

REAL ESTATE & Personal Property

AUCTION

Saturday October 3, 2020 @ 9am

1785 Dennison Rd. Petersburg, MI 49270

Real estate will be auctioned at 12:00 pm

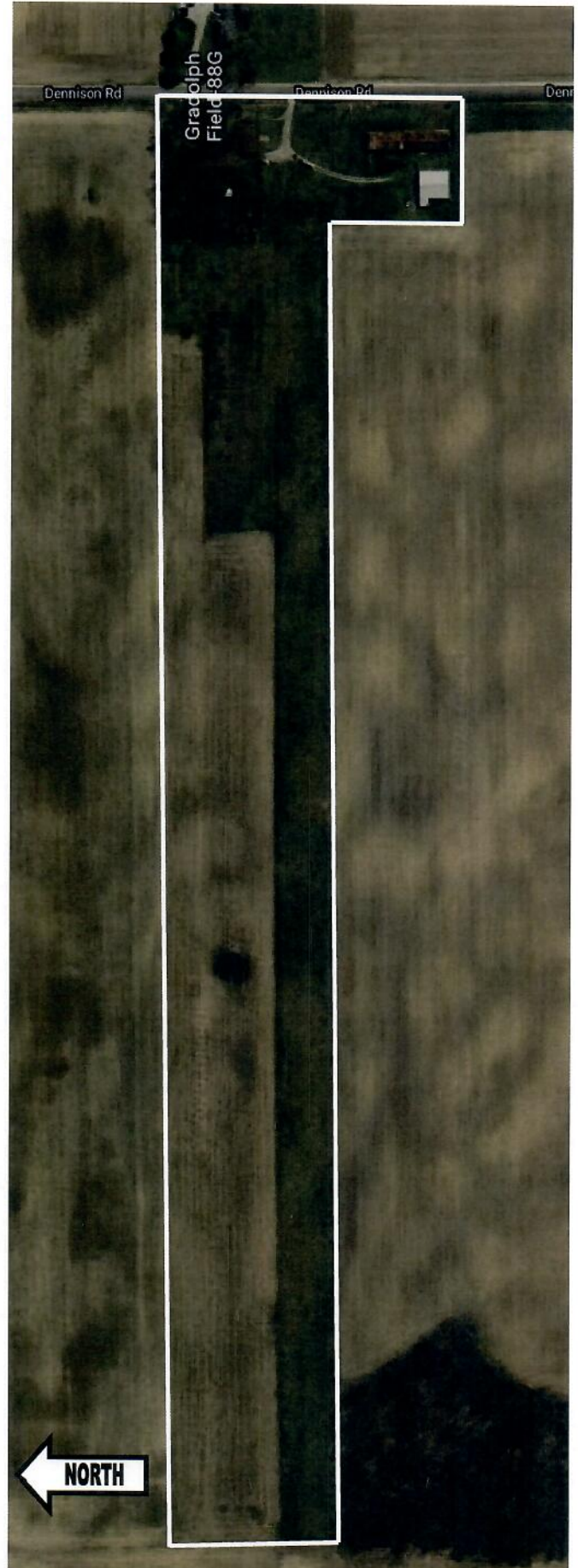
*Brick Ranch Home with Outbuildings, Hangers
and FAA Registered Airport on 21.5 Acres!*

DIRECTIONS: From Dundee, MI/Toledo, OH take US-23 south/north to Ida West Rd. (Exit 13). Exit and go west on Ida West approx. 2.5 mi. To Petersburg Rd. Go right (north) on Petersburg 0.4 mi. to McCarty Rd. Go left (west) on McCarty 1 mi. to Dennison Rd. and right (north) on Dennison to auction. Watch for signs.

REAL ESTATE: SELLS AT 12:00pm - Looking for that perfect place in the country with room to roam; are you a private pilot tired of paying hanger fees? Located minutes from Blissfield, Dundee, Toledo and Sylvania, this 3 bed, 1.5 bath brick ranch home with natural fireplace, office and 3 season room is calling your name. Sitting on a sprawling 21.5 acres this homestead is a registered FAA airport (Gradolph Field 88G) with a 110'x 2380' grass runway, 50'x60' heated cement floor maintenance hangar (w/ 3ph. Electric), 30'x 50' pole barn and 32' x 160' hanger. The home is on propane, 2200 gal. underground water tank, septic and in the Summerfield School District. DO NOT MISS THIS AMAZING OPPORTUNITY !!!!!

OPEN HOUSES: Open houses will be held on Wednesday 9/23/20 from 5pm - 7pm, Sunday 9/27/20 from 5pm - 7pm, and day of sale.

