

# AUCTION

Real Estate - 86 lot campground with Dumont Lake frontage \* Kubota Tractor\* Tools \*Recreation items \* Equipment \* Household \* MORE



**Saturday November 14th • 10:00 am**

**3106 125th Ave. Allegan, MI 49010**

*Directions: A37 North of Allegan to 125th, West 1/2 mile to auction*



After 25 years of making the Dumont Lake Campground their home, Pat and Susan Riley have decided to retire and move closer to family. On November 14th 2015 the assets and real estate of Dumont Lake Campground will be offered at public auction by Vander Kolk Auction and Appraisal. Please join us for this important auction.

*Real Estate*

APPROXIMATELY 22 ACRE CAMPGROUND WITH FRONTAGE ON BEAUTIFUL DUMONT LAKE

**This is the opportunity you have been waiting for!** Dumont Lake Campground is situated just a half mile of from A37 in Allegan County just north of the county seat.

Dumont Lake Campground offers 500 feet of frontage on Beautiful Dumont Lake with a boat ramp and swimming area. A peaceful wooded setting, two stocked fishing ponds, a nature trail, pavilion, recreation hall and much more!

With approximately 22 acres, 86 camping sites, a family atmosphere and almost limitless potential, don't miss your chance!

Real Estate auction will begin at 11:00 am



**OPEN HOUSE DATES:**

Thursday November 5th | 3:00 - 4:00 pm

Thursday November 12th | 3:00 - 4:00 pm

Also shown by appointment call: (616) 437-1047

Appr. 500 feet of frontage on Dumont Lake, an all sports lake.



Residence and camp store



20x40 Recreation hall with bath & laundry



24x50 pavilion



Work shop and storage building



20 primitive camp sites



66 improved campsites - water & electric



Peaceful wooded setting



Fishing ponds, nature trails, room to grow

- Approximately 22 acre campground and recreation area
- Approximately 500' of frontage on Dumont Lake - an all sports lake
- 1100 sq ft. residence/camp store
- 86 camp sites: 3 elec., water, sewer - 63 elec. & water - 20 primitive camp sites

- Wooded camping area with mature trees
- 20x40 Recreation building with laundry and baths
- 24x50 pavilion
- Large workshop storage building
- ADT security system

**POSSIBLE SELLER FINANCING AVAILABLE**

**NOTE:** This property will be sold in a multi-parcel format, offering the campground property separate from the acreage containing the lake frontage and as a whole.

Broker participation available, see our website.

**TERMS ON REAL ESTATE:** \$10,000 non-refundable deposit due on sale day. Balance paid in full within 45 days. Real Estate sold subject to owner confirmation. Purchaser must sign sales agreement day of sale. This real estate sold "as is" with no contingencies. Real estate sold by legal description. Seller to furnish title insurance and warranty deed. Property sold free and clear of all liens, encumbrances, and back taxes, if any. Taxes will be pro-rated to the day of closing on a due date basis. A 10% buyer's premium will be added to the final bid on all real estate transactions.



*Scott Vander Kolk Jr. & Associates*



**VK**auctions.com for more photos and information

**Vander Kolk Auction & Appraisal**  
 Scott Vander Kolk Jr. (616) 437-1047  
 Scott Vander Kolk Sr. - (616) 292-4085

# Equipment & Personal Property



Kubota L3010 GST with loader - 2651 hours

The following assets of Dumont Lake Campground will be offered at public auction on November 14th at 10:00 am. Items have been well cared for and housed mostly inside. See our website for more informations and photos.

## Tractor & Backhoe

- Kubota L3010 GST tractor – diesel, 4WD, ROPS, 2651 hrs., LA481 loader with bucket, pallet forks, 72" mower deck, turf tires
- Woods S7500 3 pt. backhoe – 12" bucket



## Campers & boats

- 1972 Yellowstone 26' bumper hitch camper – furnished
- 1982 Skyline 24' bumper hitch camper – furnished
- 1982 Park Homes park model camper - 2 tip outs, furnished, full size fridge, covered deck, lots of storage, 3/4 size bath (consigned by camper)
- Sea Maid 12' aluminum fishing boat with 12 hp Evinrude outboard – trailer,
- (4) Sea Maid 12' aluminum fishing boats
- 1974 Sylvan Pontoon boat 20' - with trailer, top and Johnson 35hp motor (consigned by camper)



## Equipment

Bush Hog BX720 3 pt. box blade, Craftsman 18hp garden tractor 44" deck – 3 pt. - blade, John Deere 212 garden tractor – mower deck/ snowblower, Assembled log splitter on trailer 16 hp Honda engine – elec. Start, Billy Goat walk behind blower, Small utility trailer, fuel tank on stand, AgriFab Mow-N-Vac lawn vacuum, lawn cart, lawn roller, 1 bottom plow, tractor chains, Murray push mower, Lawn Chief elec. Lawnmower, Yard Machines push mower, Craftsman walk behind weed trimmer, Jonsored chainsaw, Poulan Pro 42cc chainsaw, Weedeater power blower, Stihl weed trimmer, Ryobi weed trimmer, Craftsman front tine rototiller, Craftsman chipper, walk behind blower vac, lawn sweeper, David Bradley rototiller, Elec. Cement mixer, Homemade honey wagon with pump, backpack sprayer



## Tools

Stepladders, Homelite XL chainsaw, Poulan 2150 chainsaw, Craftsman elec. Chainsaw, (2) PowerKraft welders, bench vise, old carpenters toolbox, conduit bender, Little Giant ladder, Craftsman table saw, Delta bench grinder, air hose reel, floor jack, Black and Decker radial arm saw, Lawn sprinklers, wheelbarrow, Wayne well pump and pressure tank



## Recreation

Water skis, Oars, (4) charcoal grills, Rankin Deluxe gas griddle, Brinkman Pro Series 4675 BBQ grill, LP turkey cookers, fire pit rings, trolling motor, golf clubs, camp stoves, fishing poles



## Misc

Whirlpool Estate refrigerator, GE chest freezer, Assorted building materials, landscaping timbers, plastic barrels, large pile of wire, tarps, blocks, range hood, (2) large antique wooden benches, large fans, Hamilton Beech roaster, kitchen appliances, paint, Bissel rug cleaner, Record player, records, Victrola, Halloween décor, cabinets, school desk, assorted glassware, misc fasteners, electrical fixtures, RCA stereo, drain tile, misc pipe, drain oil, **THERE WILL BE SOME SCRAP IRON ITEMS**



## TERMS:

Cash, Credit Card or good MI check with proper I.D. A 13% Buyers premium applies to all auction items with a 3% instant discount for cash payment. Please see our website for updates. Announcement day of auction take precedence over written material.



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