

# REAL ESTATE & PERSONAL PROPERTY

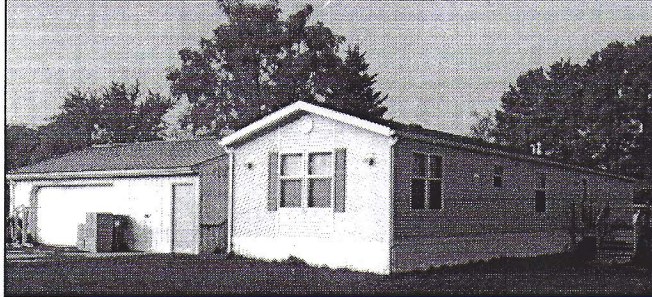
## AUCTION

Undersigned, Dora Wood Estate will offer for sale the following real estate and will sell personal property at public auction on site at 206 S. First St. **BLANCHARD, MICHIGAN**. Or from downtown Blanchard, proceed to the west edge of town on Main St. to the W. Isabella County Line. Turn south 1 block to Herbert St. Turn back east on Herbert St. 1 block to sale site. Watch for auction sale direction signs. Isabella County

**THURSDAY, NOVEMBER 3 ★ 11:00 AM ★**  
(REAL ESTATE OFFERED ON SITE AT 12:00 NOON)

- 2000 model Dutch 14 x 78 home
- Exceptionally good condition
- 3 bedroom, 2 baths
- Full master suite: Master Suite with garden tub, French glass doors, oak cabinets & double sink
- Vaulted ceilings, very clean throughout
- Oak kitchen w/ stove, fridge & DW.
- Like new washer & electric dryer included
- Nice 24 x 32 pole barn garage
- Central air, well & septic, natural gas
- Large patio deck
- 125 x 125 yard

**206 FIRST STREET, BLANCHARD, MI**



**★ OPEN FOR INSPECTION ★**  
**THURSDAY, OCTOBER 27: 11:00AM - 1:00PM**  
**Or by 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:** 2011 taxes to be pro-rated. 5) **POSSESSION:** Possession 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.

#### ESTATE AUTO

2006 Ford Explorer XLT, Automatic, 4 door, All-wheel drive, Bronze color, cloth interior, 60,000 miles, very good condition

#### FURNITURE & HOUSEWARES

Nice 50's style bedroom outfit, with chest of drawers, & dressing vanity & chair, very ornate—sash stand—painted 5' tall cabinet w/ shelves—sewing machine in cabinet—ornate modern console radio in cabinet on legs—travel trunks—globe on stand—small oak cabinet—nice ornate dresser w/ mirror—

reed bottom rocking chair—copper boiler—granite pans—kitchen drop leaf island table—old wood block plane—book case—GE fridge—stacking metal end tables w/ glass tops—painted dresser w/ pulls—small under-counter fridge—kitchenwares—floor rug—books—wall items—ornate Eastlake style dresser w/ marble top—lone buffet—armoire cabinet—stained glass items—ceramics—antique oak leather inlaid desk—antique auger drill press—floor vacuum—wing chair—upholstered chair w/ ottoman—dining table w/ chairs—glass ware—nice leather office chair—entertainment center

**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.

**DORA WOOD ESTATE**  
**VICKI SKALITZKY PR.**

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

[www.PavlikLLC.com](http://www.PavlikLLC.com)

