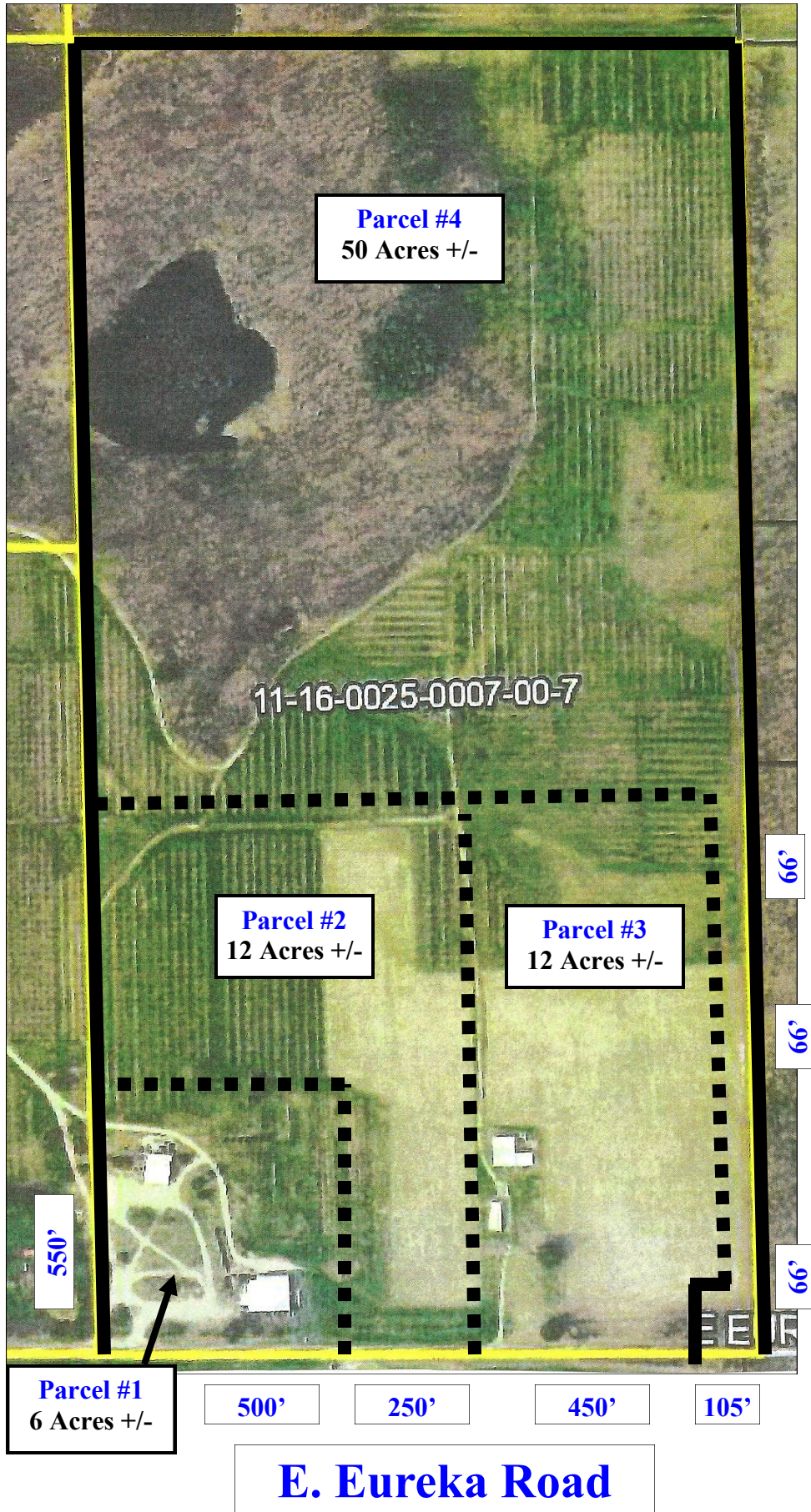




Real Estate Auction - Monday, May 25 at 12:00 Noon

9351 E. Eureka Rd. Eau Claire, MI 49111



IN COMPLIANCE WITH GOVERNOR'S COVID-19 ORDERS . . .

