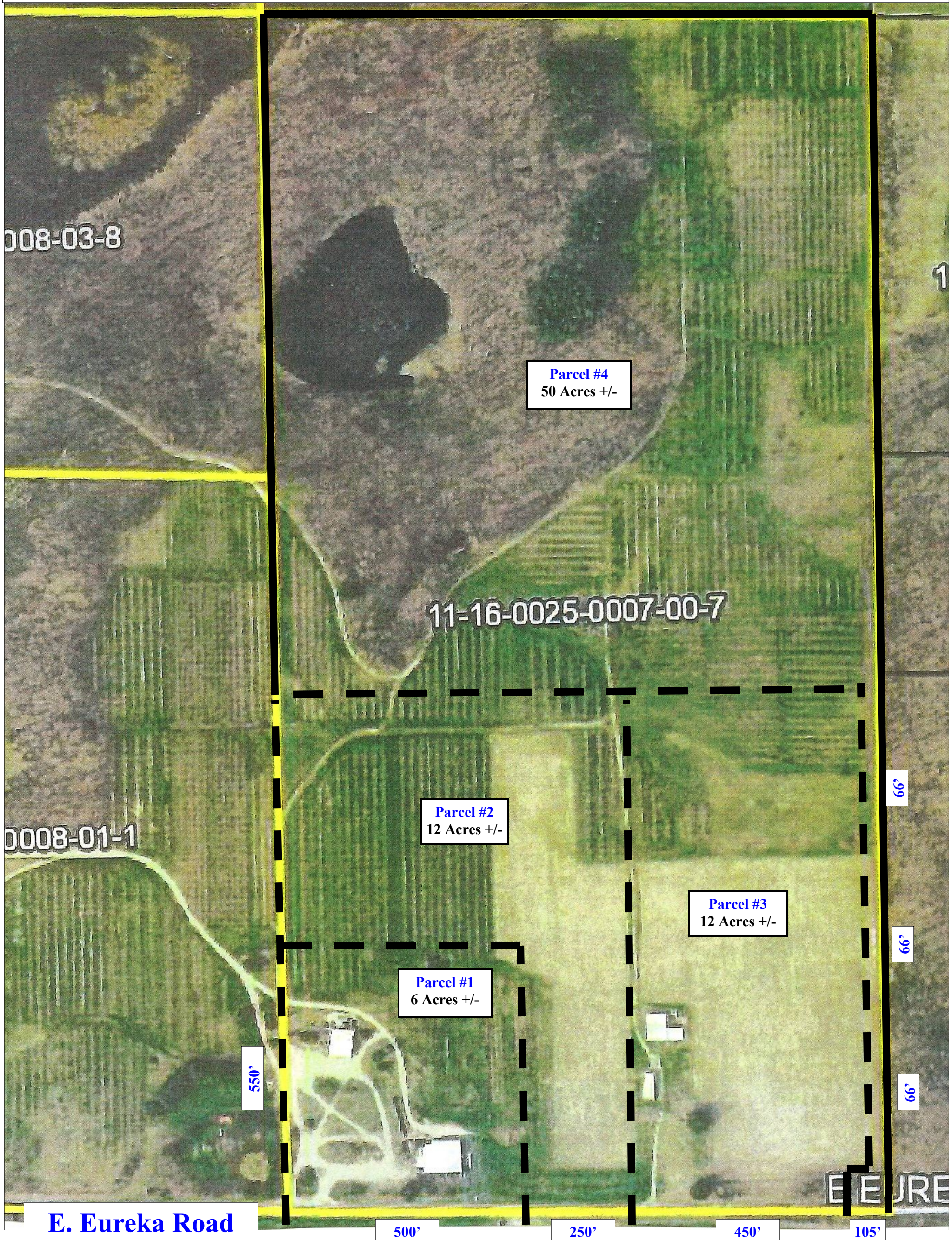


**Real Estate offered Friday March 20 @ 12:00 Noon
9351 E. Eureka Rd. Eau Claire, MI 49111**



Real Estate Terms: Parcels 1-4 \$10,000 Non-Refundable, Parcels 5-8 a 10% 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. Announcements Made Day of Auction Supersede Any Printed Material. Contact Pipestone Township for Property Use And Zoning. Offers are subject to acceptance. If property splits into separate Parcels buyer and seller to pay survey cost 50/50. Sold by the Parcel and not by the acre. All parcels are +/- the advertised acres.



Real Estate Offered

Friday March 20 @ 12:00 Noon

9351 E. Eureka Road Eau Claire, MI 49111

80 Acres Offered Altogether or in 4 Separate Parcels

Plus Offering 4 Separate Signage Parcels

FARM MARKET, BUILDINGS AND LAND

Parcel #1) 6 Acres +/- 500' on Eureka Rd. Farm Market, Packing Shed, Parking Lot	\$ _____
Parcel #2) 12 Acres +/- 250' on Eureka Rd. Fruit Trees, Vacant Land, Building Site	\$ _____
Parcel #3) 12 Acres +/- 450' on Eureka Rd. Fruit Trees, Vacant Land, Pond, Building Site	\$ _____
Parcel #4) 50 Acres +/- 105' on Eureka Rd. Wood, Pond, Vacant Land	\$ _____

DIRECTIONAL SIGN PARCELS (SIGNS NOT INCLUDED)

Parcel #5) .49 Acre Lot +/- E. Main St. - Berrien County, Berrien Twp.	\$ _____
Parcel #6) 0.90 Acres +/- M-140 & Old-31 - Berrien County, Niles Twp.	\$ _____
Parcel #7) .40 Acres +/- Lot Old-31 Hwy. Frontage	\$ _____
Parcel #8) Corner Lot 0.50 Acres +/- M-62 & Indian Lake Rd. - Cass County, Pokagon Twp.	\$ _____

Real Estate Terms: Parcels 1-4 \$10,000 Non-Refundable, Parcels 5-8 a 10% 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. Announcements Made Day of Auction Supersede Any Printed Material. Contact Pipestone Township for Property Use And Zoning. Offers are subject to acceptance. If property splits into separate Parcels buyer and seller to pay survey cost 50/50. Sold by the Parcel and not by the acre. All parcels are +/- the advertised acres.

AUCTION FRIDAY MARCH 20 AT 12:00 NOON

AUCTION LOCATION: 9351 E. EUREKA RD. EAU CLAIRE, MI 49111

Parcel #5) .49 Acre Lot +/-

11-04-0003-0002-00-1 Assessed: 1,000 (99 Ft. X 214 Ft.)

E. Main St. - Berrien County, Berrien Twp.

\$ _____



Real Estate Terms: 10% 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.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Berrien Township for Property Use and Zoning. Offers are subject to acceptance.**

Parcel #6) 0.40 Acres +/- Square Lot

11-14-0015-0008-03-1 Assessed: 7,900

Corner of M-140 & Old-31 Frontage
Berrien County, Niles Twp.

\$ _____



Parcel #7) .90 Acres +/- Rectangle Lot

11-14-0015-0008-00-7 Assessed: 8,100

Old-US 31 Hwy. Frontage
Berrien County, Niles Twp.

\$ _____

Real Estate Terms: 10% 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.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Niles Township for Property Use and Zoning. Offers are subject to acceptance.**

Parcel #8) Corner Lot 0.50 Acres +/-

14-110-006-109-10 Assessed: 1,100

Corner of M-62 & Indian Lake Rd.
Cass County, Pokagon Twp.

\$ _____



Real Estate Terms: 10% 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.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Pokagon Township for Property Use and Zoning. Offers are subject to acceptance.**