

**Approx.  
200 Acres**

*Real  
Estate*

**Tittabawassee River  
Frontage!**

# *Auction*

Wednesday, Dec. 14 • 6 PM

## **Arbury Real Estate**

1054 Tittabawassee River Road, Midland, MI



By Order of the US Bankruptcy Court,  
Sam Sweet Trustee, Case # 10-22248



### ***Auctioneer's Note:***

This is a beautiful large tract of property that doesn't come along often at auction in this area. It is situated directly across the road from the Tittabawassee River and River Bend park on a quiet country road offering a very peaceful setting on a paved road. It is zoned Agricultural Residential District which allows for many types of farming, recreational establishments, and single family dwellings along with many other potential uses. This is an opportunity you will not want to miss!

### **Directions to property:**

Take US-10 to the M-30/Meridian Road exit. Go South on Meridian about 1-1/2 miles to Saginaw Road. Turn East on Saginaw Road and go about 2-1/2 miles to Tittabawassee River Road and turn south (right). Go south about 1 mile on Tittabawassee River Road to the property on the left hand side of the road.

### **Directions to auction:**

Homer Township Hall, 522 N. Homer Rd., Midland, MI 48640. Take M20 west out of Midland to Homer Road. Turn north on Home Road and go approximately 1 mile to Homer Township Hall on the east side of the road.



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Wednesday, Dec. 14 • 6 PM

"Hunting Paradise"



### BY ORDER OF THE US BANKRUPTCY COURT.

Approximately 200 acres with home and barn being sold by order of the court featuring a fantastic parcel of land directly across the road from the Tittabawassee River with tillable acreage and some of the best hunting habitat Michigan has to offer! This property will be offered in 10 individual tracts ranging in size from 10-60 acres, any combination of those tracts, or its entirety. This property has been held by the Arbury family for many years and presents an opportunity to purchase desirable agricultural acreage or hunting land that is very rare to find in the area!

Bankruptcy Case # 10-22248, Sam Sweet Trustee.



"Cattleman's Bonanza"

Tittabawassee River Frontage!

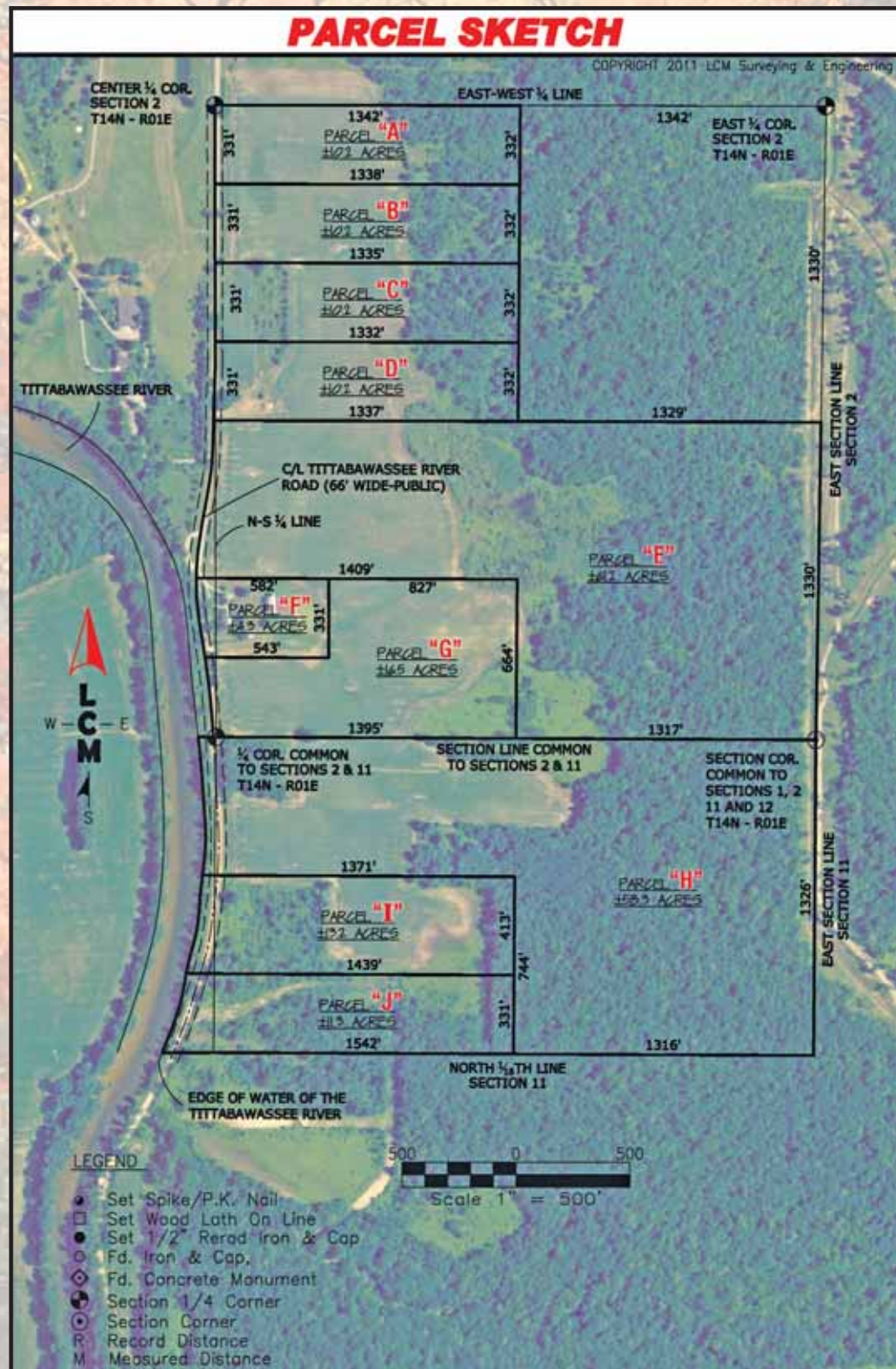
# Real Estate Auction

## Arbury Land

Midland, MI

Approximately 200 Acres

Call 1800-LASTBID or visit our website at [www.1800lastbid.com](http://www.1800lastbid.com) for bidders packets with surveys, legal descriptions, preliminary titlework, buy sell agreements and more detailed information.



