

# REAL ESTATE AUCTION

**Gorgeous Brick Ranch Home • 65 Acres Wooded Property • Montcalm Co.**

Undersigned, Bernard & Jane Nickerson Trust will offer for sale the following real estate at public auction on site at 11275 N. Waldron Rd., **VESTABURG, MICHIGAN**. Or from Vestaburg Corners (Corner of M-46 & Crystal Rd.) Go north on Crystal Rd. 2 miles to Tamarack Rd. Turn west 1 mile to Waldron Rd. Turn north on Waldron Rd. 1 1/4 miles to property. Montcalm County.

**WEDNESDAY, MAY 19 ★ 5:00 PM ★**  
**(REAL ESTATE SOLD ON SITE)**

**11275 N. Waldron Rd.-Vestaburg, MI**



### PARCEL #1

**Ranch home on 29 acres**

- 1,300 sq ft brick home, built in 1981
- 1,300 sq ft full finished basement
- Main Floor: 2 bedrooms, 1 1/2 baths  
Nice oak kitchen w/ built-in oven, Countertop stove, fridge, DW, double Sink & built-in writing desk
- Main floor laundry room w/ bath
- Separate dining room, Large Living Room
- Full finished basement w/ walk-out patio Doors, Kitchenette, 2 bedrooms, 1 bath, Utility & storage rooms, large living room
- Copper plumbing, circuits, 4" well
- LP F/A furnace w/ central air
- Auxiliary wood furnace
- Casement windows, good asphalt roof
- Paved driveway, paved road frontage
- Cement porch
- 2 car attached, finished garage
- Rolling terrain, mature trees, nearly Entire 29 acres is wooded
- 24 x 30 metal pole barn w/ lean-to w/ cement & power & sliding doors

### PARCEL #2

**35.99 Acres Vacant property**

- Rolling terrain property
- Approx. 15 acres wooded, balance is brush & fields
- Road frontage on 2 sides
- Nice recreational ground or building site
- All splits go with property

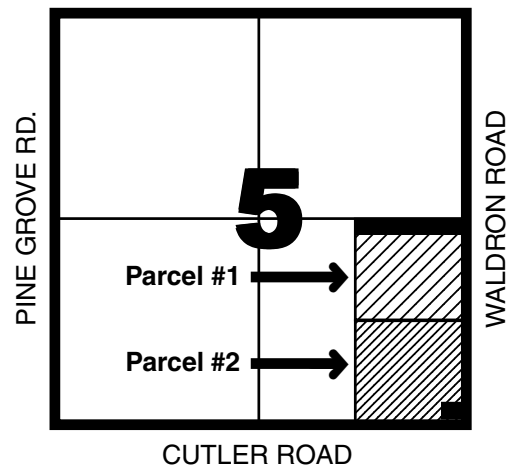
### PARCEL #3

Combination of Parcels 1 & 2 sold together. Entire home & 65 acres sold as one unit.

**AUCTIONEER'S NOTE:**  
**This property includes a well maintained home w/ gorgeous wooded property. Property like this is a rare find. Be sure to attend this Pavlik Real Estate Auction!**

### Section #5 Richland Twp. Montcalm Co.

N. COUNTY LINE ROAD



### INSPECTIONS:

**WEDNESDAY,  
 MAY 5  
 5:00 - 7:00 P.M.**

**FRIDAY, MAY 7  
 11 A.M. - 1 P.M.**

**WEDNESDAY,  
 MAY 12  
 5:00 - 7:00 P.M.**

**OR CALL FOR AN  
 APPOINTMENT**

### 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 & warranty 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.

### BERNARD & JANE NICKERSON ESTATE

**PAVLIK  
 AUCTION  
 SERVICE**

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

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

**AUCTIONEERS/REALTORS**

Pavlik Auction & Real Estate, LLC., Alma, MI 48801  
 www.PavlikLLC.com

