



REAL ESTATE AUCTION



TUESDAY - APRIL 26 AT 12:00 NOON

Auction located next to 1536 Nickerson Ave. – Benton Harbor, MI 49022
Just South of Sodus Parkway on Pipestone Rd. to East on Nickerson Ave.

Real Estate Information

1.30 Acre Parcel

Potential Building Site

130' Frontage

- Well Built 2 Story Old Wood Barn
4,000+ Sq. Ft.
Concrete Floor
Upstairs w/Storage Racks
- 12' X 23' Detached Garage
- #11-19-0005-0007-06-5
- Summer Taxes \$205/Winter Taxes \$67
- SEV 10,500
- Natural Gas available on Nickerson

Great Hobby Barn

Potential Building Site



Front View



Back View



View of Both Buildings



REAL ESTATE TERMS: \$5,000 non-refundable deposit due day of auction, balance in 14 days. Transfer with new deed and title insurance. All offers are subject to trustees approval. Sold in "AS-IS" condition. Use and Zoning contact Sodus Township. 10% Buyer's-Premium added to final accepted bid to get contract price. Buyer to pay for closing fee, recording fees and buyers premium. No survey, sold by current legal description.

GLASSMAN AUCTION SERVICE

AUCTIONEERS & REAL ESTATE
P.O. Box 315 * 6815 E. Main St.
Eau Claire, MI 49111

John Glassman (269) 757-3315

Glassmanauctions.com

Auctionzip.com

Gotoauction.com

