

Real Estate Terms

**Real Estate
Tuesday
November 21st
at
5:00 pm**

*Note: If unable to
Attend the Live Auction
You May Pre Register
and Bid By Phone At
Time Of Sale or Leave a
Absentee 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, (per parcel), balance on or before 35 days (non-refundable)
- 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 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 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.
- 10) All offers subject to Sellers confirmation

- Greenhouses will be offered separate or in combination with the land parcels
- If Greenhouses are sold separate from the land the Greenhouse buyers will have 60 days after auction to remove the Greenhouses from the land



Parcel # 11-14-0860-0061-02-8 2824 S 11th St, Niles, MI
2.14 Acres, Lot Size 200' x 468', refer to legal description, taxes \$ 7704



Parcel # 11-04-0021-0011-07-6 3.05 Acres, taxes \$277
Parcel # 11-04-0021-0003-01-4 1.18 Acres with 30 x 40 Pole Barn, \$594
Parcel 11-04-0021-0002-07-7 10 Acres, taxes \$ 475

