

RIMMEL AUCTION

Gorgeous home on 2 Acres * 32.5 Acres Vacant Farmland

The Rex & Dolores (Doff) Rimmel Trust will offer for sale the following Real Estate and will sell personal property items at public auction on site at 178 W. St. Charles Rd., ITHACA, MICHIGAN. Or 1 mile north of downtown Ithaca on State Rd. to St. Charles Rd. Turn West to the auction site. Watch for auction sale direction signs. Gratiot County.

SATURDAY, OCTOBER 12 * 10:00 AM *

(Real Estate sold on site at 12:00 Noon)

PARCEL #1

- Brick ranch home w/ approx. 2,800 sq. ft. on 2 acres
- Full basement, ½ fully finished w/ bathroom, barn lumber décor. Barn lumber U-shaped bar. Fieldstone fireplace. Walk-out patio. Back ½ is storage & utility room.
- 4 large bedrooms, 3 ½ bathrooms. Master Suite has separate bath & patio doors to back patio.
- Updated oak kitchen w/ built-in oven & microwave. S/S fridge, DW, countertop stove. Separate pantry room
- Vaulted ceilings, exposed beams, sunken LR. w/ brick fireplace. Separate Dining room, den. Elegant Foyer entry. 1st floor laundry.
- Built-in cabinets, over abundant large closets throughout.
- (2) separate F/A, newer furnaces. Central Air. Circuits.
- Standby Generac generator system. 8yr old roof. Natural Gas.
- Private well & septic. Asphalt drive. Immaculate yard & Landscaping
- 20x40 inground pool. Cement patio. Pool has been maintained & Serviced by Ryan Gable. Pool shed w/ 4 bay changing rooms & bath, back enclosed storage.
- Attached garage. Circle drive. Privacy fence. Over abundant windows

Immaculate show-stopper home. The home was built in 1960 and featured in Architectural Homes Magazine as "Home of the Future"
A true Mid-Century Modern home that's as good as it gets!!

PARCEL #2

- 32.5 Acres vacant farmland (adjacent to Parcel #1)
- Nearly all tillable ground. Ithaca & Marlette Loam soils
- Not enrolled in PA116. Farm not rented for 2025
- Class A road frontage on State & St. Charles Rd.

PARCEL #3

- Combination of Parcels 1 & 2 together. The entire home and 32.5 acres offered together as 1 tract.

HOME OPEN FOR INSPECTION
THURSDAY, Sept. 26 & Oct. 3 *5-7 pm each day
Or call for an appointment

Feel free to walk/inspect the farm at your convenience

178 W. St. Charles Rd. • Ithaca, MI



ANTIQUES, WALL PICTURES, HOME FURNISHINGS

Very nice antique step back kitchen cabinet—Gold Metal 4' antique ice box—excellent screened pie safe—clawfoot oak dining table & chairs—oak commode—many ornate framed hunting scene pictures—oak child's rocker—Tiffany style glass table lamps—marble base floor lamp—wicker furniture sets—wicker plant stand—wicker rockers—box marbles—Sterling Silver place setting for 10—silver plate items—china dish sets—Christmas dish set—pressed glass—4 pc bedroom outfit, full size—6 piece queen size bedroom suite w/ triple dresser & dressing vanity—large oriental wall tapestry—antique wash tub stand—old fishing creel—brass fire extinguishers—gorgeous primitive wood trunks—36" buggy seat—nice treadle sewing machine—8' wood top pool table—large barnwood cabinet—wood duck decoys—high back caned wood rocker—Jim Beam Bottles—many unfinished pressed back oak chairs—copper boiler w/ lid—3 & 5 gal. crocks—German Nazi Cigarette books—24" wood wheel—hanging barnwood light fixture—upright piano—Ruby glass items—gorgeous 1960's dining outfit—glass side server—leather recliners—upholstered furniture—matching sofa, loveseat—small televisions—many books—folding table/chairs—galv. Water cans—cue ball wall clock—cushioned hall bench—twin wrought iron beds—lone dressers—full size bed—old hats, doilies & fancywork—vintage table cloths—old egg crate—deer horns—electric roaster—wicker rocker—rug beater—serving pieces—kitchen wares & small appliances—duck calls—Eden Pure heater—oil lamps—large qty of wall pictures—antique oak wall phone—old rotary phone—old pulley—horse evener—snow shoes—vintage golf clubs—picnic basket—fishing items—hunting clothes—ping pong table—window fan—vintage lights—tea pots—sundae dishes—dish sets—hump trunk—xmas trees and décor—coolers—humidifier—patio furniture—trunks—work bench—Craftsman shop vac—hand tools—6' folding picnic table—wrought iron patio furniture—Push mower—lawn seeder—nice upright freezer—Toro snow blower—lawn cart—hedge trimmers

AUCTION TERMS & CONDITIONS

1.) **TERMS: CASH OR BANK FINANCING.** If seeking bank financing, must arrange PRIOR to sale. 2.) **EARNEST DEPOSIT:** Buyer must put \$2,000 down at conclusion of auction & sign Buy/Sell agreement. 3.) **CONFIRMATION OF SALE:** Subject to approval of sellers. 4.) **REAL ESTATE TAXES:** Taxes pro-rated for 2024 5.) **POSSESSION:** Possession will be at closing. 6.) **EVIDENCE OF TITLE:** Sellers will furnish title insurance & deed to the buyer. 7.) **CLOSING:** Approximately 30 days from date of auction. 8.) **OPENING BID:** No minimum opening bid. Open to the public. 9.) **ANNOUNCEMENTS:** Any announcement made by auction company on date of auction take precedence over printed or oral statements.

Rex & Dolores (Doff) Rimmel, Trust

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

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AUCTION
SERVICE

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