



Real Estate & Personal Property

★ ESTATE AUCTION ★

To settle the Estate of Mike Clossen the following will be offered at Public Auction. Located: 1/2 Mile north of Barryton, MI, 30th Ave. 66 to 20 Mile Rd. East 2 miles to 10th Ave. South 1/2 mile to Sale. 19603 10th Ave., Barryton, MI 49305. Follow Yoder Bros. Auction Signs!

THURSDAY, AUGUST 17th, 2017 @ 5:00 p.m.

Barryton, MI • Real Estate selling @ 6:00 p.m. • (Min. Bid \$38,000)



FEATURES

New to the Market* Secluded Country Setting * With Horse and Garden Area * Chippewa River Frontage * Black Top Road * Lots of Wildlife *

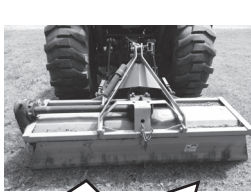
Nice clean mobile home on 2+ acres, forced air gas heat, • 24'x32'-2 car garage • 18'x30' carport, 12'x20' horse building with 4 horse stalls.

OPEN HOUSE DATES

Wednesday, Aug. 2nd ~ 5-7 pm
Saturday, Aug. 12 ~ 12-2 pm

FURNITURE & HOUSEHOLD RELATED ITEMS

- Oak Hickory Rocker • Brown La-z-Boy Recliner w/Built in Viberator
- New Drop Leaf Table w/2 Chairs • Queen Size Bed • Whirlpool Washer & Dryer w/Auto Dry • Crosley Fridge & Stove • White Cabinet • Glass Top Coffee Table • Eden Pure Heater • Sunbeam Digital Humidifier • RCA Stereo System CD Disc Player • Plant Stands • Swivel Office Chair • Floor Lamp • Single Bed • Merit 71 Digital Treadmill •



For more photos visit:
auctionzip.com Auctioneer
I.D. 2701 or gotoauctions.com
#2109



PERSONAL PROPERTY

TRACTOR • ORV • TRAILER and 3 pt. EQUIPMENT

- **MASSEY FERGUSON 1455** Tractor w/Loader, 4x4, Diesel, 3 pt., Tires 17 SL24. SN #2701, Runs Nice
- **2012 KAWASAKI TERYX 750** FI ORV Side by Side, 4x4 LE Side Doors & Winch. Off Road and Street Tires
- **2015 16' Car Hauler Trailer** 7000 G.V.W. Tandem Axle
- **T.S.C.** 6' 3 pt. Tiller • 6' 3 pt. Back Blade • **HOWSE** 3 pt. Brush Hog • 3 pt. Bale Spear • 6' Cultipacker • 2 Bot. Trip Plow •

CABIN and MISC. OUTDOOR ITEMS

- 12' x 16' Wooden Cabin w/Doors on Each End • Sears Alum. V Bottom Boat • **MINNKOTA** Trolling Motor • Fishing Rods, Tackle Boxes and Lures • Hummingbird Fish Finder • Automatic Deer Feeder • 8' - 4' Farm Gates • 12 Volt Sprayer • Wheel Barrow • Solar Fencer • Trailer Ramps • Gas Edger • 12' x 10' Screened Canopy • Lawn Sprinklers • Rakes & Shovels • Reel Mower •

SHOP and GARAGE RELATED ITEMS

- **HONDA** EU 2000 Generator • Exel 2600 psi Pressure Washer • Portable Air Compressor • Portable Air Tank • 45,000 btu Heater • **STIHL** 180 Chain Saw • Work Bench and Vise • Alum. Folding Ladder • **WERNER** 6' Step Ladder • **CLARK** 6" Bench Grinder • Tool Boxes and Cabinets Full of Tools • Socket Sets • Open End Wrenches • Elect. Power Tools • Chain Binders • Ext. Cords • Gas Cans • Log Chains • Jumper Cables • Jack Stands • Over Head Shop Lights • Reese Hitches • **MISC. GOODY WAGON! MANY MORE ITEMS TOO NUMEROUS TO MENTION!** bm,,

HORSE RELATED ITEMS

- **BILLY COOK 2176** 16" Saddle • 16" Leather Saddle • Saddle Blankets & Pads • New Leather Chaps • Sleigh Bells • Assorted Bridles • Bucket • **BEHLEN** Waterer • Misc. Horse Tack

BLACK POWDER GUNS

- **C.V.A.** 50 Cal. Muzzle Loader w/Scope
- **BUCK STALKER** 50 Cal. Muzzle Loader w/Scope
- **SPRINGFIELD 1827** Muzzle Loader
- **SPRINGFIELD 1846** Muzzle Loader
- 6 Other Ornamental Black Power Guns

ANTIQUES and COLLECTABLES

- **SETH THOMAS** Mantle Clock • Double Chime Clock • 4 Sets Spurs • **Cast Iron Toys Include:** 8 Horse Hitch w/Wooden Barrels, Draft Horse w/ Wagon, Horse Door Stop • 3 gal & 1 gal Jug • 3-1/2 gal Crocks • **50+ Metal Lighter Collection Includes:** Mobile, Ford, Henry Phillips, Winston, Caterpillar, Phillip 66 • Airline Radio • Harley Davidson Clock • Cowbell • Vintage Coin Candy Dispenser • Tonka Toys • Dulcimer • Bob Hoar Service Station Match Box • 1 Bot. Walking Plow • Garden Cultivator • Fishing Creole • Misc Knives •

ESTATE OF: MIKE CLOSSEN

ADMINISTRATOR: MIKE SOWLE

Auctioneers Note: Tractor and larger items will sell after the Real Estate. Bring the family and enjoy the evening with us! Hope to see ya there! *Leroy*

REAL ESTATE TERMS: If you are the successful bidder there will be a \$5,000 down payment day of sale in the form of cash, cashiers check, or personal check with bank letter of guarantee. Balance due at closing within approx. 45 days – possession at closing. Your bidding is not conditional upon financing, be sure and have arranged financing if needed. 5% buyers premium fee will be added to final bid price. **DEED:** Seller shall provide warranty deed and title insurance. **ACREAGE:** All dimension and proposed boundaries are approximate, more or less. **TAXES:** to be prorated to the date of closing. **Broker participation welcome with buyer registered with REMAX of Mt. Pleasant Inc. at least 48 hours prior to auction.** All mineral rights included owned by Seller.

Yoder Brothers Auction Service

Specializing in Successful Auctions
Auctioneers LeRoy and Willis Yoder
9484 S. Rogers Ave., Clare, MI
PH: 989-386-9082



RE/MAX
Of Mount Pleasant, Inc.
Each Office Independently Owned and Operated

Randy Golden
Broker / Owner
Certified Residential Specialist
Accredited Buyer Representative

1414 West High Street • Mount Pleasant, MI 48858
Office: (989) 773-3332 • Fax: (989) 772-6151
Residence: (989) 772-2249
E-mail: randy@mtpleasanthomes.com



9484 S. Rodgers Ave.
Clare, MI 48617

Postal Customer

2+ Acres Real Estate



Nice clean mobile home on 2+ acres, forced air gas heat, • 24'x32'-2 car garage • 18'x30' carport, 12'x20' horse building with 4 horse stalls.



FEATURES

- * New to the Market ****
- * Secluded Country Setting ****
- * With Horse and Garden Area ****
- * Chippewa River Frontage ****
- * Black Top Road ****
- * Lots of Wildlife ****