

Real Estate Terms

**Real Estate
Tuesday
April 24th
4:30 pm**

*Note: If unable to
Attend the Live Auction
You May Pre Register
and Bid By Phone At
Time Of Sale or Leave a
Proxi Bid On the
Property Described.
Contact Jerry or Aimee
For More details*

**Jerry
269-757-3313**



Big Bear Auctions LLC

**Jerry & Aimee Glassman
269-461-6686
BigBearAuctionCompany.com**

- 1) \$5,000 deposit day of auction, balance on or before 30 days (non-refundable) if buyer is not able to complete transaction
- 2) Financing, your bidding is NOT contingent to financing
- 3) New deed provided for by Seller. Seller shall provide an owner's Title Insurance policy in the amount of purchase price
- 4) Buyer to pay for closing fee, recording fees, pro-rated taxes and any fees required by their lender
- 5) Successful bidder will be required to enter into a purchase agreement immediately following the auction
- 6) Easements, this property is subject to any easements recorded
- 7) Survey, no survey will be given, sold by current legal description only
- 8) Announcements made at auction podium during the time of the sale will take precedence over printed material, this property is being sold on an AS/IS Where IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company, each buyer is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning this property
- 9) Possession given day of closing. Close on or before 30 days
- 10) All offers subject to Sellers confirmation

Details on the property, next page

NOTES:



Parcel # 17-7200-0018-00-9

1881 Derfla Drive, St Joseph, MI

SEV: \$134,200

Lot Size: 150' w x 125'd (approx)

2017 Taxes: Winter \$332 and Summer \$1664 = \$1996

Parcel # 17-7200-0021-00-0

Derfla Drive, St Joseph, MI

SEV: 24,000

Lot Size: 62' w x 125'd (approx)

2017 Taxes: Winter \$95 and Summer \$478 = \$573

Parcel # 17-7200-0020-00-3

Derfla Drive, St Joseph, MI

SEV: 24,000

Lot Size: 62' w x 125'd (approx)

2017 Taxes: Winter \$94 and Summer \$471 = \$565