle Crossing Rd. - Dowagiac, MI
West of Dowagiac or East of Eau Claire M-62 to Indian Lake Rd. then North to sale.

SHOP TOOLS

-Craftsman 12" Band Saw * 4" Jointer * Floor Model Drill Press * Old Grinder/Brusher * Marvel Draw Cut Saw No. 2 * Large Old Belt Driven Drill Press * Old Power Tools.

GARAGE ITEMS * SANTA SLEIGH DINNER BELL * OLD TOOLS

-Old Time Dinner Bell * Cutter Sleigh * Antique Spinning Wheel * Old Crocks & Jugs * Wooden Screw Clamps * Old Down Hill Sleds * Cradle Cy * Old Tools * Misc. Hand Tools * Old Items.



ANTIQUES & COLLECTIBLES ROUND OAK STOVE

-No. 18 Round Oak Stove (P.D. Beckwith) * Tear-Drop Pull Secretary/Bookcase Cabinet * Pie Safe * Old Cabinet * Antique Dressers * Banjo Clock * Corner Shelf * Antique Sofa * Buffet * Marble Top Stand * Old Books * Doll Cart * Small Childs Cabinet * Salesman Sample Cooking Stove * Hump Back Trunk * Mantel Clock * Wash Stand * Square Secretary Desk * Old Chairs * Cain Seat/Back Rocker * Assortment of Cains * Baskets * Snow Shoes * Drop Leaf Table * Old Pictures * Stool * Antique Push Buggy * Quilts * Bedding * Knick Knacks * Collector Items * Large Organ w/Stool * Lamps * Assortment of Misc. Collectibles * Old Books.



REAL ESTATE AUCTION

Offered at 11:00 A.M.

All on 2 Acres

- Approx. 1,905 Sq. Ft. 2 Story Country Estate Home
Appliances Included: Stove, Refrigerator, Washer/Dryer
- 4 Bedroom 1-1/2 Baths
- Partial Basement
- LP Gas Heat w/Central Air
- Private Well & Septic
- Attached Car Port
- Large Country Barn
- Workshop Building
- Detached Garage
- Silver Creek Township/Cass County
- Dowagiac Schools
- #11-04-0012-0001-03-9 (Class-101 AG-Improved)
- 2023 Summer Taxes \$1,004.20
- 2023 Winter Taxes \$1,333.72

Open House
Sunday August 4
1PM to 2PM

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. Announcements made day of auction supersede any printed material. Pre-View morning of the Auction.

ESTATE OF:
Rosemary J. Sprague
Trust
33085 Middle Crossing Road
Dowagiac, MI 49047



Lunch Box by
Celena

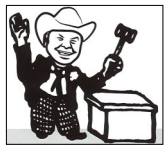
GLASSMAN AUCTION SERVICE

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 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" Condition. 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 Silver Creek Township for Property Use and Zoning. Offers are subject to Trustees Approval. Any items left at closing are considered abandoned and the new buyers responsibility to clean out.



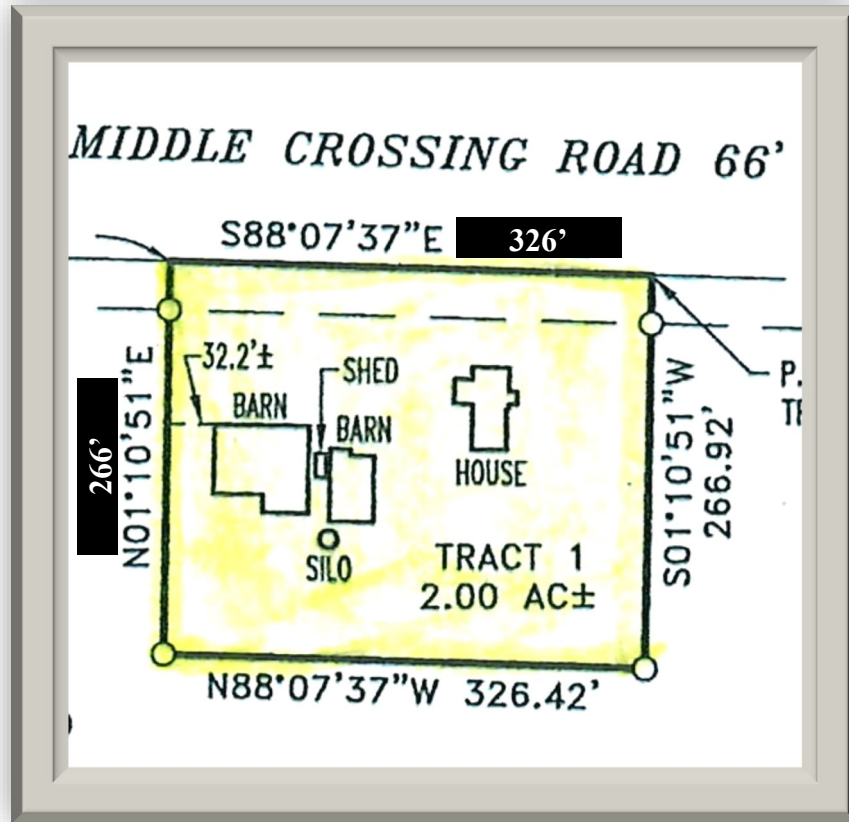
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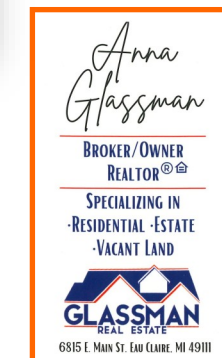
Survey and Aerial View



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