

138 ACRES LIVE AUCTION

Thursday, May 17 - 6 PM

Reynold Township/Montcalm County, MI

In order to help settle the Charlotte Behrenwald Estate

- **BUILDING SITES**
- **HUNTING LAND**
- **ACREAGE**
- **OFFERED IN 15 PARCELS, ANY COMBINATION OR IN ITS ENTIRETY**

Auctioneer's Note: We are selling this to help settle the estate. This land has many potential uses: Beautiful residential building sites, commercial uses, good duck hunting or other hunting uses, etc. All will sell to the highest bidder. Outstanding opportunity!

Auction will be held in the Fellowship Hall at Christ The King Church, 9596 Reed Rd., Howard City, MI

Miedema Auctioneering, Inc
601 Gordon Industrial Court
Byron Center, MI 49315
1-800-527-8243

MiedemaAuctioneering.com

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

138 ACRES LIVE AUCTION

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Parcel Locations: Parcels 1-14, which are the 138 acres of contiguous land, are located on the Southeast corner of M-46 (Howard City/Edmore Rd) and Jones Rd. Parcel 15, the commercial vacant lot in Lakeview, is located next to the bowling alley in Lakeview. Look for auction signs.

Parcels 1 & 2:

Large acreage parcels with excellent duck hunting or other hunting uses. Also, prime building parcels with lots of land for your country estate. Parcel 1 is approx. 51 acres with frontage on public road Ponderosa Dr. Parcel 2 is approx. 37 acres with frontage on M-46/Howard City/Edmore Rd.

Parcels 3, 4 & 5:

Potential commercial building sites. Great location with frontage on M-46. Each are approx. 2.5 acres. Buy 1, 2 or all 3, depending on the commercial parcel size you desire.

Parcels 6-11:

Residential building sites with frontage on Jones Rd. Parcels 7-11 are large 1.5 acre lots. Parcel 6 is .7 acres. Buy 1 or combine parcels for a larger building site. Part of Pine View Estates.

Parcels 12-14:

Beautiful larger acreage building sites, two of which are nearly 12 acres and one parcel is 10 acres. Frontage on public drive named Ponderosa.

****Note:** For parcels 1-14, natural gas is at Jones Rd. by Lot 11 of Pine View Estates and electric is at lot 15 of Pine View Estates.

Parcel 15:

Located in Lakeview. Potential commercial building site. 132' frontage x 165'.
Located on N. Greenville Rd. in Lakeview, next to the bowling alley.
Parcel #042-716-046-00

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Charlotte Behrenwald Estate

INVESTMENT OPPORTUNITY

NO MINIMUMS OR RESERVES

BEAUTIFUL BUILDING SITES



Buy/Sell Agreement, Soil Info, Bid Packet and more,
neering.com or call Kelly at 800-527-8243.

NO MINIMUMS & NO RESERVES

LAND AUCTION

In order to help settle the Charlotte Behrenwald Estate

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LIVE AUCTIONS

601 Gordon Industrial Court
Byron Center, MI 49315



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Permit No. 19

138 ± Acres
Montcalm County
Reynold Twp.

Thurs., May 17 - 6PM

REAL ESTATE TERMS:

Open House Dates: Vacant land, walk any time at your convenience.

Deposit for Real Estate: 10% of the successful bid price is required at the auction by good check, cash or cashier's check. This deposit is NOT refundable if the buyer does not carry through with the purchase. Your bidding is not conditional upon financing, so be sure you have arranged financing if needed or are capable of paying cash at the closing.

Conditions: The terms and conditions of this auction will be governed by the contract for the sale of Real Estate (herein called the buy/sell). The following terms are a summary provided for the convenience of the bidder.

The buy/sell is available in the bidder's packet and should be reviewed prior to the auction. All properties sell "AS IS WHERE IS" with no warranties of any type expressed or implied as to the merchantability, usability, fitness for a particular purpose, or any matter of whatsoever type of nature. Any improvements, which must be made, are the responsibility of the purchaser. All information advertised or states was derived from sources believed correct but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment and inspection of the property and record. The real estate will be sold free and clear of all the liens. The property will however be sold subject to any easements and building and use restrictions of record. Any announcements made at the auction site take precedence over printed material.

