

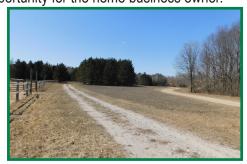
LOCATED: 2 Miles East of Vestaburg, MI on 46 to Douglas Road, North 1-1/2 miles to 11145 N Douglas Road - Riverdale, MI 48877

HOME FEATURES: 3 Bedroom, 2 bath, cozy family room with fireplace. Ranch home on a full walkout basement. New AC and furnace in 2015. Generac 11 k.w. generator that is hard wired for house, new metal roof on house and 2-1/2 car detached garage, deluxe size back deck, refrigerator, gas range, washer and dryer included.

<u>OUT BUILDINGS:</u> 50 x 72 Insulated pole building with 14' side walls, heat, large work area with 3 offices and bathroom including a shower. 72 x 24 pole building used for storage. These buildings present a unique opportunity for the home business owner.







PROPERTY FEATURES:

- 80 Acres with approx. 25 + acres tillable land
- Prime deer and turkey hunting
- Deer blinds and food plots
- Large pond stocked with bass
- Pine River frontage
- Fenced horse pasture and paddocks
- Nice wooded trails throughout property
- Property borders state land
- 3 Water wells





OPEN HOUSE DATES Thurs.. April 25th - 5 to 7 p.m.

Sat., May 11th - 1 to 3 p.m. or by Appointment



AUCTIONEERS NOTE: If you enjoy outdoor recreation, hunting, horse and hobby farming, along with a secluded country setting don't miss this opportunity! Attend the auction and bid your price.

Yoder Brothers Auction Service

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



Boerma Realty, LLC

Tricia Boerma Broker/Owner

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REAL ESTATE TERMS: If you are the successful bidder there will be a \$10,000 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 arrange financing if needed. 3% 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. APPROVAL OF BID PRICE: Final bid price is subject to approval of the seller within 24 hours. All mineral rights included owned by seller.

3% Broker participation welcome with buyer registered with Boerma Realty LLC 48 hours prior to auction.

Postal Customer

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U.S. Postage **PAID**Mt. Pleasant, MI 48858
Permit No. 110

77887 M. Douglas Road — Riverdale, M. 48877 Thursday Evening m.g 00.3 © 6101, 1611, 1619

> 80 ACRE HOME AND OUT BUILDINGS Secluded Country Setting Real Estate