REAL ESTATE TERMS: Successful bidder will pay a \$10,000 NON REFUNDABLE earnest money deposit the day of sale in the form of cash or cashier's check ONLY and sign a binding purchase agreement. Cash or new mortgage only. Seller will provide clear title. Seller responsible for own closing costs and title insurance. Buyer to pay own closing costs. Closing within 45 calendar days with Hassett Title in Monroe. Taxes paid up through date of auction. Purchaser will be responsible for taxes from date of auction forward. Home is sold AS-IS/Where-Is with no warranty, guarantees or contingencies. Real estate sells subject to owner approval. Buyer to pay a 5% buyers premium. Call for a prospective buyer's packet and for broker participation.



Rollo A. Juckette
Dundee, MI
(734) 529-2388



Brad Neuhart
Milan, MI
(734) 439-7939

www.rolloandbrad.com



Thank you for your interest in the real estate auction. Throughout the process if you have any questions please feel free to contact Rollo or Brad.

This page includes information that you may need and answers to questions you may have.

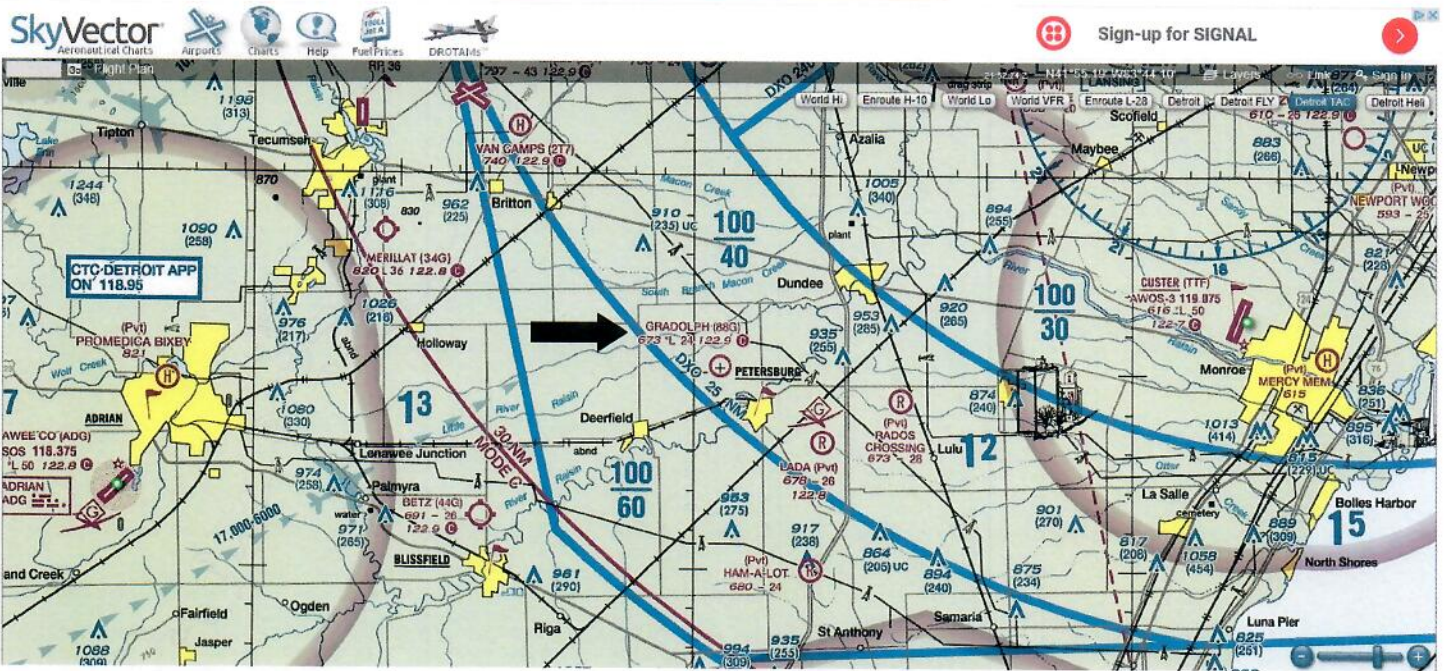
Property Location: 1785 Dennison Rd. Petersburg, MI; The property is Petersburg mailing but sits in Summerfield Township. The address is what is shown on the tax records, DTE has issued the property the address of 1801 Dennison Rd.