This auction is permitted under the agricultural provisions of the Governor's Covid-19 Executive Orders on Assemblages. The agricultural provisions exempt agricultural work from the Order on Assemblages. Because the property must be sold promptly if it is to be productive this season, the auction qualifies as "agricultural work" for purposes of the exemption for assemblages.

Bidders must pre-qualify and have a bid approval number to attend and bid at the auction. Attendees who do not have a bid approval number will be asked to leave the premises.

The auction will be held outdoors. Social distancing of 6 ft or greater will be required.

Masks will be provided for those who arrive without one. Disinfectant stations will be available.

Bids may be made by phone at the time of the auction.

PRE-QUALIFICATION TO BID and BIDDING BY PHONE

Pre-Qualification: To pre-qualify to bid on one or more parcels, a Bidder must:

1. Agree with all of the real estate terms listed in the announcement applicable to the parcel (s)
2. Be able to enter into a buy/sell agreement after the close of the auction or accept electronically delivered documents within 24 hours to sign and return, and
3. Be able to close the transaction within 45 days.

To pre-qualify and to make arrangements to bid by phone, contact John Glassman by email, John@glassmanauctions.com, or phone him at: (269) 757-3315.

Real Estate Terms: Parcels 1 - 4 \$10,000 Non-Refundable, Parcels 5 - 8 a 10% Non-Refundable Deposit Day Of Auction, Balance Due In 45 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any. Buyers, if you are sick, stay at home! Announcements Made Day of Auction Supersede Any Printed Material. For Parcels 1 - 4 Contact Pipestone Township for Property Use And Zoning. **Offers are subject to sellers acceptance.** If property splits into separate Parcels, buyer and seller to pay survey cost 50/50. Sold by the Parcel and not by the acre. All parcels are +/- the advertised acres. Parcel #1 reserves the right to conduct an on-site personal property auction after governor releases the stay at home order.

UNABLE TO ATTEND * ABSENTEE BID

Name: _____ Phone _____

Enclosed 10% of my bid price for Parcel (s) # _____ Bid \$ _____

Send To: John Glassman - P.O. Box 315 - Eau Claire, MI 49111 (269) 757-3315 Fax (269) 461-6293

Real Estate Only at Auction - Monday, May 25 at 12:00 Noon
Auction Held At: 9351 E. Eureka Rd. Eau Claire, MI 49111

Glassman Auction Service (269) 757-3315



Real Estate Auction

Monday May 25 at 12:00 Noon

Auction location: 9351 E. Eureka Road Eau Claire, MI 49111

80 Acres Offered Altogether or in 4 Separate Parcels

Plus Offering 4 Separate Signage Parcels

FARM MARKET, BUILDINGS AND LAND

Parcel #1) 6 Acres +/- 500' on Eureka Rd.
Farm Market, Packing Shed, Parking Lot \$ _____

Parcel #2) 12 Acres +/- 250' on Eureka Rd.
Fruit Trees, Vacant Land, Building Site \$ _____

Parcel #3) 12 Acres +/- 450' on Eureka Rd.
Fruit Trees, Vacant Land, Pond, Building Site \$ _____

Parcel #4) 50 Acres +/- 105' on Eureka Rd. down to 66'
Wood, Pond, Vacant Land \$ _____

DIRECTIONAL SIGN PARCELS (SIGNS NOT INCLUDED)

Parcel #5) 0.49 Acre Lot +/-
E. Main St. - Berrien County, Berrien Twp. \$ _____

Parcel #6) 0.90 Acres +/-
M-140 & Old-31 - Berrien County, Niles Twp. \$ _____

Parcel #7) 0.40 Acres +/- Lot
Old-31 Hwy. Frontage - Berrien County, Niles Twp. \$ _____

Parcel #8) Corner Lot 0.50 Acres +/-
M-62 & Indian Lake Rd. - Cass County, Pokagon Twp. \$ _____

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MONDAY - MAY 25 AT 12:00 NOON

