

REAL ESTATE & PERSONAL PROPERTY

AUCTION



Ranch Home & Out Buildings on 15 Wooded Acres • Isabella County

Undersigned, Gasper (Ed) & Faye Toarmina will offer for sale the following real estate and will sell personal property at public auction on site at 6421 S. Gilmore Rd., MT. PLEASANT, MICHIGAN. Or 1 mile north of Winn on Winn Rd. to Walton Rd. Turn west 1 mile to Gilmore Rd. Turn north 1/2 mile to sale. OR 4 miles south of M-20 on Winn Rd. to Walton Rd. West 1 mile to Gilmore Rd. Turn north 1/2 mile to sale. Watch for auction sale direction signs. Isabella County.

SATURDAY, JUNE 26 ★ 10:00 AM ★

(REAL ESTATE OFFERED ON SITE AT APPROX. 12 NOON)

- Nice ranch home on 15 acres woods
- 3 bedrooms, 2 full bathrooms
- 1,560 sq. ft. w/ full finished basement
- Basement has bath, kitchenette, LR, Walk out patio doors & abundant storage
- Vaulted & beamed ceilings, large living room, 3 season screened porch, nice floor plan
- Oak kitchen w/ appliances, wood floors
- Hot water heat, 4" well, copper plumbing
- 2 car attached garage, 24x32 heated wood Working shop, 24x48 pole barn w/ cement & power, 24x24 pole barn w/ dirt floor
- Rolling wooded terrain, nice mature trees and landscaping

6421 S. GILMORE RD. • MT. PLEASANT, MI



★ **INSPECTIONS** ★
(2) THURSDAYS, JUNE 10 & 17 • 5-6 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.

TRACTOR, TOOLS, GARAGE ITEMS

Nice Farmall 200 N/F tractor, pto, front push blade, good tires & paint -- Craftsman 22 hp riding mower w/ 50" deck, hydrostat drive -- Craftsman 10" table saw -- husky power washer -- nice Agrifab leaf sweeper -- Craftsman power washer -- Craftsman 20" push mower w/ bagger -- McCullough chain saw -- Craftsman shop vac -- electric leaf bagger -- good hay wagon -- 8' cultipacker -- old wood yard wagon w/ steel wheels -- nice 4' lawn roller -- picnic table -- gas cans -- porta power unit -- bench grinder -- work bench w/ vise -- bolt bins -- aluminum scoop shovel -- sockets -- electric motor -- cross cut saw -- blue plastic barrels -- helmets -- kerosene heater -- large wood work table -- bikes -- electric smoker -- metal shelving -- misc. lumber -- fishing tackle & nets -- sleds -- camp chairs -- boat oars -- metal saw horses -- rakes/shovels -- stock tank -- patio

chairs -- file cabinet -- arbor table saw -- fiberglass extension ladder -- battery charger -- jacks -- Coleman stove -- metal work bench w/ vise -- truck ramps -- circular saw -- wood working magazines -- rolls tar paper -- shop vac -- snow shovels -- seeder -- chicken feeders -- hand tools -- small wagon --

FURNITURE AND HOUSEWARES

Nice oak commode -- brass Tiffany style lamp -- nice washer & electric dryer -- 3 pc. twin bed outfit -- 12 place gun cabinet -- tv & stereo -- cabinets -- matching sofa & love seat -- card table & chairs -- bakers rack -- vacuum -- kitchenwares -- roaster pans -- pressure cooker -- sleeping bags -- new upright freezer -- wash boards -- nice patio set w/ cushions -- linens -- matching dresser & chest of drawers -- Grandmother clock -- coffee table & end tables -- sewing notion cabinet -- milk can -- pots/ pans -- dishes -- knic knacs

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.

Gasper (Ed) & Faye Toarmina, Owners

Closing Transaction Handled By Rosemary Reid - Coldwell Banker - Mt. Pleasant Realty

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

PAVLIK
AUCTION
SERVICE



JOHN PAVLIK &
JOHN C. PAVLIK, SR.

AUCTIONEERS/REALTORS

Pavlik Auction & Real Estate, LLC., Alma, MI 48801
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