Highlights:

- Approx. 21.5 acres total with two parcel ID numbers - 14 032 004 00 & 14 032 002 00; The house and 20 acres are one ID and the maintenance building and hanger with 1.46 acres are on another ID. Both properties are zoned AG1 and the property with the hangers has a Commercial classification.
- Home: Brick ranch on a crawl space. 3 bedroom, 1.5 bath, 3 season room, nice office area, whole house generator, septic, buried 2200 gallon water tank. There is a well on-site but it has not been hooked up in years due to sulfur and it's condition is unknown.
- Buildings: 50x60 building with cement floor, 3ph. electric and heat; 30x50 pole barn with cement floor; 32x160 hanger.
- Summerfield Schools.
- Taxes: The taxes are unknown at this point. Mr. Waibel was a disabled veteran therefore there were no property taxes on the home. The runway for the airport is also exempt due to being open to the public. The taxes on the property with the hanger were \$1393.62 for 2019.
- Open houses will be held on Wednesday 9/23/20 from 5pm - 7pm, Sunday 9/27/20 from 5pm - 7pm, and day of sale. You are welcome to bring an inspector to any of the open houses. Auction properties are sold as-is with no contingencies so the inspector's findings are for your information and help you decide the amount you are willing to bid. Once you are the successful bidder and the bid is accepted there is no negotiating, you must close or you will lose the earnest money deposit.
- Cash or new mortgage only. No VA or FHA.
- All disclosures are attached.
- The auction begins at 9am with personal property. We will stop selling personal property at approx. noon and then offer the real estate at auction. You will need a valid driver's license and the earnest money (\$10,000 in cash or certified funds) to be able to register to bid. If you get a certified check to bring with you have the check made out to you. If you are successful you can endorse the check over but if you are not successful you will have no issues putting the money back into the bank. If you have a buyer's agent, your agent MUST register with the auction company 48 hours before the auction to qualify for the broker's participation commission - NO EXCEPTIONS.
- If you are the successful bidder and the seller accepts the bid amount you will immediately sign the purchasing documents and pay the earnest money deposit. Closing will take place as soon as funding is available but NO LONGER than 45 calendar days from the date of auction or you will lose your earnest money deposit. Closing will be held at Hassett Title in Monroe, MI.
- A 5% buyers premium will be added to the final bid amount to determine the purchase price.
- Farmland is currently rented for 2020. Buyer must agree to allow farm lessee to harvest crops (fall 2020).

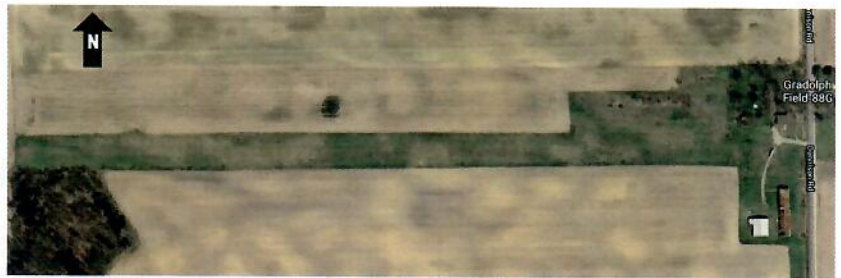
This is not meant to cover everything but to give you some important information and answer some potential questions. If you have any questions please feel free to contact the auction company. Thank you again for your interest.

GRADOLPH FIELD AIRPORT



GRADOLPH FIELD AIRPORT

FAA Identifier: 88G
Lat/Long: 41-55-11.1660N 083-44-05.7790W (estimated)
Elevation: 673 ft. / 205.1 m (surveyed)
Variation: 05W (1985)
From city: 2 miles NW of PETERSBURG, MI
Time zone: UTC -4 (UTC -5 during Standard Time)
Zip code: 49270
Airport use: Open to the public
Activation date: 04/1968
Control tower: No
ARTCC: CLEVELAND CENTER
FSS: LANSING FLIGHT SERVICE STATION
NOTAMS facility: LAN (NOTAM-D service available)
Attendance: CONTINUOUS
Wind indicator: Lighted
Segmented circle: No
Lights: FOR LIRL RWY 09/27 CALL 734-279-1679.



AIRPORT COMMUNICATIONS

CTAF: 122.9
WX AWOS-3 at DUH (12 nm S): 119.175 (734-856-1563)
WX AWOS-3 at TTF (13 nm E): 119.075 (734-384-0259)
WX ASOS at ADG (16 nm W): 118.375 (517-265-9089)
WX ASOS at ARB (18 nm N): 134.55 (734-668-7173)



50x60 Maintenance Bldg.



