

Online Only **Real Estate Auction**

**LARGE MULTI-PARCEL ONLINE REAL ESTATE AUCTION
OF AGRICULTURAL PROPERTIES LOCATED IN THE
GRAND LEDGE, DIMONDALE, CHARLOTTE, POTTERVILLE
& VERMONTVILLE AREAS
PROPERTIES TOTAL 531+/- ACRES**

Call for information packets containing preliminary title
work and other documents pertaining to individual parcels.

**Bidding will begin on Sunday, August 14, 2022
and end on Wednesday, September 14 at 7:00 p.m.**

See Stanton's Auctioneers online bidding site at www.stantons-auctions.com to register & bid.



144 South Main St., P.O. Box 146 • Vermontville, MI 49096
Phone 517-726-0181 • Fax 517-726-0060
e-mail: stantonsauctions@sbcglobal.net
website: www.stantons-auctions.com



Steven E. Stanton
(517) 331-8150

Michael C. Bleisch
(517) 231-0868

Stanton's Auctioneers & Realtors conducting auctions throughout Michigan and across the United States since 1954.

*Over 7500 sales conducted and 4,000 parcels of real estate sold at auction. Call us to discuss your sale with a firm that has the experience to properly handle the job right for you.
Steven E. Stanton, (517) 331-8150, Email – stevenEstanton@gmail.com*

Wednesday, September 14, 2022

73 Acres of Vacant Land – 60 (+/-) Tillable Acres

LOCATED 1 mile south of Grand Ledge, Michigan on M-100 to St. Joe Highway, then 2 miles west at 1750 St. Joe Highway, Charlotte, Michigan (southeast corner of St. Joe and Kenyon Roads).

Bidding Opens: Sunday, August 14, 2022

Bidding Ends: Wednesday, September 14

A good location southwest of Grand Ledge with paved and gravel road frontage. A good parcel of level agricultural land. Property Code Number – 030-017-400-002-02 (73 acres)



Wednesday, September 14, 2022

190 Acres of Vacant Land – 140 Tillable Acres

LOCATED 1-1/2 miles east of Charlotte, Michigan at 2200 Island Highway, Charlotte, Michigan.

Bidding Opens: Sunday, August 14, 2022

Bidding Ends: Wednesday, September 14

A good location, paved road and a large parcel of contiguous land including 190 acres with 140 tillable acres.



Wednesday, September 14, 2022

62(+/-) Acres of Vacant Land – 62(+/-) Tillable Acres

LOCATED 2 miles north of Pottersville (or south of Grand Ledge) on M-100 to Pinch Highway, one mile west to Johnson Road then immediately north to the property.

Bidding Opens: Sunday, August 14, 2022
Bidding Ends: Wednesday, September 14

A good parcel of agricultural land with a drain separating the same into two agricultural fields. 68.84 acres with nearly 62 tillable. Property Code # - 070-010-400-002-06 (68.84 acres)



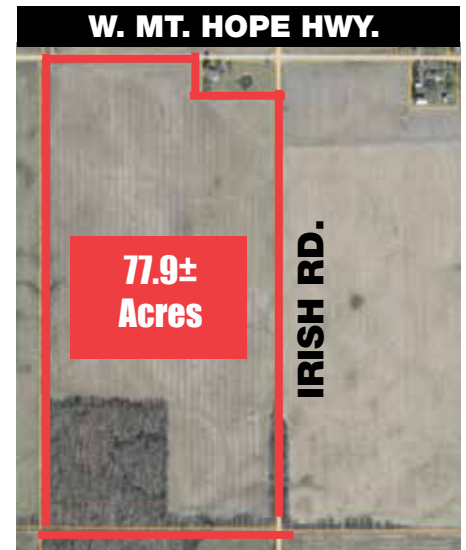
Wednesday, September 14, 2022

77.9 Acres of Vacant Land with 62 Tillable

Located 6 miles north of Vermontville on Ionia Road to Mt. Hope Highway, then one mile west to the south-west corner of Irish Road, or 2 miles west of Sunfield on M-43 to Ionia Road, 3 miles south to Mt. Hope Hwy., then 1 mile west.

Property Code # - 010-030-200-025-00 (77.9 acres)

Bidding Opens: Sunday, August 14, 2022
Bidding Ends: Wednesday, September 14



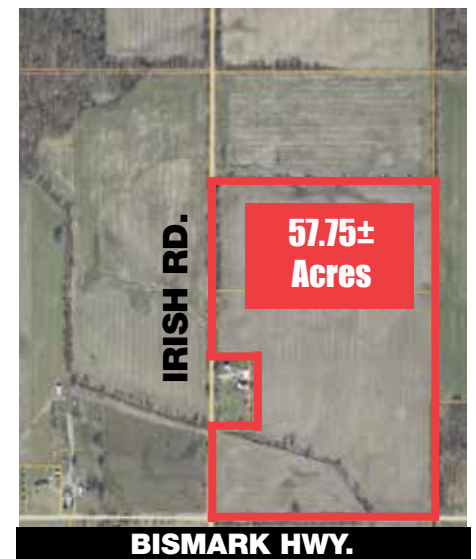
Wednesday, September 14, 2022

57.75 Acres with 52 Tillable

Located 5 miles north of Vermontville on Ionia Road to Bismark Highway, 1 mile west to the northeast corner of Irish Road. **This is ½ mile south of the Parcel 1.

