

Real Estate Terms

**Real Estate
Friday
September 25th
at
10:00 am**

- 1) \$5,000 deposit day of auction, balance on or before 30 days
- 2) Financing, if you require financing, you must come to the auction with a pre-approval letter from your lender
- 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 before bidding
- 9) Possession given day of closing.
- 10) Buildings may be sold with some contents
- 11) All offers subject to Sellers confirmation

13441 M-216, Marcellus, MI

Parcel # 007-022-009-10 * 14.11 acres
Taxes \$2600 annual SEV \$60,000



Big Bear Auctions LLC

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**BigBearAuctionCompany.com
Southwest Real Estate**

