



# Rusnell Estate /Real Estate AUCTION

**SATURDAY, MAY 28, 2011 @ 10:30AM**  
**3660 CORDLEY LAKE RD, PINCKNEY, MI**

*US-23 to M-36 exit 54B toward Pinckney to Whitewood Rd, left than to Cordley Lake Rd. left.*

\*Beautiful private Lake front Ranch Style Home on Cordley Lk. on 3.3 acres!  
 \* Built in 1975 \* 3 Bedrooms \* 1 Full Bathroom and 2 1/2 Bathrooms \* 2062 Sq. Ft. \*Partially Finished Basement \* 1 Car Attached garage \* Wonderful 40x32 garage outbuilding. This building is a block basement style garage/ workshop w/ top and bottom level vehicle storage. The above level has a standard overhead door for vehicle entry. The bottom level has 2 12x11 overhead doors and one entry. This building is climate controlled and ready for all your shop/storage needs! This is also an excellent deep fishing lake. Also other out building ideal for tractor, and tool/ lawn equipment storage.



**PRE SALE INSPECTION:** Tuesday, May 10th and Tuesday, May 17th 5:00 to 7:00pm

**Terms:** \$20,000.00 Deposit due on sale day (Cashier's Check only.) Balance paid in full within 30 days. Purchaser must sign sales agreement day of sale. This Real Estate sold "as is" with no contingencies. 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.

**3% Buyers premium on Real Estate due in addition to purchase price payable to Braun and Helmer auction service at closing.**



**2004 Honda Odyssey** nice shape, 123,760 miles



**Ford Jubilee Tractor** w/ Snow blade and chains NAA-9030D,EAE6015-F, 7006-B on trans, 12 volt conversion, nice condition!



**Rupp mini bike** w/ snow ski & Tecumseh engine model H5-O-6517-2M, Ser.9111,Beautiful condition!

**TOOLS:**

Rigid pipe threader,Chas. Parker vise,Eastwood sand-blast cabinet,Campbell/Hausfeld 3 hp. aircompressor, Uniweld,shop toolbox, Trendelburg wheeled shop table, Maytag gas engine, hand tools, yard tools, Brinly dethatcher, and more!



**1986 Honda Gyro** S,2 stroke,TB1002GS100315

**Ingersoll3016 Garden tractor** w/ power steering and Onan Performer 16XSL

**Ariens Rocket 5 Rototiller**, 5hp. Tecumseh



Michigan State Auctioneers Association



National Auctioneers Association

**Braun & Helmer**  
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**FURNITURE:**

EthanAllen bedroom outfit, Ethan Allen Dining room, Large Oak roll top desk, Antique 3 drawer dresser w/ fruit pulls, mirror, marble top and hanky drawers. Tea cart, Leather sofa, Hoosier Porcelain top cupboard, Eastlake Maple spoon carved commode, Emperor model 450 grandfather clock unassembled (NIB), Aristocrat garden arbor unassembled (NIB), Cuckoo clock w/ stag top, Chicago cottage Organ Co. Chicago Illinois, solo Concierto H.C. Bay Company Makers, Chicago player piano with 75+ roles and much more! 2001 Gottliebs pinball ma-

chine

**Toys and other:**

John Deere pedal tractor, Ford TW5 pedal tractor, 1920's repro. pink pedal car, pedal fire truck, farm toys, Birdsell coaster wagon, large Colonial dollhouse, Schwinn Collegiate bicycles and more.

**National cash register # 2543701,726**

**CASH OR CHECK WITH I.D.**

**CHECK WEBSITE FOR ADDITIONAL PHOTOS.**

