

REAL ESTATE & PERSONAL PROPERTY

AUCTION



Undersigned, Marie Harrier, Trust will offer for sale the following real estate and sell personal property items at public auction on site at 10983 W. Monroe Rd./M-46, ELWELL, MICHIGAN. Or 7 1/2 miles west of US-127 on Monroe Rd./M-46. Watch for auction sale direction signs. Gratiot County.

THURSDAY, MAY 13 ★ 5:00 PM ★
(REAL ESTATE OFFERED ON SITE AT APPROX. 6:00 P.M.)

- Ranch home with approx. 1,110 sq. ft.
- 3 Bedrooms, 1 full bath
- Nice oak kitchen with built-in oven, counter-top stove, fridge and double sink
- Full, partially finished basement
- Large living room with picture windows
- Newer vinyl windows throughout
- New 5" well and pressure tank
- 5 year old boiler furnace, new water heater
- New, owned water softener
- 1 car attached garage with opener
- Many closets throughout, paved driveway
- Natural gas to home, cozy yard

10983 W. MONROE RD., ELWELL, MI



★ **OPEN FOR INSPECTION** ★
(2) Thursdays, April 29 & May 6 • 5-7 pm

AUCTION TERMS & CONDITIONS

1) **TERMS: CASH OR BANK FINANCING.** If seeking bank financing, must arrange PRIOR to sale.; 2) **EARNEST DEPOSIT:** Buyer must put \$1,000 down at conclusion of auction & sign Buy/Sell agreement. 3) **CONFIRMATION OF SALE:** Subject to approval of sellers who have 48 hours after conclusion of auction to approve final bids. 4) **REAL ESTATE TAXES:** 2010 taxes to be pro-rated. 5) **POSSESSION:** Possession will be at closing. 6) **EVIDENCE OF TITLE:** Sellers will furnish title insurance & fiduciary 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, FURNITURE AND HOUSEWARES

Gorgeous 3 pc 50's style bedroom set, chest of drawers, full size bed w/ new mattress, dressing vanity w/ chair, 2-tone wood, ornate hardware -- square oak antique china cabinet on legs -- etched stemware -- candle sticks -- nice Frigidaire electric dryer -- glass spooner -- painted dishes -- Fine China set for 12 -- cups/saucers -- Holmes & Edwards Sterling inlaid silverware set in case -- formica kitchenette w/ chairs -- microwave & stand -- pyrex measuring cups -- Texasware bowl -- Homer Laughlin dish set -- kneehole desk -- nice floral sofa -- Sony color tv -- Sanyo 27" flat screen tv -- cedar trunk -- wood mantle clock -- wall mirror -- end tables -- recliner -- clean love seat -- Tasco binoculars -- linens -- foot stool -- humidifier -- Kenmore sewing machine in cabinet -- sewing notion stand -- fans -- Zachary electric organ -- floor lamp -- ceramic wall items -- stereo & speakers -- 4 draw lone dresser -- full size bed w/ night stand -- wood stands -- 50's style ash tray -- child's wood chair -- wall items -- kitchenwares -- small kitchen appliances

GARAGE ITEMS

patio furniture -- game table -- folding chairs -- bug zapper -- Coleman lantern & cook stove -- rakes/shovels -- step ladder -- pruning shears -- ceramic Christmas tree -- hand tools -- battery charger -- step stool -- potato fork -- bike

TERMS: CASH OR PERSONAL CHECK. Register for buyer number w/driver license ID. Nothing removed until settled for. Everything sold "as is" & to be settled for sale day before leaving sale area. Not responsible for accidents or goods after sold. Auctioneers & sales personnel act as selling agents only & assume no liabilities or guarantees. Announcements made sale day take precedence over printed information.

MARIE HARRIER TRUST, OWNER

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

PAVLIK
AUCTION
SERVICE



**JOHN PAVLIK &
JOHN C. PAVLIK, SR.**

AUCTIONEERS/REALTORS

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