



Property Address
10384 Kehoe DR NE.
Ada, MI 49301

Real Estate Auction
Thursday, April 18 - 6PM
Auction held at 3166 Alden
Nash, Lowell, MI (Lowell VFW)

- 35 Acres, Home & Outbuilding
- Selling in 4 Parcels, in any combination of parcels or in its entirety
- Excellent opportunity to build your dream home in a desirable area

Personal Property Auction
Thursday, April 11 - 5PM
Auction held at the home



Auctioneer's Note:

The Family of Gerald & Donna Kehoe have hired Miedema Auctioneering to conduct (2) separate live auctions for the personal property and the real estate. This is an outstanding opportunity to purchase a piece of property in a very desirable area.

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS

601 Gordon Industrial Ct. Byron Center, MI 49315

1-800-527-8243



MiedemaAuctioneering.com

Auction Manager:

Chuck Ranney

(616) 229-3142

Chuck@1800lastbid.com



Real Estate Auction
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Auction held at Lowell VFW 3166 Alden Nash, Lowell

Open Houses
Thurs., March 28: 1-3pm
Thurs., April 11: 3-6pm



Parcel 1:
Ranch Style Home
2 Stall Garage
Outbuilding
5 Acres

Parcel 2:
Vacant Land
4.93 Acres

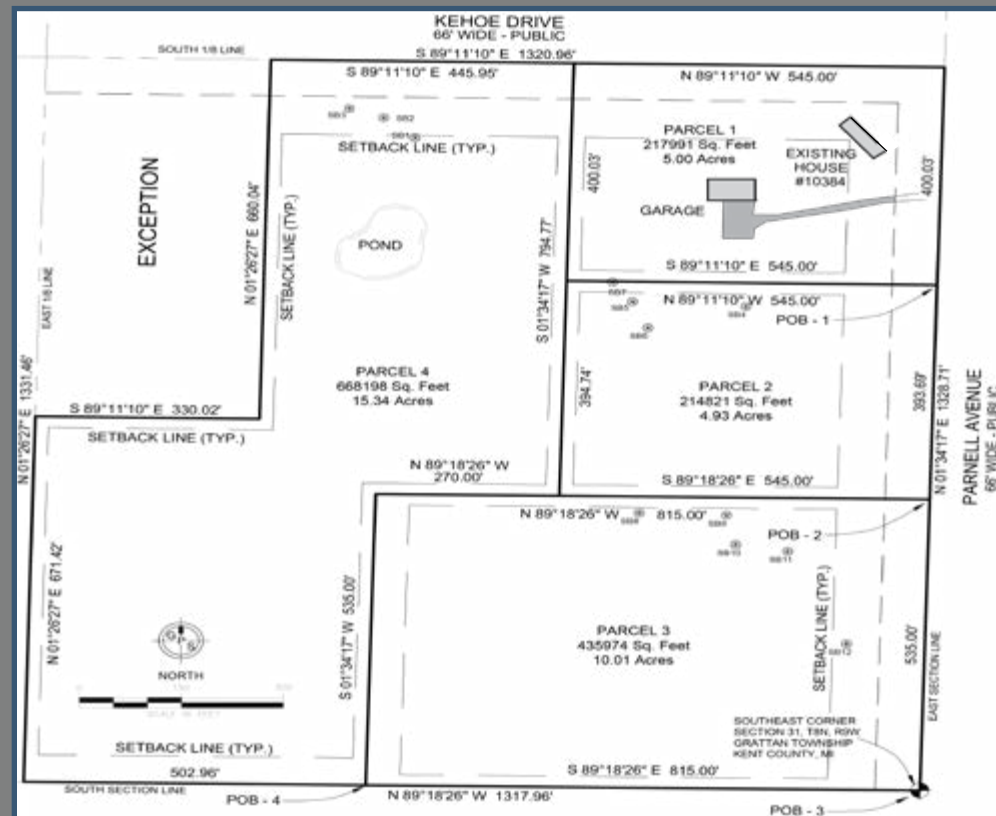
Parcel 3:
Vacant Land
10.01 Acres

Parcel 4:
Vacant Land
15.34 Acres

Personal Property Auction
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Selling in 4 Parcels individually, in any combination of parcels or in its entirety

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Property has been surveyed, staked and Perk test completed.



TRACTORS
McCormick Farmall 450 Tractor,
Gas, PTO, 1 hydraulic remote, Narrow
Front
International Farmall BN Tractor
BACKHOE
Case 580C loader backhoe, standard
hoe, OROPS, diesel
TILLAGE
Woods Cadet 84 pull type brush hog,
PTO driven
Disc, approx. 10'
LAWNMOWER
John Deere 445 riding lawn mower,
60" mulcher compatible deck, 1502
hours
John Deere 54" push blade
Push lawn mower, Briggs and Stratton
4hp motor

SPRAYER
Towable sprayer, 5hp Briggs and
Stratton
FARM EQUIPMENT
Assembled single axle utility trailer
John Deere rototiller
Lawn roller
Lawn thatcher
Agri-Fab 175 broadcast spreader
Agri-Fab mow-n-vac, 12.5 cu. Inches,
5hp
Agri-Fab small dump trailer