The Auction Way Is The Best Way



ESTATE OF

Gaston (Frenchy) & Rolande Lemieux

Nickerson Ave.
Benton Harbor, MI 49022

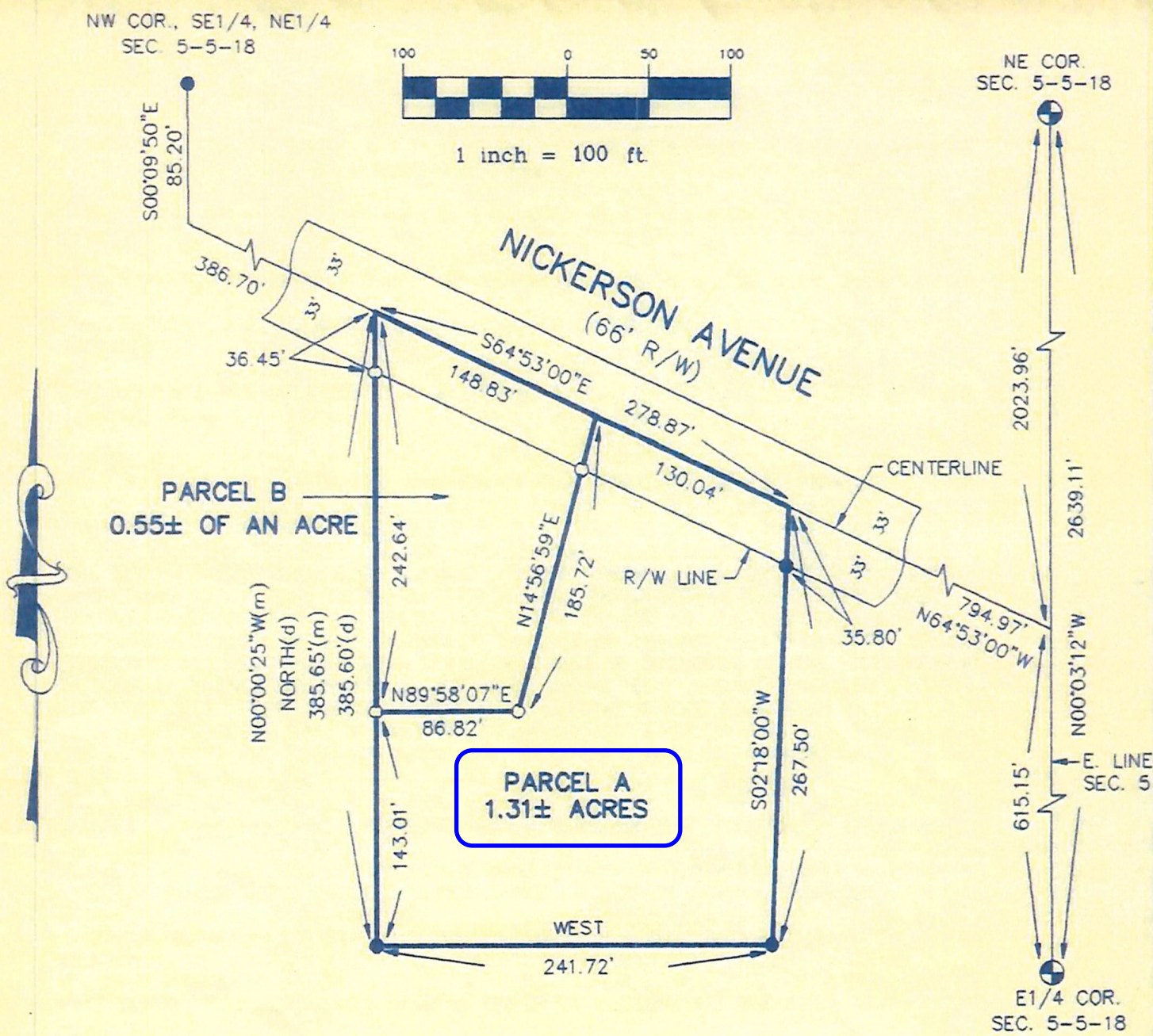
Selling Parcel - A

SURVEY IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 5 SOUTH, RANGE 18 WEST, SODUS TOWNSHIP, BERRIEN COUNTY, MICHIGAN.

WITNESS:
 NW COR., SE 1/4, NE 1/4, SEC. 5-5-18
 FOUND 5/8" IRON PIPE
 PINCH PIPE SOUTH 121.93'
 PK IN FENCE POST WEST 2.22'
 PK IN 4" CEDAR S70°E 14.08'
 PK IN 4" CEDAR S50°E 14.69'

LEGEND
 ○ = SET 1/2" REBAR & CAP
 ● = FOUND IRON
 (m) = MEASURED
 (d) = DEEDED

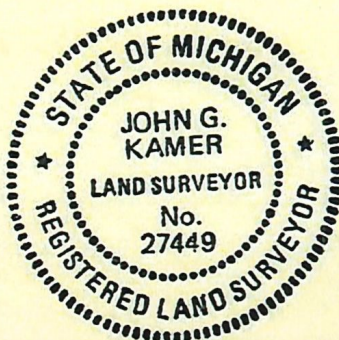
WITNESS:
 NE COR. SEC. 5-5-18
 FOUND 3/4" IRON IN MON. BOX
 PK IN PP N80°E 91.82'
 PK IN PP N30°E 67.18'
 TOP OF HYDRANT N25°E 99.77'
 PK IN PP S30°W 65.68'



NOTE: THIS SURVEY IS A PARTIAL RETRACEMENT OF A SURVEY BY E.R. STEFAN DATED OCTOBER 23, 1978, DRAWING NUMBER A-3041.

WITNESS:
 E 1/4 COR. SEC. 5-5-18
 FOUND STONE W/"X" AND IRON
 PK IN PP S60°W 21.00'
 PK IN PP N30°E 26.79'
 PK IN 24" MAPLE EAST 25.11'
 PK IN 10" CHERRY N60°W 18.55'

FOR: GASTON LEMIEUX
 DATE: 12/16/97 (971054)
 SCALE: 1" = 100'
 DRAWN BY: WCL
 CHECKED BY:



John G. Kamer
 JOHN G. KAMER RLS-27449

W&A
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