

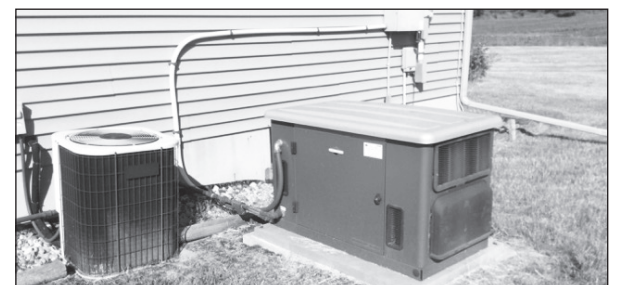
ABSOLUTE AUCTION OF REAL ESTATE & PERSONAL PROPERTY

Located at **6227 W. Butterfield Hwy., Bellevue, Michigan** (Go 3 miles southeast of Bellevue or 2 miles west of Olivet on Butterfield Hwy., just west of I-69 at Exit 48) on:

WEDNESDAY AFTERNOON, JULY 20, 2016

Personal Property Sale Begins at 2:00 P.M.

Real Estate Sells at 6:00 P.M.



Real Estate - Selling this excellent ranch style home built in approximately 1990+/- with 1400 sq. ft. of living space, 3 bedrooms, 2 full baths, kitchen with oak cabinetry, living room with fieldstone fireplace, all appliances included, full basement, AC, home generator unit, 2 car attached garage, 30x50+/- pole building with cement floor, and 1.34 acre parcel. Mrs. Paige is now in her 90s and living is Assisted Living...make sure you take advantage of this offering.

OPEN HOUSES

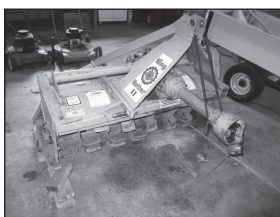
Monday, July 11 from 4:00 - 5:30 P.M.

& Sunday, July 17 from 1:00 - 2:30 P.M.

Go to our website for more information and pictures on the real estate and personal property.

TERMS & CONDITIONS OF SALE

1. No minimum opening bid will be required.
2. It is illegal to discriminate against any person because of religion, handicap, race, sex, family status or national origin.
3. Earnest Money Deposit: the successful bidder must deposit with the auctioneers the day of sale a cashier's check, certified check or cash in the following amount: \$7,000.00. This is a non-refundable deposit which will be forfeited by the purchaser if they cannot or do not proceed with the closing. The check should be made out to yourself and then endorsed over to Stanton's if you are the successful bidder. The deposit will apply to the purchase price at closing.
4. Closing: at the conclusion of the bidding, the successful bidder must sign purchase documents with the auctioneers. The earnest money deposit will be taken at this time. Closing to be on or before 30 days following the auction unless the property is being financed through a lending institution which is unable to meet the 30-day deadline. In that event, the lending institution must send a letter to Stanton's confirming that the loan has been approved but that an additional ten to fifteen days will be required for the closing.
5. Title Insurance: an owner's policy of title insurance will be provided to the purchaser.
6. Taxes: prorated to the date of closing in arrears on a calendar year basis.
7. Terms: cash at closing.
8. Possession: at closing.
9. If the property is financed, any appraisals, points, inspections, surveying, treatments, repairs, etc., are the buyer's expense.
10. Announcements made by the auctioneers sale day will take precedence over printed and/or oral statements. Information in this flyer and other printed materials have been obtained from sources deemed reliable but neither Stanton's nor the titleholders and their representatives make any guarantee therein. The property is being sold in "AS IS, WHERE IS" condition with no expressed or implied warranty of any kind. The auctioneers and the titleholders and their representatives will assume that the buyer(s) are relying on their own judgment and inspection regarding the property.
11. Property Code Number: 130-036-200-040-01
12. SEV: \$75,825
14. No buyer's premium will be charged.
15. The auction is being audio tape recorded.



PERSONAL PROPERTY BEING SOLD

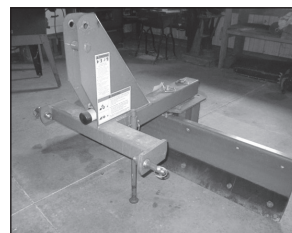
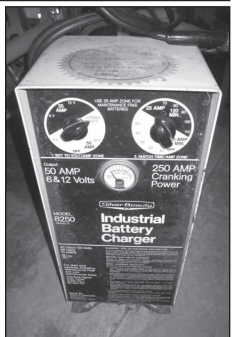
GUNS: Sedco Industries model SP-22, 22 caliber LR hand gun; Mauser model 98 - 8mm rifle (stock shortened); JC Higgins model 101-16 22 caliber rifle.

HOUSEHOLD: Antique Victor Safe and Lock Company floor safe - 31 inches tall, 20 inches wide, 20 inches deep; patio furniture; small chest freezer; metal and plastic shelving; golf clubs; double reclining love seat; recliner chairs; small kitchen appliances; queen size bed; matching dresser and chest of drawers; wheelchair; 2 wood top dining table sets w/ chairs; large toaster oven; 2 Filter Queen vacuum cleaners; Jazzy Scooter chair; matching queen size bed and dresser; writing desk; end tables; antique kraut board; food dehydrator; gun cabinet; Infinity Flame heater; antique drop leaf table; Total Gym 1700 exerciser; Life Styler tread mill.

TOOLS: Floor jack; acetylene welder/torch set; Lincoln 225 welder; many good hand tools; good electric small power tools; large bench vice; antique cross cut saw; older table saw; arbor grinder; Craftsman 10 inch table saw; Dremel jig saw; Tool Shop band saw; belt/disk sander; Craftsman router/shaper; Craftsman 10 inch radial arm saw; portable air compressor; mower; double end grinder; chop saw; 16 ft. alum. ladder; 110 winch; chain fall.

LAWN, GARDEN & TRACTOR EQUIPMENT: Very good King Kutter 2 48-inch 3pt., pto rototiller; Frontier RB2060 3 pt. blade; 4 rotary lawn mowers; lawn tractor trailer; garden tractor disk; Lombard chain saw; electric leaf blower; Homelite gas power leaf blower; Cub Cadet 127 lawn tractor - running, but older; lawn and garden tools; Murray 12 hp. Lawn mower; Craftsman lawn sweeper.

TERMS - CASH OR CHECK WITH DRIVER'S LICENSE. NOT RESPONSIBLE FOR ACCIDENTS DAY OF SALE OR ITEMS AFTER SOLD.



144 South Main St., P.O. Box 146
Vermontville, MI 49096

Phone: 517-726-0181
Fax: 517-726-0060
e-mail:
stantonsauctions@sbcglobal.net
www.stantons-auctions.com

**FORMER ESTATE OF
'LES' PAIGE
DOROTHY PAIGE, OWNER**

Stanton's Auctioneers & Realtors selling all types of real estate and personal property at auction for nearly 60 years. Call us to discuss your situation in total confidence.