

# REAL ESTATE and PERSONAL PROPERTY AUCTION

## THURSDAY\*DECEMBER 1, 2016\*10:00 AM

REAL ESTATE SELLS @ 6PM  
80+/- ACRES OFFERED IN 5 PARCELS  
FROM 6.3 TO 41.9 ACRES

W/ 4 BR HOME, POLE BARN, TILLABLE GROUND, WOODS & CREEK

**LOCATED:** 10385 Eddy Road, Bellevue, 49021. From Bellevue go North on Pease Road 1 ½ miles to Assyria Hwy., then go West 2 miles to Curtiss Road, then go North 1 ½ miles to Eddy Road, then go West ½ mile or from Battle Creek: go North on M-66 9 miles to Cox Road, then go East 2 miles to Clark Road, then go North ½ mile to Eddy Road, then go East ½ mile. (This property has frontage on Eddy and Lacey Roads).



**THIS PROPERTY HAS IT ALL!!**

A very unique property that has been owned by the Parr family for many years. The property has tillable ground, some woods and a year around flowing creek on some of the parcels. The improvements include a 4 bedroom home with new furnace, central air, Generac stand by generator, new septic system, 32 x 48 open front pole building, 62 x 36 hip roof barn, and some smaller storage buildings. Don't overlook this property if you want "country living".

**REAL ESTATE AUCTION LOCATION:** The real estate will sell at the Bellevue Conservation Club, 8484 Greenfield Hwy., Bellevue @ 6:00pm.

### PROPERTY INSPECTIONS

(AUCTION REPRESENTATIVE ON SITE)

WEDNESDAY\*NOVEMBER 23\*4:00-5:30PM  
& MONDAY\*NOVEMBER 28\*4:00-5:30 PM

**REAL ESTATE TERMS** All parcels are being sold in "As Is" condition. Earnest money deposits are required from the successful bidder(s) on the day of the auction as follows: Parcels 1, 3 & 5 require \$5,000 each and Parcels 2 & 4 require a \$10,000 earnest money deposit. The Sellers are responsible for all Real Estate taxes billed in 2016 and prior years. The balance of the purchase price is due at closing on or before January 6, 2017.

### PERSONAL PROPERTY

Sells @ 10:00 am at the property

**FARM MACHINERY:** JD 730 dsl w/ after-market wide front #7309319, JD 60 w/ PS # 6059408, JD B styled #253866 (does not run), JD 12' wheel disc, JD 4 x 16 semi mounted plow, 7' 3 pt blade, JD trailer sprayer w/ booms, NI 323 1 row picker, JD 13 hole grain drill w/ seeder, 2-flat wagons on gears, JD 4 row corn planter, 14' field cultivator, 3 pt log splitter, JD 45 loader, JD 6 x 30 transport auger (bottom drive, 3 gravity boxes on gears).

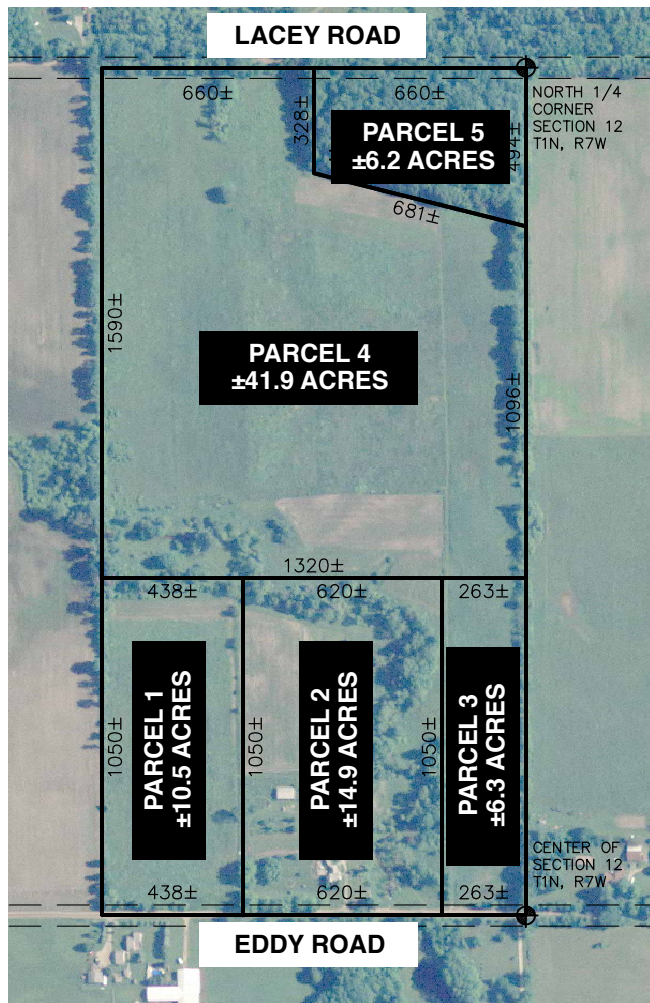
**LAWN TRACTORS, LUMBER & STRAW:** JD 235 tractor w 54" deck, JD 110 tractor w/ mower deck, quantity of rough sawn lumber (1" & 2"), approx. 700 bales of straw.

**HOUSEHOLD:** Kenmore refrigerator/freezer, GE ceramic top elec. range, Maytag elec. dryer (1 yr. old), Maytag washer, Whirlpool upright freezer, wooden desk, wooden dresser, Panasonic TV on stand, office chair.

**MISCELLANEOUS:** Shovels, rakes & forks, 5" alum ladder, metal shelving, Hand sprayer, drop cords, alum .ext. ladder, steel fence posts, lawn seeder, large steel block, Craftsman shop vac, log chains, C clamps, bench grinder, hand tools of all kinds, pipe wrenches, spark plugs, trowels, Coleman 2 mantle lantern, 2-overhead gas tanks, new roll of 32" woven wire, grinders, old bicycles, plastic shelving, milk cans, Craftsman air compressor, mechanic's creeper, wrecking bars, live trap, Radio Flyer wagon, quantity of welded wire panels, quantity of hardwood livestock panels (various lengths), Lincoln welder, bottle jacks, chain binders, small chain fall, grain aerator, long wooden extension ladder, old wooden grain bagger, 55 gal barrels, cant hook, JD plow parts, dual clamps, 3' lawn roller, quantity of scrap metal.

**NOTE:** A very nice offering of older farm machinery. The machinery has been housed and appears to be in working condition. There will be some treasures uncovered as we go through the buildings to prepare for this auction. You will not want to miss this auction.

**PERSONAL PROPERTY TERMS:** Cash or check in full auction day, nothing removed until settled for.



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