

REAL ESTATE & PERSONAL PROPERTY AUCTION

Elegant 2-story farmhouse on 2.1 acres & Outbuildings

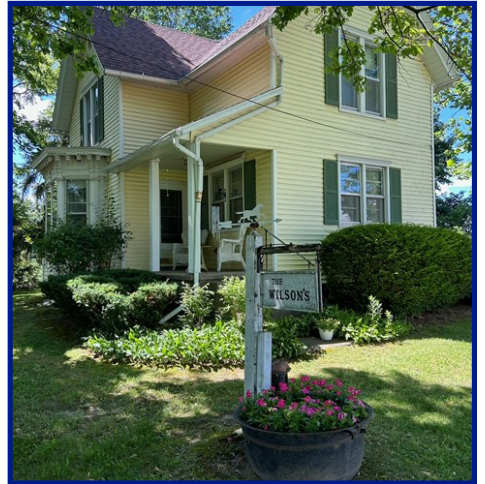
The Wheeler & Shirley Wilson Estate will offer for sale the following real estate and will sell personal property at public auction on site at **4440 W. Maple Rapids Rd., ST. JOHNS, MICHIGAN**. Or North or St. Johns on US127 to Maple Rapids Rd. Turn west 2 ½ miles to the auction site. Or 4 miles east of Maple Rapids. Watch for auction sale direction signs. Clinton County.

SATURDAY, OCTOBER 5 * 10:00 AM *

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

- **Elegant 1800's two-story Victorian farmhouse nestled among mature trees on 2.1 acres.**
- **360 feet frontage on paved road. Minutes from St. Johns, Maple Rapids and Lansing.**
- **2+ car garage, pole barn with cement floor, charming granary, fruit trees, large barn with extension, and milk house.**
- **Four bedrooms; Two full bathrooms; Main level large bedroom with ensuite bathroom.**
- **Upstairs has three bedrooms, full bath, lovely second floor stair rail.**
- **Charming living room; expansive bay window; pocket doors; high ceilings throughout.**
- **Glassed-in conservatory. Amazing woodwork. Two beautifully hand-crafted cabinets that flank the bay window.**
- **Dining room with pantry closet. Beautiful spooncut wood fireplace surround.**
- **Kitchen totally renovated. Martha Stewart cabinets. Corian countertops. Farmhouse sink with farm view. Undercabinet lighting. New appliances and dishwasher.**
- **First floor laundry and butler pantry.**
- **Cozy family room. Fireplace. Opens to screened porch with sunset view.**
- **New roof. Michigan basement. New in 2019: Furnace, Water softener, Water heater, and electrical service panel.**

4440 W. Maple Rapids Rd., St. Johns, MI



OPEN FOR INSPECTION
Wednesday, Sept. 25 & Oct. 2 * 5-7pm each day*
-Or call for an appointment-

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:** Prorated 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.

Antiques & Gorgeous Antique Furniture

Unique painted primitive 7-foot tall drop writing desk with glass doors—Carved, step-back oak cabinet—Old dresser with hanky drawers—Large 1800's hand-made Canadian desk—Drop-front desks—Mid-Century Modern blonde 5-piece twin bedroom set—Four piece Kling maker maple bedroom set—Round oak table with 4 matching chairs—Lane Cedar Chest—Wool blankets—Child-sized wood chairs—Old pictures and frames—Jewelry—Charm bracelet—Watches—Pocket Watch—Jack knives—Noritake—Wicker chairs—Three record-sized Pudding Stones up to 24"—Many Chicken items—Large wooden bowls—Graniteware—Sponge ware—Maple Rapids and local ephemera—Maps—Plat books—Manuals—Business receipts—Drummond Island—Fenton Canister Set—Gun Cabinet—Lamps—Hoosier cabinet with bins—2 Matching Lazy Boys—New Whirlpool Washer and Electric Dryer—Several crocks with handles & blue markings—1938 Boy Scout Uniform—Bugle and more—Many lovely quilts—Sealed Power items—Child's Chalkware lamp—Games and puzzles—Assorted colored glassware—Milk Glass hens on nests—Attractive China and dinnerware—Beautiful silver ware—Depression glass—"Gone With the Wind" items—Staffordshire "Captain Cook" figure—Royal manual typewriter with stand—Sewing machines—Vintage clothing; women's, men's, baby's and hunting—Dolls—Christmas—Coolers—Small baby crib—Pyrex nesting bowls—And many more pretty little things!

TERMS: Cash or good check



Wheeler & Shirley Wilson Estate

PAVLIK
AUCTION
SERVICE

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

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