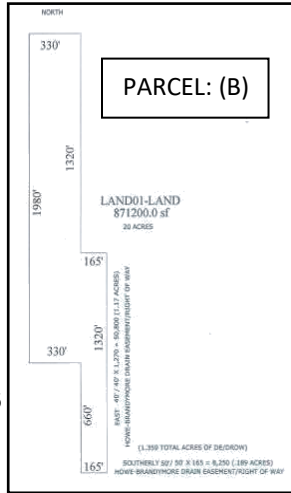


**LIVE IN PERSON ON SITE REAL ESTATE AUCTION SATURDAY
OCTOBER 22, 2022 - STARTS AT 12:00 NOON - CONSISTING OF 2
PARCELS (A) & (B), 2 HOUSES AND OUTBUILDINGS.**



PARCEL: (A) 4009-000
RANCH STYLE W/ ADDITIONS. APPROX. 1020 SQ. FT. OUTSIDE MEASUREMENT. W/21'X41' GARAGE. LOT HAS 82.5' FRONTAGE. LOCATED ON 1.25 ACRES. HOUSE NEEDS REPAIR.
KNOWN AS 3390 KEWAHDIN RD. FT. GRATIOT, MI 48059

**PARCEL: (A)
74-20-016-4009-000**
E 82.5' OF S 660' OF
W 1/2 OF SW 1/4 SEC 16
T7N R17E 1.25 A



**PARCEL: (B)
74-20-016-4002-000**
W 5 A OF SE 1/4 OF SW
1/4 & N 1/4 OF E 1/4 OF W
1/2 OF SW 1/4 SEC 16
T7N R17E 20A



PARCEL: (B) 4002-000
RAISED RANCH STYLE HOME W/3 BEDROOMS, 1-1/2 BATHS, FULL BASEMENT, 1-1/2 CAR GARAGE, ALUM. RAMP ENTRY, SMALL OUTBUILDINGS AND LARGE POLE BARN, APPROX. 2900 SQ. FT W/FRONT LEAN TO 1100 SQ. FT. LOCATED ON 20 ACRES APPROX. 2540 DEEP, IRREGULAR SHAPE W/ 165' FRONTAGE.
KNOWN AS 3380 KEWAHDIN ROAD, FT. GRATIOT, MI 48059

PARCEL "A" WILL BE AUCTIONED FIRST THEN PARCEL "B". PRICE FROZEN WILL THEN BE COMBINED AND AUCTIONED TOGETHER (RAISED BY \$1,000.00 INCREMENTS.)
REAL ESTATE AUCTION TERMS: Bid is acceptance of terms set forth in the sales agreement and the title insurance exception and exclusion which is also available for review at or prior to auction. All properties are offered in "AS IS" present condition. Potential buyers to inspect prior to auction. **A \$5000.00 deposit in certified funds (Means a bank money order, cashier's check or cash), no personal check accepted, due at time of auction.** Balance due at closing within approx. 45 days. **Note: the \$5000.00 deposit is non refundable unless sale is rejected by seller.** Seller has until 5:00 P.M. Wednesday October 26th, 2022 to accept or reject any and all bids. **Note: 3% buyers' premium on real estate.**



J.R.T. THUMB AUCTIONEERS & REALTY, LLC
Cell (810) 650-2730 CAPAC, MICHIGAN

J.R.T. THUMB
REALTY &
AUCTIONEERS, L.L.C.
John Tomaschko-Auctioneer/Realtor/Broker
Thinking of selling or buying property?
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