Shop Equipment/Tools
Generac 7500 portable generator,
15hp
Campbell Hausfeld air compressor,
1.8hp, 150 max PSI, 28 gallon
Mega Force 6500 generator
Air compressor with Dayton industrial
motor, 110v
Lincoln Arc Welder, 225 amp, with

leads, helmet
Clarke Metalworker BT1029 drill
press, 16-speed, 550 watt, 120v
Stihl gas powered string trimmer
Echo gas powered handheld blower
Tool Shop bench grinder
Craftsman 8" bench grinder
Craftsman 3/4hp reciprocating saw
Torch set with cart
Manual cement mixer
Floor jacks (2)
Hydraulic cylinders
2-wheel dolly
Car Ramps
Assorted hand tools to include rakes,
shovels, pitch fork, manual trimmer
Assorted garden hose with hose reel
Assorted ice fishing equipment, auger,
poles, ice spud bucket
20' extension ladder
6' fiberglass step ladder
8' fiberglass step ladder
7' wooden step ladder
10' fiberglass ladder
5' step ladder
Assorted wooden ladders
Assorted tools, bits

**ASSORTED HOUSEHOLD
ITEMS**
Curio lighted glass cabinet, 6 shelves
Masterbuilt 7in1 smoker, gas
Maytag washer and dryer set, gas
Maytag washer/dryer set, gas
General Electric 2-door refrigerator
General Electric microwave
General Electric stovetop
General Electric Profile oven
General Electric Profile dishwasher
Outdoor patio table with (3) chairs
Outdoor patio table with (4) chairs
Kitchen table with matching chairs

(4), with extra leaves for table
Picnic table
Patio bench rocker
Patio bench swing
Kenmore rolling sewing machine
Duratub cleaning station with storage
compartment below
Heavy duty file cabinet, 4 drawer
Sentry 1175 safe
Sentry 2190 safe
Lock box
Hang-Ups workout machine
Schwinn exercise bike
Pacemaster treadmill
Matching living room couch and
loveseat, leather footstool
End table, glass top
Bookcases (2), 4-shelf
Entertainment/tv stand
Lamps (2)
Bedroom set, disassembled
Wooden dresser
End tables (2)
Jewelry cabinet
Cedar chest
Chair with matching footrest
Wooden end tables (4)
Wooden 5-drawer desk
Rolling office chair
Wooden Cedar Chest
Desks (2), 1 on wheels
Rolling office chair
Side table with 2 drawers
Bookcase with bottom drawers
Dresser, 4-drawer
Patio Chairs
Patio couch with matching loveseat
and chair

**Plus much more to
numerous to list**

For detailed information, bidder's packet, pictures, etc. call 1-800-527-8243 or visit MiedemaAuctioneering.com

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35 Acres Home & Outbuilding Personal Property Ada, MI

If your mailing label has an express number, please bring this brochure with you for express check-in at auction.

MIEDEMA
AUCTIONEERING, INC.
LIVE AUCTIONS
601 GORDON INDUSTRIAL CT
BYRON CENTER, MI 49315



REAL ESTATE TERMS

Registration: Thursday, April 18 starting at 5pm.

Deposit for Real Estate

A deposit of 10% is required at the auction. 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 and 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 whatsoever type or nature. Any improvements which must be made, are the responsibility of the purchaser. All information

advertised or stated 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 records. The real estate will be sold free and clear of all liens. The property will however be sold subject to any easements and building and use restrictions of record. The auction company reserves the right to bid to protect the owner's investment. Any announcements made at the auction site take precedence over printed material. Real estate sells subject to owner's acceptance or rejection of high bid.

Closing Terms

Balance of purchase price is due at closing within 45 days. The seller will pay taxes and assessments due on or before the auction. Seller shall provide owners title insurance policy in the amount of the purchase price. Closings will be held at a local title company. Closing fees of \$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 nonrefundable deposit on the property. 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 new information and changes.

Bidder's Packet

Complete Bidder's Packets, including copies of the buy/sell agreement and more detailed information will be available at the open house or by calling to request a packet to be mailed to you. Call Miedema Auctioneering for details at 1-800-527-8243 or visit our website at MiedemaAuctioneering.com.

PERSONAL PROPERTY TERMS

Registration: Thursday, April 11 starting at 4pm.

Terms

All items sell "AS IS WHERE IS" with no warranty. There shall be no guarantees or warranties, expressed or implied, statutory or otherwise as to the merchantability or fitness for any particular purchase of goods offered in this sale.

Payment

Complete payment on auction day by cash, good personal check, cashier's check or credit card. Personal checks will be accepted at the auction company's discretion. Out of state checks must have a bank letter of guarantee (Can be found on our website).

Announcements made the day of auction take precedence over printed material

UPCOMING REAL ESTATE AUCTIONS

270 Acre Land Auction - Howard Baumann Estate

Tues., March 26 - 6pm - Real Estate Land located in Olive Twp., MI
In order to help settle the Howard Baumann Estate, the family has hired us to sell the farm. Approx. 270 acres in Ottawa County. The 270 acres will be offered in 9 individual parcels, in any combo or in its entirety. Prime land in a great location. Auction will be held at Pt. Sheldon Township Hall.

Green Lake Frontage Real Estate

Weds., April 17 - 6pm - 555 South Shore Dr., Caledonia, MI
Due to the death of their parents, the Russell's will be selling this prime Green Lake property at auction in order to help settle the estate. Featuring approx. 148' of Green Lake frontage, with an older home situated on 2 lots. Auction will be held at Leighton Township Hall in Moline, MI.

Gerald & Donna Kehoe Real Estate

Thurs., April 18 - 6pm - 10384 Kehoe Dr NE., Ada, MI
The family has hired us to conduct a live auction to help settle the estate. The property features a ranch style home with a 2 stall garage, pond & 35 acres. The property will be selling in 3-4 parcels or in its entirety.