30x50 Pole Barn



32x160 Hanger

RUNWAY INFORMATION

Dimensions: 2381 x 110 ft. / 726 x 34 m
Surface: Turf, in good condition
Runway edge lights: Non-standard
NSTD LIRL DUE TO LENS COLOR & CONFIGURATION.
Operational restrictions: RWY 09/27 THRS & DSPLCD THRS MKD WITH YELLOW CONES.

RUNWAY 9	RUNWAY 27
Latitude: 41-55.185833N	41-55.185833N
Longitude: 083-44.358500W	083-43.833667W
Elevation: 673.0 ft.	673.0 ft.
Traffic pattern: Left	Left
Runway end identifier lights: No	No

Obstructions - 60 ft. trees, 60 ft. right of centerline APCH RATIO 2:1 FROM DSPLCD THLD TO 70 FT TREES 145 DISTANCE 60 FT R.
- 30 ft. tree, 35 ft. from runway, 80 ft. right of centerline, 1:1 slope to clear

(Sumnerfield Twp)

Property Address: 1785/1801 Dennison Rd. Petersburg, MI MICHIGAN
Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system				<input checked="" type="checkbox"/>
Dishwasher				<input checked="" type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan				<input checked="" type="checkbox"/>	Water softener/conditioner				<input checked="" type="checkbox"/>
Disposal				<input checked="" type="checkbox"/>	Well & pump			<input checked="" type="checkbox"/>	
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>			
Electric System	<input checked="" type="checkbox"/>				Sump pump				<input checked="" type="checkbox"/>
Garage door opener & remote control				<input checked="" type="checkbox"/>	City water system				<input checked="" type="checkbox"/>
Alarm system				<input checked="" type="checkbox"/>	City sewer system				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>				Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan				<input checked="" type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub			<input checked="" type="checkbox"/>		Wood burning system				<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

Explanations (attach additional sheets, if necessary): on-site water tank, well not currently hooked up

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown yes _____ no _____
- Roof:** Leaks? _____
Approximate age, if known: 15 years
yes _____ no
- Well:** Type of well (depth/diameter, age and repair history, if known): 220' sulfur water
Has the water been tested? _____
yes _____ no
If yes, date of last report/results: _____

BUYER'S INITIALS _____

SELLER'S INITIALS _____

Seller's Disclosure Statement

Property Address: 1785/1801 Demison Rd. Sumnerfield MICHIGAN
 Street City, Village or Township

5. Septic tanks/drain fields: Condition, if known: NO ISSUES KNOWN
 6. Heating system: Type/approximate age: 15 yrs on boiler
 7. Plumbing system: Type: copper X galvanized _____ other X
 Any known problems? NO
 8. Electrical system: Any known problems? NO
 9. History of infestation, if any: (termites, carpenter ants, etc.) NO
 10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
 unknown _____ yes _____ no
 If yes, please explain: _____
 11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no
 12. Mineral Rights: Do you own the mineral rights? unknown yes _____ no _____

- Other Items:** Are you aware of any of the following:
 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown _____ yes _____ no
 2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no
 3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes _____ no
 4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no
 5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no
 6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no
 7. Any underground storage tanks? unknown _____ yes _____ no
 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes no _____
 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no
 10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no
 11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: Farm operation within .5 miles

The Seller has lived in the residence on the property from 1981 (date) to current (date).
 The Seller has owned the property since 1981 (date).
 The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.
 BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28,721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller X Deborah S Waibel Date: 8-28-2020
 Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.
 Buyer _____ Date: _____ Time _____
 Buyer _____ Date: _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

ADDRESS: 1785/1801 Dennison Rd. Petersburg, MI 49270

The residence at this address was constructed after January 1, 1978: (seller must initial one)

Yes No Unknown

(If yes is checked omit the rest of this disclosure and sign below, otherwise, complete the following portions.)

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities; reduce intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure: (a) Presence of lead-paint and/or lead-based hazards (initial one below):

II.

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

(b) Records and reports available to the seller (initial one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (Attach any Additional Documents)

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller (s) certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

X Rebecca S Wankel Date: 8-28-2020

X _____ Date: _____

II. Agent's Acknowledgement (Initial) _____

Agent has informed the seller of the seller's obligations under 42 V.S.C. 4852 d and is aware of his/her responsibilities to ensure compliance. Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

AGENT: _____ Date: _____

III. Purchaser's Acknowledgment (initial):

(a) Purchaser has received copies of all information listed above.

(b) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*

(c) Purchaser has (initial one below):

Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead-based paint hazards.

Purchaser(s) certifies that to best of his/her knowledge, the Purchaser's statements above are true and accurate.

X _____ Date: _____

X _____ Date: _____