

REAL ESTATE

AUCTION!



Undersigned, Commercial Bank, owner, will offer for sale the following real estate at public auction, on site at 4481 N. Alger Road, ALMA, MICHIGAN. OR located just south of the Alma Fair Grounds on Alger Rd., Gratiot County.

WEDNESDAY, APRIL 28 ★ 5:00 p.m. ★

(SALE HELD ON SITE)

4481 N. ALGER RD., ALMA, MI

- 2-story county home
- 4 bedrooms, 1 full bath
- 1,550 sq. ft.
- Full basement w/ tall ceilings
- Newer Lennox F/A furnace
- Large Living Room & Den
- Separate dining room
- Updated wiring & circuit breakers
- Block & vinyl siding
- Asphalt roof
- Open floor plan
- Asphalt road, close to downtown, Park, river and Fair grounds



★ **OPEN FOR INSPECTION** ★
(2) WEDNESDAYS, APRIL 14 & 21, ★ 5-6 P.M. ★

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:** Taxes prorated for 2010.
- 5) **POSSESSION:** Possession will be at closing.
- 6) **EVIDENCE OF TITLE:** Sellers will furnish title insurance & 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.

COMMERCIAL BANK, OWNER

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