

VACANT LAND AUCTION



WEDNESDAY - OCTOBER 4, 2023 @ 12 NOON

**Located at the NW corner of Hochberger Rd. & Shanghai Rd.
Eau Claire, MI 49111**

North of Eau Claire on Hochberger Rd. or South of Naomi Rd.

RECREATIONAL LAND

NATURE LOVERS! BIRD LOVERS!

15 ACRES +/-

WOODS & PIPESTONE CREEK

RUNS THROUGH THE PROPERTY

OPENING BID \$52,000

- Approx. 1,320' on Hochberger Rd.
- Approx. 400' on Shanghai Rd.
- Pipestone Township
- Class 402 (Residential-Vacant)
- 11-16-0020-0001-00-8
- 2022 Summer Taxes \$121
- 2022 Winter Taxes \$388



Pipestone Creek



Aerial View Facing North



*Nature Lovers!
Bird Watchers!
Deer Hunters!*



TERMS: \$5,000 NON-REFUNDABLE DEPOSIT DAY OF AUCTION, BALANCE DUE OCTOBER 27, 2023
- LAND SOLD IN "AS-IS" CONDITION. TRANSFER WITH TITLE INSURANCE AND NEW DEED. NO SURVEY, TRANSFERRED BY CURRENT LEGAL DESCRIPTION. ANNOUNCEMENTS MADE DAY OF AUCTION SUPERSEDE PRINTED MATERIAL. PRE-VIEW LAND AT YOUR OWN RISK ANYTIME BEFORE THE AUCTION. - 10% BUYER'S PREMIUM ADDED TO FINAL ACCEPTED BID TO GET CONTRACT PRICE. ALL BIDS ARE SUBJECT TO SELLERS APPROVAL. CONTACT PIPESTONE TOWNSHIP FOR USE AND ZONING. SUBJECT TO CURRENT EASEMENTS. COME AND BID OR MAKE YOUR OFFER!



OWNER

Juan H. Lelcesona



In Association With
Anna Glassman



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