

# FARM REAL ESTATE AUCTION

The Dick & Betty  
Sible Estate –  
Ionia, MI

THURSDAY, DECEMBER 8TH AT 6PM

Approximately 593 acres of land,  
beautiful home, large shop/pole building,  
and grain bins.



**Direction to Farm:** Located just west of Ionia, MI. From US 96, take the Lake Odessa exit (Exit 64), go north 2.5 miles to Bennett Rd then east on Bennett 1/3 mile to the farm on the north side at 2670 Bennett Rd., Ionia, MI. Auction will be held at The Moose Lodge, 869 E Lincoln (M21), Ionia, MI.



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for a bid packet with additional information!

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# FARM REAL ESTATE AUCTION

## Auctioneers Note:

Due to the deaths of Dick & Betty Sible, we will be selling all their real estate in order to settle the estate. The Sible's were known as excellent farmers, and the land we have to sell is high producing land. All the land will be selling to the highest bidder- no minimums, no reserves. This is an outstanding opportunity to buy quality land at the auction.



**593 acres offered in individual parcels, in any combination of parcels, or in its entirety.**



**Note: Parcels 1-5 make up a mile long, approximately 309 acre contiguous parcel of land.**

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**Parcel 1:** Spacious 3,380 sq ft home built in 1994, beautifully situated on a 10 acre parcel. Home has 3 bedrooms on main floor and 2-1/2 baths. Attractive open floor plan with large kitchen with island. Lots of storage and closet space with a large unfinished basement. Home features a large 3 season porch attached to a deck. Huge front and back yard with beautiful landscaping.

Parcel also includes quality 16,800 sq ft heated shop/pole building with 16ft ceiling height.

Grain storage includes (3) GSI bins (2) 29,032 bushel bins & (1) 12,928 bushel bin with grain leg and catwalk across top. No dryer. Note: If buyer of home does not want grain bins, these could be sold by the buyer.

**Parcel 2:** Approximately 30 acres of tillable prime farm land with frontage on Bennett Rd. Combine with parcel 1 for a beautiful 40 acre country estate.

**Parcel 3:** Approximately 40 acres of tillable prime farm land with frontage on both Jordan Lake Rd. and Bennett Rd.

**Parcel 4:** Approximately 76.5 acres of tillable prime farm land with frontage on Jordan Lake Rd.

**Parcel 5:** Approximately 152 acres of prime farm land with approximately 1/2 mile of frontage on Bennett Rd. and also frontage on Ainsworth Rd. Mostly tillable with a small drainage area.

*Note: Parcel 6 & 7 are located across the road from parcels 1-5 and make up a 98 acres contiguous parcel on the southwest corner of Bennett Rd. and Ainsworth Rd.*

**Parcel 6:** Approximately 38 acres of tillable prime farm land with frontage on both Bennett Rd. and Ainsworth Rd.

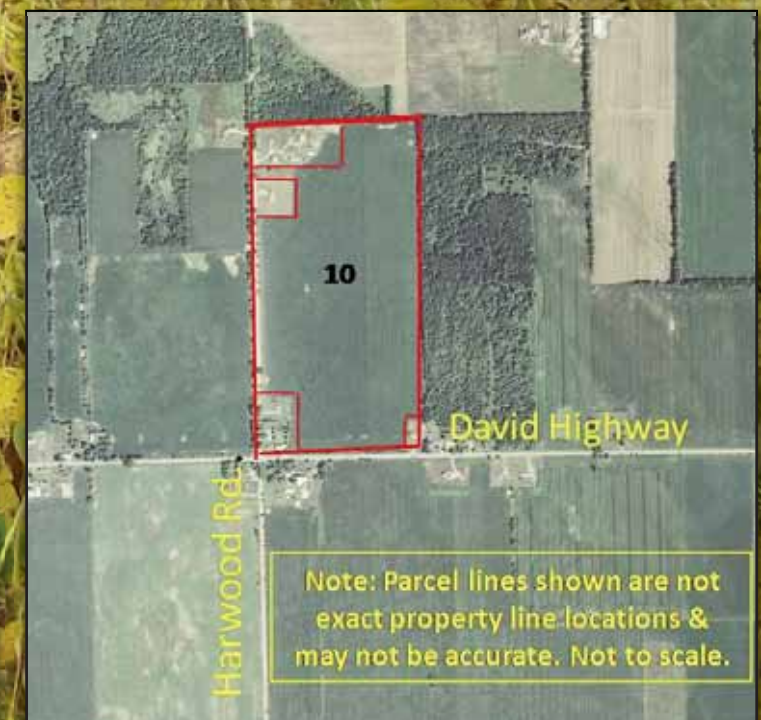
**Parcel 7:** Approximately 60 acres of tillable prime farm land with frontage on Ainsworth Rd.

