

4,700±sf, 3BR Home, Pool, Bath House on 10.01± Acres

3,916±sf Block Outbuilding with 23' Ceiling, Bus Garage & Office

1,850±sf Outbuilding with Garage, Restroom & Office/Home Fitness Area



2600 Cullen Road
Howell, MI
Hartland Township
Near US-23 & M-59
next to Majestic Golf Course

Real Estate Auction Friday, December 5th at 6:30pm

Open Houses: Friday, November 14th (4:30-6:30pm)
Sunday, November 23rd (4:30-6:30pm) and Monday, December 1st (4:30-6:30pm)



Ken Lindsay's
AMERICAN EAGLE
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next to Majestic Golf Course

Boundaries Approximate
© Platometry.com



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31630 Plymouth Rd, Livonia, MI 48150

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A BREATHTAKING & EXQUISITE RETREAT

on 10.01± beautifully manicured and completely fenced acres

Featuring a unique custom built 4,700±sf Home, Pool, Bath House along with two outbuildings and a fully furnished office with two double gated driveways.



2600 Cullen Road
Howell, MI

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Uniquely Designed Custom Home



POOL

- 20X40 in ground pool with furnace
- Men & Woman Bath House with Showers



3,916±sf Block Building with 23' Ceiling, Two Double Door Bays with Bus Garage, Utility Room, Work Shop, Furnished Office & Restroom



Backyard Path to Pool



Two Gated Driveways with Security Cameras



1,850±sf Outbuilding with Retaining Wall



Block Outbuilding: Bay 1



Block Outbuilding: Workshop Area with Storage Loft



HOME

- 3 Car Heated Garage
- Alarm System
- 75 Gallon Generator which runs the entire house
- 300 Gallon Osmosis System
- Two Tennessee Ledge Rock Fireplaces
- 3 Propane Furnaces and Central Air
- Hardwood Floors & Carpet
- Well & Septic
- Satellite Antenna
- 440 Electrical Hook Up For RV

STEEL OUTBUILDING

- 3 Section outbuilding featuring a carpeted office space and garage/work shop area great for equipment storage and a fenced dog run area.
- 220 Electric
- Alarm System
- Septic
- 50 Gallon Diesel Fuel Tank
- Propane Furnace & Pellet Stove
- Concrete Driveway
- Bathroom
- Two Overhead Doors

LARGE BLOCK OUTBUILDING & OFFICE

- Fully Furnished Office with Bathroom
- Two Bays with Two Large Overhead Doors
- Work Shop with Custom Built Work Bench & Carpeted Loft Storage Area
- Separate Well Useable for Outbuildings
- Propane Furnace Plus a Co Ray Vac Heat system
- Generator, Septic, Air Compressor, Separate Well, 440 Electric
- Separate Driveway & Service Gate



Block Building: Bus Garage

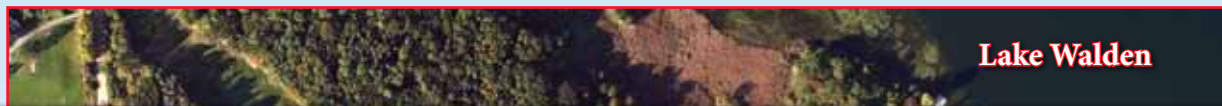


Shaded Driveway To Your Home



Block Building: Finished Office with Restroom

2600 Cullen Rd, Howell, MI



Lake Walden

Real Estate Auction: Friday, December 5th at 6:30pm On-Site



Cullen Road

Majestic Golf Course

Boundaries Approximate ©Pictometry.com



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\$25,000 Deposit must be presented at time of registration in form of cashier's or bank check for admittance (Sorry: no bystanders) to the auction which will be held onsite on December 5, 2014. Balance is due at closing 30 days of auction.

If you are not the successful bidder, your deposit will be returned to you immediately following the auction. If the successful bidder is unable to close on the property as specified in the contract, you will forfeit your full deposit.

A 10% Buyer's Premium plus \$895.00 will be added to the last bid to establish the final bid price. Seller will provide deed and title insurance. Taxes are pro-rated. All information in this literature was derived from sources believed to be correct, but not

guaranteed. All dimensions are approximations. Buyers must rely entirely on their own information, judgment and inspection of the property and record. Property is being sold "as is, where is" with no contingencies. Auctioneer and staff are seller's agent.

Any other terms will take precedence over printed matter. Broker participation is welcome but they must register their client with the auction company two weeks prior to auction day. See www.MichiganAuctionCompany.com for additional details.