

# Real Estate & Personal Property AUCTION

Wednesday, October 19th, 2011 ~ 10am

**BY ORDER OF  
SECURED PARTY**

Call for detailed bidders  
packet at  
1-800-527-8243

## Auctioneer's Note

By order of secured party, the former factory condo health club located at 125 Elkenburg, South Haven, MI is being offered at auction. This property is zoned development R1 Residential to allow for 9 more condos. The building was renovated in mid 2000 with several updates to include new windows. The building is approximately 19,424 sq. ft. Currently has an indoor swimming pool, basketball court & 2 steam rooms.



## Personal Property

*\*\*Offered separately from & together with the real estate\*\**

- 37 pendant lights
- 5 large pendant lights
- 1 hanging furnace
- 2 basketball hoops, wall brackets and related parts
- Set of steps and railing going up to pool
- 6 pool lights
- Pool Com PAK
- 4 toilets
- Bathroom stalls
- 2 Bradford White 47 gallon water heater
- 2 MR. Steam PM
- 2 ECONAR Geosource 2000
- Pump and storage tank
- and much more!!



OPEN HOUSES:

Wednesday, Oct. 12th: 1pm-3pm

Monday, Oct. 17th: 5pm-7pm

**Auction Order:** Real Estate will be offered first, then the personal property will be sold individually. We will then combine the real estate and the personal property and offer it together. The lots will be sold to the bidder that generates the highest selling price.

**Location:** 125 Elkenburg, South Haven, MI 49090

**Directions:** I-196 Towards Holland, Exit 20 (M-43/South Haven/Bangor), Right on I-196- BL/Phoenix Rd, and Left on Broadway St and Right on Elkenburg. Arrive at Auction at 125 Elkenburg, South Haven, MI 49090.

# REAL ESTATE & PERSONAL PROPERTY

# AUCTION

PRST STD MAIL  
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*"Leaders in Innovative Auction Marketing Methods"*

IF YOUR MAILING LABEL HAS AN EXPRESS NUMBER, PLEASE BRING THIS BROCHURE WITH YOU FOR EXPRESS CHECK-IN AT AUCTION

**DATED MATERIAL**

Real Estate & Personal Property  
Condo Health Club

Wednesday, October 19, 2011 | 10am

## ~ REAL ESTATE TERMS ~

**Registration:** Begins at 10:00 am at 125 Elkenburg, South Haven, MI.

**Deposit for Real Estate:** 10% of the successful bid price is required at the auction, cash, personal check or cashier's check. This deposit is Nonrefundable 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 of 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 the 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. The real-estate sells subject to the acceptance or rejection of the high bid by the bank.

**Environmental Notice:** Buyer acknowledges that the Seller and the Auction Company have disclosed that reports indicate that hazardous substances exist at the subject Property at concentrations in excess of acceptable amounts which results in the subject property meeting the definition of a "facility" in Part 201 of the Michigan Natural Resources and Environmental Protection Act (NREPA). Copies of the Environmental Report are available. Call Miedema Auctioneering, Inc. at their office or inspect at the open house.

**Closing Terms:** Balance of purchase price due at the closing within 30 days. 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 \$350 will be divided evenly between the buyer and the seller. The cost for the survey will be the cost of the buyer's payable at closing.

**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 maybe 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 agreements and more detailed information will be available at the open house or by calling to request a packet be mailed to you. Call the auction company for details at 1-800-LASTBID.

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## ~ Upcoming Auctions ~

### Northpoint Precision Tuesday, November 8th 10am Two Locations

In cooperation with secured creditor, Northpoint Precision Inc. is liquidating all their equipment and real estate at two locations. This auction is a complete liquidation featuring late model Haas CNC Lathes (7), Haas Vertical Machining Centers (6), Hem Horizontal Band Saw, Monarch Engine Lathes, plus much more equipment. The first location is at 407 Renaissance Drive, Manistee MI 49660 (located in renaissance zone) selling at 10:00 am and the 855 E Parkdale Avenue, Manistee, MI 49660 (US 31) second location is at that will be selling at 12:00pm(noon).

### Dick and Betty Sible Estate Real Estate Auction Thursday, December 8th 6pm 2670 Bennett Rd. Ionia, MI

Dick and Betty Sible Estate Real Estate Auction, Ionia, MI. Thursday, December 8 @ 6PM 590 Acres, prime Farm land, beautiful 3380 sq ft home built in 1994, nice 16,800 sq ft shop/pole barn, grain storage facility including (3) bins and grain leg, etc. Outstanding opportunity to buy quality farm real estate. All selling in order to settle the estate.

**CALL 1-800-527-8243 FOR A FREE BIDDER'S PACKET!!**