**Parcels A-D:** Parcels all 10.2 acres in size with a mix of agricultural land and hardwoods with a mature apple orchard on part of the property. Excellent hunting or farming opportunities! *Open House: Vacant land, walk at your leisure*

**Parcel E:** A 61.2 acre parcel with approximately 15 acres of tillable ground and about 45 acres of phenomenal deer habitat and a small pond. This parcel has potential for crops and some areas which would make great food plots for isolated deer hunting! *Open House: Vacant land, walk at your leisure*

**Parcel F:** 1054 Tittabawassee River Road, Midland, MI. A modest 3 bedroom, 2 story home with 2 baths, vintage hip roof barn and outbuilding situated on 4.3 acres. This would make a great country home or excellent rental unit for someone! *Open House: Saturday, December 10 12pm - 2 pm, December 13, 2pm - 4 pm*

**Parcel G:** 16.5 acres of productive tillable soil. This parcel along with all the other tillable acreage has been rented out to local farmers in past years and would make a great opportunity for cash cropping. *Open House: Vacant land, walk at your leisure*

**Parcel H:** Tittabawassee River Frontage. 58.3 acres with a nice mix of agricultural land and trophy deer habitat. This property was select cut a few years back with most of the mature trees being left! Excellent new growth has produced habitat which is exceptional for hunting. This parcel also appears to have potential timber value. *Open House: Vacant land, walk at your leisure*

**Parcel I:** Tittabawassee River Frontage. 13.2 acres with wooded ground towards the front and an open area with brush growth toward the back. This parcel has hunting potential and possibly building potential. *Open House: Vacant land, walk at your leisure*

**Parcel J:** Tittabawassee River Frontage. 11.3 acres of primarily wooded/brushy growth. This parcel sits up a little higher than the rest of the land and appears to have great wildlife habitat and possibly building potential. *Open House: Vacant land, walk at your leisure*



"Equestrian Dream"



For more information call 1-800-LAST BID or go to our website at [www.1800lastbid.com](http://www.1800lastbid.com)

# Real Estate Auction

WEDNESDAY, DEC. 14 • 6 PM

## Arbury Real Estate

Approx. 200 Acres • 10 Parcels • MIDLAND, MI



601 GORDON INDUSTRIAL CT.  
BYRON CENTER, MI 49315



Tittabawassee River Frontage!

DECEMBER						
S	M	T	W	T	F	S
				1	2	3
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

PRSR STD MAIL  
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Byron Center, MI  
Permit No. 19

**DATED MATERIAL**

Wed.,  
Dec. 14  
6 PM

### Real Estate Terms

**Registration:** Registration: The auction will be held at the Homer Township at 522 Homer Road, Midland, MI. Buyer registration begins at 5:30 pm on the day of the auction. Registration is required to be eligible to bid on the properties.

**Deposit for Real Estate:** A deposit of ten percent (10%) of the purchase price will be required of the successful bidders at the conclusion of the auction. Cash, cashiers check, or personal checks are accepted for the deposit. 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 also called the Buy/Sell agreement. The following terms are a summary provided for the convenience of the bidder. The actual buy/sell is available in the bidders 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 may need to be done will be the responsibility of the purchaser.

All information advertised or stated was derived from sources believed to be correct but is not guaranteed. Buyers shall rely entirely on their own information, judgment, and inspection of the property and records. Buyers can inspect prior to the auction. Please note the advertised Open for Viewing time. The Real Estate will be sold free and clear of all liens. The property will be sold subject to any easements and building and use restrictions of record and final approval by the U.S. Bankruptcy Court.

**Buyer Premium:** Please note that a 10% Buyers Premium will be added to the high bid to establish the purchase price. Eg. If the high bid is \$100,000, the purchase price will be \$110,000. Please keep this in mind when bidding.

**Closing:** The balance of the purchase price will be due at the closing within 30 days. Any prior year taxes will be paid by the Seller. Current year taxes and assessments will be prorated between Buyer and Seller to the date of the Auction as if paid in Advanced. Any future assessment installments which be due after the Seller has paid their prorated share of the current year installments will be the responsibility of the Buyer. Surveys have been completed and the buyers will be required to pay \$350.00 per parcel for the cost of the survey. Sellers will provide an owners title insurance policy in the amount of the purchase price. Closing fees of

approximately \$350 will be divided evenly between the buyer and seller.

**Title Insurance:** Seller will provide at their cost, a standard owners title insurance policy at closing.

**Bidders Packet:** Complete bidders packets including copies of the buy/sell agreements, surveys, sellers disclosure statements, and more detailed information will be available by calling to request a packet be mailed to you. Or you can visit our website at [www.1800lastbid.com](http://www.1800lastbid.com) for this information as well.

**New Data:** New data, corrections, or changes could be made after the printing of the advertising brochure. Please arrive prior to the start of the auction to inspect and consider any new information and changes

**Buyers 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.

For more Pictures & Additional Information see our website: [www.1800lastbid.com](http://www.1800lastbid.com)