

Estate Auction

SATURDAY - MAY 6 AT 10:00 A.M.

Located at 25311 Hospital St. - Cassopolis, MI 49031
Located East of M-60 on Hospital Street



Front View



Back View



TRACTOR * VEHICLE

- 1952 Farmall CUB, Restored, CUB Attachments.
- 2008 FORD Escape, 4 DR, 2WD, 77,000 Miles!

**MOWERS * MOTORCYCLE
 SNOW BLOWER**

- John Deere D100 Riding Mower, 17.5 H.P. 417 Hours!
- Lawn Chief 620 Riding Mower, 14 Twin OHV 43
- Murry 12 H.P. Riding Mower
- 1968 HONDA 350 Motorcycle, VIN-1008982, Odometers Reads 8,470 Miles
- Troy-Bilt Storm 5524 Snow Blower, 5.5 H.P. 24" Cut

**GARAGE ITEMS * WOOD WORKING TOOLS * SMALL BOAT MOTOR
 SHOP TOOLS * 'HO' TRAIN ITEMS**

- Delta Disc/Belt Sander on Stand * Counter Top Drill Press * Craftsman 2 H.P. 4 Gal. Air Compressor * Shop Vacuum * Reddy Heater 55,000 BTU * (3) Old Screw Jacks * Old Hand Tools * JD Lawn Cart * Troy-Bilt TB240 Push Mower * Bolens Push Mower * Chaparral Z-3571 Snowmobile * Extension Ladder * Drop Cords * Step Ladder * Bench Grinder * Craftsman Tool Box * Single Axle Trailer w/Ramp! Mercury 4 H.P. Boat Motor.
- HO TRAIN ITEMS: "HO" Train Track Mounted on Large Frame; "HO" Trains; Several Engines, Cars, Tracks; Train Magazines & Related Items.



**FURNITURE * HOUSEHOLD ITEMS
 COLLECTIBLES * ELECTRONICS**



- 2 Door Glass & Wood Bookcase * Bedroom Set * Few 45 Records * Record Player * Sofa * Chairs * Table w/Chairs * Portable Sewing Machine * Old Motorola Portable Suitcase Tube Radio * Old Box Camera * Other Camera's * Some Glassware * Older Computers * Older Electronic Items * Few Toys * Several TV's * Electronic Items * Plus a lot of misc. household items!

OPEN HOUSE
Friday May 5
11:00 A.M. to 12:30 P.M.

**Real Estate Offered
 At 11:00 A.M.**

2.37 Acres +/-
 (Approx. 188.25' X 578.50')

- 2 Bedroom 2 Bath Home
- Full Poured Concrete Basement
- Newer LP Gas Furnace
- Central Air
- Private Well and Septic Tank (Septic Pumped 2023)
- Attached Garage
- Jefferson Township/Cass County
- Class 401 Residential-Improved
- #14-030-009-112-30
- Taxes: S. \$485.85 \$ W. \$664.42
- Cassopolis Schools
- Includes: 30" LP-Gas Stove, Cloths Washer, Newer Refrigerator.

Aerial View

Hospital St.



188.25'

578.50'



ESTATE OF
Richard W. Aldrich
 25311 Hospital Street
 Cassopolis, MI 49031-9642

TERMS: CASH, Good Check or Credit/Debit Card with Proper I.D. - Not responsible for accidents or goods after sold. All items are being sold in "AS-IS" condition. Announcements made day of auction supersede any printed material. Pre-View morning of the Auction.

GLASSMAN AUCTION SERVICE

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

Manager: John Glassman 269-757-3315

www.glassmanauctions.com
gotoauction.com
auctionzip.com

Real Estate Terms: \$5,000 Non-Refundable Deposit Day Of Auction, Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any. 10% Buyer's Premium will be added to final accepted bid to get contract price. Announcements Made Day of Auction Supersede Any Printed Material. Contact Jefferson Township for Property Use And Zoning. Sold by current legal description. Offers are subject to sellers acceptance. Any items left after the auction will be the buyers responsibility to clean up.

**Real Estate Offered
At 11:00 A.M.**

2.37 Acres +/-
(Approx. 188.25' X 578.50')

- 2 Bedroom 1 Bath Home
- Full Concrete Basement
- Newer LP Gas Furnace
- Central Air
- Private Well and Septic Tank
(Septic Pumped 2023)
- Attached Garage
- Jefferson Township/Cass County
- Class 401 Residential-Improved
- #14-030-009-112-30
- Taxes: S. \$485.85 \$ W. \$664.42
- Cassopolis Schools
- Includes: 30" LP-Gas Stove, Cloths Washer,
Newer Refrigerator.



OPEN HOUSE
Friday May 5
11:00 A.M. to 12:30 P.M.



OPEN HOUSE
Friday May 5
11:00 A.M. to 12:30 P.M.

25311 Hospital Street



578.50'

188.25'

Real Estate Terms: \$5,000 Non-Refundable Deposit Day Of Auction, Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. **Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any. 10% Buyer's Premium** will be added to final accepted bid to get contract price. Announcements Made Day of Auction Supersede Any Printed Material. **Contact Jefferson Township for Property Use And Zoning. Sold by current legal description. Offers are subject to sellers acceptance. Any items left after the auction will be the buyers responsibility to clean up.**