AUCTION LOCATION: 9351 E. EUREKA RD. EAU CLAIRE, MI 49111

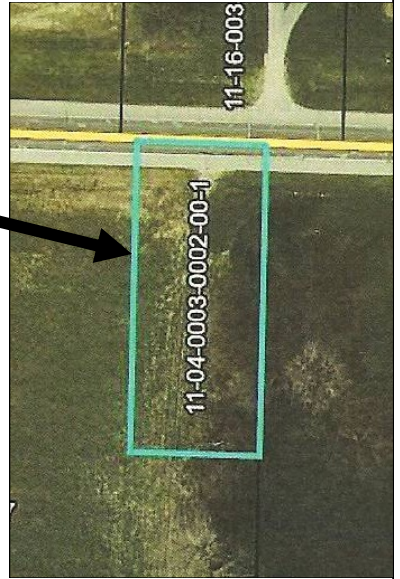
SIGNAGE PARCELS

Parcel #5) 0.49 Acre Lot +/-

11-04-0003-0002-00-1 Assessed: 1,000 (99 Ft. X 214 Ft.)

E. Main St. - Berrien County, Berrien Twp.

\$ _____



Real Estate Terms: 10% Non-Refundable Deposit Day Of Auction, Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. **Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Berrien Township for Property Use and Zoning. Offers are subject to acceptance.**

Parcel #6) 0.40 Acres +/- Square Lot

11-14-0015-0008-03-1 Assessed: 7,900

Corner of M-140 & Old-31 Frontage
Berrien County, Niles Twp.

\$ _____



Parcel #7) 0.90 Acres +/- Rectangle Lot

11-14-0015-0008-00-7 Assessed: 8,100

Old-US 31 Hwy. Frontage
Berrien County, Niles Twp.

\$ _____

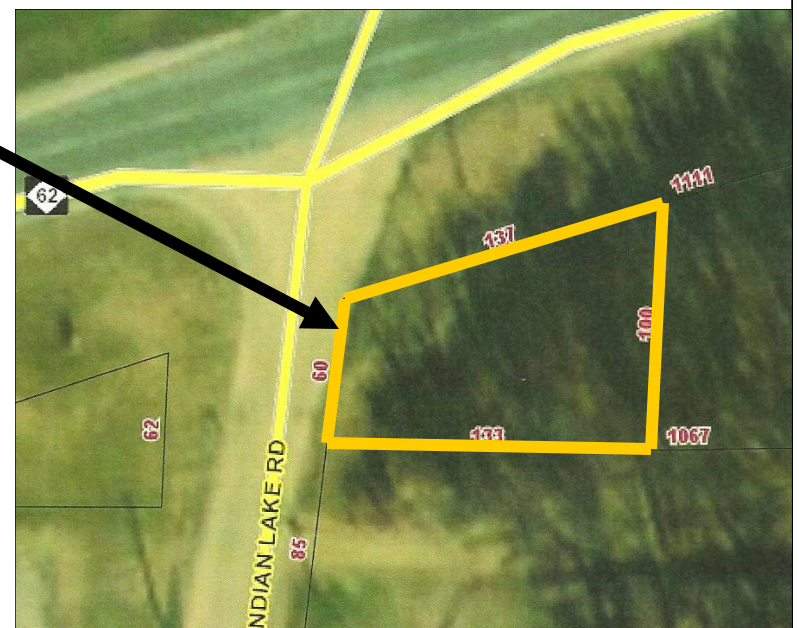
Real Estate Terms: 10% Non-Refundable Deposit Day Of Auction, Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. **Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Niles Township for Property Use and Zoning. Offers are subject to acceptance.**

Parcel #8) Corner Lot 0.50 Acres +/-

14-110-006-109-10 Assessed: 1,100

Corner of M-62 & Indian Lake Rd.
Cass County, Pokagon Twp.

\$ _____



Real Estate Terms: 10% Non-Refundable Deposit Day Of Auction, Balance Due In 30 Days. Transfer with New Deed and Title Insurance. Sold in "AS-IS" Condition. **Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any.** Announcements Made Day of Auction Supersede Any Printed Material. **Contact Pokagon Township for Property Use and Zoning. Offers are subject to acceptance.**