Closing Terms: Balance of purchase price due at the closing June 29, 2018. The seller will pay taxes and assessments due on or before the auction. Possession will be given at the closing. Seller shall provide an owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of approx. \$450 will be divided evenly between the buyer and the seller.

Buyer's Note: If you are the successful bidder, you must go to the closing table to sign all the purchase agreements immediately following the conclusion of the auction. At that time, your check will be endorsed as a non-refundable deposit on the property. Individual purchases are to be considered as singular transactions, not contingent on any other purchases of properties on the auction. The ability to obtain financing is NOT a contingency of the sale. The auction will be conducted at the sole discretion of the auctioneer and any bids may be recognized at their discretion.

New Data: New data, corrections or changes could be made after the printing of this brochure. Please arrive prior to the start of the auction to inspect and consider any information and changes.

Bidder's Packet: Complete bidder's packets including copies of the buy/sell agreements, Soil information, Title Commitments, etc. and will be available by calling to request a packet to be mailed to you or on our website at MiedemaAuctioneering.com. Call Kelly at Miedema Auctioneering at 1-800-527-8243 or visit MiedemaAuctioneering.com.

UPCOMING AUCTIONS:

Blueberry Farm Land (Online Auction)

LASTBIDrealestate.com - April 10 - 8am

20 Acres of Blueberry Farm Land Selling Via Bankruptcy Court Case No. 17-04938-swd. This acreage includes the Elliot blueberry bush variety, drip irrigation, Pipeston-Kingsville complex and Plainfield sand soils. The blueberries were planted in 2010 and are not matured or fully producing yet

Roeters Farm Equipment (Online Auction) Orbitbid.com

Tuesday, April 10 - 8am - Grant, MI

Roeters Farm Equipment's 1st annual inventory reduction auction featuring a wide variety of vegetable equipment, tractors, packing equipment, etc. Roeters has taken in a large amount of trade in equipment and therefore will be selling this equipment to the highest bidder.

Corky Ver Beek Farm Equipment

Sat., April 21 - 10am - Dorr, MI

Corky has successfully farmed for many years, but now at 88 years of age has decided to retire. Highlights include: JD 7230 MFWD tractor - 1,521 hours, McCormick MTX 135 MFWD tractor - 2750 hours, JD 458 round baler, JD 530 discbine, Case SR 175 skid steer, plus tillage, and more.

LAND AUCTION - 151 in 2 Parcels in Berrien County, MI

Thursday, April 26 - 6PM - Galien Twp, MI

Having discontinued farming, Brian Payne (owner) will be selling this farmland at live public auction. Land will sell to the highest bidder - no minimum. Outstanding opportunity to buy farmland in good location.

Behrenwald Real Estate Land Auction

Thursday, May 17 - 6PM - Montcalm Co./Reynolds Twp., MI

In order to help settle the Charlotte Behrenwald Estate, we will be selling approx. 138 acres, commercial & residential building lots. Offered in several parcels or in its entirety. Excellent duck hunting land, frontage on M46 & N Jones Rd & many smaller building sites for investment or to build your home on. All will sell to the highest bidder. No minimums & No Reserves! Charlotte Behrenwald Trust #1 - Owner

326 Acres of Vacant Land (Online Auction)

LASTBIDrealestate.com

May 8, 2018 - 8am - Frederic, MI

326 acre parcel of Northern Michigan vacant land located off of Twin Peaks Road & Deward Rd. With its beautiful rolling hills and plenty of hardwood trees, the property shows many signs of wildlife including deer, turkey, small game and occasional bear. The property also has snowmobile trails nearby.

This is a great opportunity to own UP North recreational land.

Waterfront Real Estate (Online Auction)

LASTBIDrealestate.com

June 5, 2018 - 8am - Newaygo, MI

2 Parcels: Large cottage on Croton Dam Pond (1.27 acres) & 1.35 acres of vacant land. Selling on LASTBIDrealestate.com!

For more info on any of these auction, visit MiedemaAuctioneering.com or call 1-800-527-8243