*Note: Parcel 8 & 9 make up an approximately 118 acre contiguous parcel of land located on W. Peck Lake Rd. between Ainsworth Rd. and Jordan Lake Rd.*

**Parcel 8:** Approximately 80 acres of prime farm land with frontage on W. Peck Lake Rd. This parcel has a small patch of woods on the northwest corner.

**Parcel 9:** Approximately 38 acres of prime farm land with frontage on W. Peck Lake Rd.

**Parcel 10:** Approximately 69.4 acres of tillable prime farm land with frontage on both David Highway and Harwood Rd. Located on the northeast corner of David Highway and Harwood Rd.



### COMPLETE BIDDERS PACKETS

which include soil maps, title commitment, buy/sell, etc. are available.

**Call 1.800.LASTBID (527-8243) to request a copy.**

### On-Site Auction

**BID LIVE OR ON THE INTERNET!** From the convenience of your home or office. Pre-registration is required.



**See our website at [1800LASTBID.com](http://1800LASTBID.com) for more details.**



# FARM REAL ESTATE AUCTION

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DECEMBER						
S	M	T	W	T	F	S
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

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

**DATED MATERIAL**

## The Dick & Betty Sible Estate – Ionia, MI

Approximately 593 acres of land, beautiful home, large shop/pole building, and grain bins.

### REAL ESTATE TERMS

**Registration:** Begins at 5:00pm at The Moose Lodge, 869 E Lincoln (M21), Ionia, MI

**Open House Dates:** Saturday, November 12th 11am-1pm (During the Sible Tractor Auction); Wednesday, November 30th 2pm-4pm; Saturday, December 3rd 2pm-4pm or by appointment.

**Deposit for Real Estate:** 10% of the successful bid price is required at the auction, 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 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. All the real estate, except for Parcel 1 which is the parcel with the house, will sell to the highest bidder with no minimum- no reserve. Parcel 1 is the only parcel on the auction which sells subject to the acceptance or rejection of the high bid by the estate representative. All the vacant land parcels will sell to the highest bidder with no minimums.

**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, except for the home and buildings. 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. Surveys are being completed. 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 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 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.

### Upcoming Auctions:

#### HUDSONVILLE FAIRGROUNDS EQUIPMENT AUCTION

Saturday, November 5, 2011 | 10AM • 5235 Park Avenue Hudsonville, MI 49426

One of the largest auctions in the state typically featuring 30-40 tractors, farm equipment, trucks, trailers, construction equipment, etc. Consignments Accepted!! Don't miss this opportunity to purchase this well maintained equipment!! Bid live on site or on the internet. Call Chuck Ranney at 616-560-0839 or e-mail Chuck at chuck@1800lastbid.com

#### DICK AND BETTY SIBLE TRACTOR & EQUIPMENT AUCTION

Saturday, November 12, 2011 | 11AM • 2670 Bennett Rd. Ionia, MI

Dick and Betty Sible Tractor and Equipment Auction. Ionia, MI. Saturday, November 12, 11AM. In order to settle the estate we will be selling at the farm approx 20 collector tractors, a John Deere 7810 MFW, S/N H014894, with loader, shop tools, generator, Mayrath 10" auger, plus much more.

(Note: 590 acres, home etc, will sell on Thursday, December 8)

#### ROY & DARLENE MODZELESKI LAND AUCTION

Thursday, December 15 | 6PM • 4600 Fruit Ridge Ave., Grand Rapids, MI

Approx 50 Acres, on the Ridge. Roy and Darlene Modzeleski – Owners. Approx 30 acres tillable, approx 6 acre woods, balanced wetlands. Good farmland, or potential for an orchard, a beautiful building site in a convenient location, just minutes from I-96. Located at 4600 Fruit Ridge Ave, just south of 5 Mile Road.

#### LAND AUCTION

Wednesday, Dec. 14 | 8AM • Approximately 1160 Tittabawassee River Rd., Midland, MI

By Order of U.S. Bankruptcy Court: Home and 205 contiguous acres of farm ground and hunting property near Midland Michigan. A little less than 1/2 is tiled and tillable the remaining area is wooded hunting property which has been managed to increase buck size. This property will be offered in approximately 8 parcels, any combination of parcels, or in its entirety, one parcel has an elevated view of the Tittabawassee River and most have frontage on Tittabawassee River Rd.

**OTHER MIEDEMA COMPANIES:**