Property Code #'s – 010-029-300-050-00 (37.75 acres), 010-029-300-015-00 (20 acres)

Bidding Opens: Sunday, August 14, 2022
Bidding Ends: Wednesday, September 14



Wednesday, September 14, 2022

70.85 ACRES OF VACANT LAND – Agricultural, Residential, Development

“To be Offered in Two Separate Parcels”

Parcel 1 – East Portion – 26.74 acres (+/-)

LOCATED 1-1/2 miles west of Dimondale, Michigan on Windsor Highway.

Bidding Opens: Sunday, August 14, 2022
Bidding Ends: Wednesday, September 14

A good location south of Lansing west of Dimondale on Windsor Highway. This is an excellent parcel for real estate development, single family home or small farm operations. Close to I-69, I-96 and Lansing.

Contact Stanton's for additional information, title work, maps, etc.

Property Code Number – 080-017-400-045-00 (Presently taxed as one parcel)



Wednesday, September 14, 2022

70.85 ACRES OF VACANT LAND – Agricultural, Residential, Development

“To be Offered in Two Separate Parcels”

Parcel 2 – West Portion – 44.11 acres (+/-)

LOCATED 1-1/2 miles west of Dimondale, Michigan on Windsor Highway.

Bidding Opens: Sunday, August 14, 2022
Bidding Ends: Wednesday, September 14

A good location south of Lansing west of Dimondale on Windsor Highway. This is an excellent parcel for real estate development, single family home or small farm operations. Close to I-69, I-96 and Lansing.

Contact Stanton's for additional information, title work, maps, etc.

Property Code Number – 080-017-400-045-00 (Presently taxed as one parcel)



BIDDING INFORMATION AND REQUIREMENTS

1. This is an online only auction.
2. Once a bid has been received it cannot be removed.
3. The successful bidders will be charged a 5% buyer's premium.
4. This amount will be added to the accepted purchase price.
5. Unless it is an absolute auction, the seller's agent reserves the right to bid in order to protect the seller, and their investment. The seller's agent will only bid an amount required for the parcel to be sold by the seller.
6. Automatic extension of bidding: at the conclusion of the bidding, if a bid is received at the last minute, an extension of 5 minutes will be given for additional bidding. If no bids are received with the 5-minute period, the last bid will be presented to the seller.
7. All bids are subject to the seller's acceptance. Purchase agreements will be scanned to the successful bidders following the auction for signature. The signed agreement is then to be scanned back to Stanton's for the seller's acceptance.
8. Five (5%) percent of the total purchase price is required to be sent to Stanton's Auctioneers in the form of a cashier's check, certified check, or wire within 48 hours. This is an earnest money deposit which will be applied to the purchase price at the time of closing.
9. The deposit (earnest money) is non-refundable if the purchase does not close.
10. Stanton's auctioneers reserve the right to negotiate final sales on behalf of the seller.
11. Bidding Increments - \$25,000 - \$500,000 = \$1,000.00 \$500,000 - \$1,000,000 - \$5,000

CONDITIONS OF THE SALE

1. Possession on each parcel to be given no earlier than Nov. 30, 2022, but no later than Dec. 31, 2022
2. Any PA-116 enrollments, drain assessments, easements, etc., are to be assumed by the purchaser. The property is being sold subject to these items.
3. Taxes will be prorated to the date of closing in arrears on a calendar year basis
4. The seller will provide an Owner's Policy of Title Insurance to the purchaser.
5. Stanton's Auctioneers reserves the right to cancel bids and privileges of any party at any time
6. Closings to take place within 30 days following the auction unless an additional 10-15 days is required for financing. In that event, the lending institution must send a letter to Stanton's confirming that the loan has been approved, but that an additional 10-15 days will be required for the closing.
7. All properties are being sold in "As-Is, Where-Is" condition with no expressed or implied warranty of any kind.

For questions or additional information contact Stanton's Auctioneers and Realtors.

Stanton's Auctioneers & Realtors

144 S. Main, Box 146, Vermontville, MI 49096

517-726-0181 office, Email – stantonsauctions@sbcglobal.net

Website – www.stantons-auctions.com

Steven E. Stanton, (517) 331-8150

Email – stevestanton@gmail.com