

# Public AUCTION

## Real Estate

180 Ft Frontage on Private Iron Lake  
(No Public Access) All Sports Lake with Sport Fishing

13270 Sharon  
Hollow Rd.

Manchester, MI

5:30 PM Wednesday  
the 9th of July

(Take US 12 (Michigan Ave)  
West of M 52 to Sharon  
Hollow Rd veer right and go  
past Wolfe Rd. to Private Dr  
on West side of road look for  
sign. Or take Austin Rd West  
of Manchester to Sharon  
Hollow Rd and go South.)

**Pre Sale Inspection:**

**Tuesday July 1st 5:30  
to 6:30**

**CALL AUCTIONEERS ANYTIME  
FOR INFORMATION. TERMS ON  
REAL ESTATE:** \$5,000 Deposit Due  
Sale Day (Cashier's Check Only).  
A 4% Buyers Premium applies  
to final sale price. Balance in full  
within 30 days. Purchaser must  
sign sales agreement day of sale.  
This real estate sold "as is" w/no  
contingencies. Seller to furnish  
title insurance and warranty deed.  
Property sold free & clear of all liens,  
encumbrances, and back taxes, if  
any. Tax pro-rated to day of closing  
on due date basis.

Owner: Lou Grenier

Some of the best fishing in the Tri – County region.  
*You won't find a better fishing spot this close to Ann Arbor!*



This crystal clear, gravel bottom lake is stream fed and is teeming with big Northern Pike, Bass, Crappie, Blue Gill and Perch. It is common to see Deer, Wild Turkey, Sand Hill Cranes, Ducks, and Geese.

- 180 ft of Lake Frontage on Iron Lake X 150 ft
- Includes Old Weather tight Trailer
- (2) Wells, Electric Service, Storage Shed, 2 outhouses, Inc. Canoe and fishing boat.
- Great place to camp and fish on Private Lake, secluded, includes a 30 ft deeded access from Sharon Hollow.
- Dock, mercury security light,
- This parcel has the look, feel and privacy of a Northern Michigan or Canadian retreat, It is surrounded by large parcels of private and wild land.
- This property sold several years ago for 60,000 to the Grenier's come to the auction and bid your price
- Telephone Line to this parcel
- SEV is 22,600 combined
- Three separately deeded lots to be sold as one parcel - P-16-28-260-005 (006) (007)
- Wonderful recreation area for Family, Church Group, or Investment
- Originally an Indian Tribal site

**Braun & Helmer**  
Auction Service  
[www.BraunandHelmer.com](http://www.BraunandHelmer.com)

more photos on reverse side



Michigan State  
Auctioneers Association



National Auctioneers  
Association

ANN ARBOR

SALINE

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