

LAND AUCTION

THURSDAY, DECEMBER 15TH, 2011 - 6PM

BUFFALO RIDGE RANCH

48 Acres on the Ridge

Beautiful Land! Great Location!

SELLS WITH NO MINIMUMS • NO RESERVES • TO THE HIGHEST BIDDER

AUCTIONEERS NOTE:

Having a home in Florida to spend the colder months, Roy & Darlene Modzleski are downsizing their farm. The Modzleski's will be selling this parcel of land to the highest bidder. 1,000's of people have enjoyed visiting the farm when we had buffalo.

No Minimum • No Reserve! Easy access - just 2 miles to I-96 - makes this a most convenient location. It will sell to the highest bidder.

LAND LOCATION: 4600 Fruit Ridge Ave., Grand Rapids, MI.

DIRECTIONS: Take I-96 to the Fruit Ridge Exit (Exit 26), go north on Fruit Ridge 2 miles to the land on the east side.

AUCTION LOCATION: Gerald R Ford Council - Boy Scouts of America building at 3213 Walker Ave, GR

DIRECTIONS: From I-96, take the Walker exit, (Exit 28), then go north to the first driveway on the west side of the road which is the Boy Scout Building.

1-800-lastbid



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Auction Marketing Methods*



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FOR FULL COLOR PICTURES SEE OUR WEBSITE AT:

HOME PAGE ADDRESS: 1800LASTBID.com • E-MAIL ADDRESS: info@1800lastbid.com

LAND AUCTION

48 Acres
Beautiful
SELLS WITH NO MINIMUM

THURSDAY DECEMBER 15TH, 2011 - 6PM

Call for a detailed



LAND DETAILS:

- Approximately 48.5 acres
- Includes approximately 7 acres of woods
- Tillable land currently in hay-partially tilled
- Potential for orchard land
- Southwest corner is part of a wetland
- Mostly clay, clay loam soils
- Per township, could be split

Lots of potential uses, including beautiful building site, farm land, orchard land, future development, etc.

Open for Inspection

Auction staff will be on site
Saturday, December 10th from 1-3pm

You may walk the land yourself anytime AFTER November 15th. Please remember to wear blaze orange when viewing the land as it is gun hunting season and people are hunting on the neighboring properties

Please do not view land before November 15th.



**Michigan's leading
farm real estate and farm
equipment auction company.
Call us for an auction
proposal.**

Res on the Ridge
Land! Great Location!
MUMS- NO RESERVES- TO THE HIGHEST BIDDER



ed bidder packet. See our website for additional pictures and information.

**10% BUYER'S PREMIUM
IN EFFECT**



Note:
*Parcel lines
shown are
not exact
property line
locations
and may not
be accurate.
Not to scale.*

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Auction Marketing Methods



601 GORDON
INDUSTRIAL CT.,
BYRON CENTER, MI 49315



LAND AUCTION

PRSR STD MAIL
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**DATED
MATERIAL**

| DECEMBER | | | | | | |
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| 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

**48 Acres on
the Ridge
Beautiful Land!
Great Location!**

**THURS., DECEMBER 15TH
6PM**

REAL ESTATE TERMS

Registration: Begins at 5pm at Gerald R Ford Council-Boy Scouts of America building at 3213 Walker Ave., Grand Rapids, MI.

Deposit for Real Estate: 10% of the successful bid price is required at the auction, cash, cashiers check or good personal 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 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.

Buyers Premium: A 10% Buyers Premium will be added to the high bid.

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. A survey is 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

Dick and Betty Sible Tractor & Equipment Auction

Saturday, November 12, 2011 | 11AM EDT (local time) | 2670 Bennett Rd. Ionia, MI
Dick and Betty Sible Tractor and Equipment Auction, Ionia, MI. In order to settle the estate we will be selling at the farm approx 20 collector tractors, a John Deere 7810 MFWD with loader, shop tools, generator, Mayrath 10" auger, plus much more. (Note: 590 acres, home etc, will sell on Thursday, December 8)

Dick and Betty Sible Estate Real Estate Auction

Thursday, December 8, 2011 | 6PM EDT (local time) | 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.

Land Auction

Wednesday, December 14th | 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.

**For a complete listing of upcoming auctions go to
1800lastbid.com**

Miedema Auctioneering Inc. auctioneers were awarded 8 advertising Excellency awards at the competition held at the Michigan State Auctioneers association convention held January 18-21, 2011. Our Marketing is innovative and effective!! Call us today to market your equipment or real estate. 1-800-lastbid (1800-527-8243) Ask for Sid Miedema or Chuck Ranney.

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