

LIVE ON-SITE PUBLIC REAL ESTATE & PERSONAL PROPERTY AUCTION FRIDAY, AUGUST 30, 2024

★ **PERSONAL PROPERTY
BEGINNING AT 2:30 PM** ★
*Personal Property can be viewed during
Real Estate Inspection Open Houses.*

★ **REAL ESTATE AUCTION
BEGINNING AT 5:30 PM** ★
**INSPECTION/OPEN HOUSES 3:00-5:00 PM:
WED., AUG. 7 & WED., AUG. 21**



★
**Located
Near
Palmer
Lake**



REAL ESTATE: Approximately 1,044 sq. ft., 3 bedroom, 1 bath, partial basement, attached 2-car garage, all situated on 1.95 acre large lot close to Palmer Lake.

STARTING BID IS \$75,000

Property taxes are approximately \$1,200.00 per year (23-24).

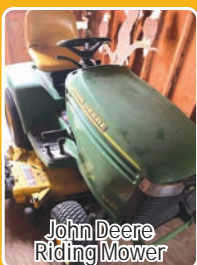
REAL ESTATE TERMS: 1% Buyer's Premium, 10% of Purchase Price Non-refundable earnest money due at signing of accepted purchase agreement. Balance due in full at final closing in 30-45 days. Closing agent fee shall be split between Buyer and Seller. Taxes shall be prorated and estimated. Possession shall be at final closing. **AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNER.** Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyers deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate.

**PROPERTY ADDRESS:
59307 Burr Oak Rd. • Colon, MI 49040**

DIRECTIONS: East of sturgis on us 12, 5 miles to Burr Oak Rd., then north 3.5 miles to property on east side of road.

OWNER: SUZY L. FRENCH ESTATE PERSONAL PROPERTY

2013 CHEVROLET EQUINOX MILEAGE AT 89062. John Deere riding lawn mower(s) 325 48" deck, snow blower and plow attachments, lawn cart, lawn sweeper, homemade mini wagon for rider mower, primitive hand tools, Robin (Subaru) power generator, garage full of tools, yard hand tools, Household: DVD(S), CD(S), VINYL 33 RECORDS, decorations and collectables, Large amount of N gauge railroad toy collection as well as diorama model railroad magazines, some vintage lighting, sea shell collection, paperweights and art glass collectables, kitchen; bath; furniture (couch, recliners, tables, dressers, cedar cabinet, old trunk, hutch, youth roll top desk; shelving; many items, too numerous to mention. We are still finding more as we go.



Visit Website for detailed terms:
WWW.JERRYGROGG.COM

Do you have Real Estate or Personal Property to sell? Let us host your Online Auction! Call Jerry Grogg Inc. at 260-463-2828 for details.

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CHECK US OUT ON FACEBOOK OR INSTAGRAM TO GET UPDATED INFORMATION ON LISTINGS OFFERED AT AUCTION AND FOR SALE ALONG WITH ANY UPCOMING PERSONAL PROPERTY AUCTIONS.