

**80 ACRE HOME AND OUT BUILDINGS  
SECLUDED COUNTRY SETTING**



**★ REAL ESTATE ★  
★ AUCTION ★**

FOR MORE PHOTOS VISIT  
[auctionzip.com](http://auctionzip.com) / ID 2701  
 or [GoToAuction.com](http://GoToAuction.com)  
 #2109

**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**

**THURSDAY EVENING, MAY 16TH, 2019 @ 6:00 P.M.**

**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.

**OUT BUILDINGS:** 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

524 E. Mosher St. Suite 200  
 Mt Pleasant, MI 48858  
 989-560-5779  
 tboerma@msn.com  
 www.BoermaRealty.com






# 80 ACRE HOME AND OUT BUILDINGS SECLUDED COUNTRY SETTING

## ★ REAL ESTATE AUCTION ★

### THURSDAY EVENING, MAY 16TH, 2019 @ 6:00 P.M. - Riverdale, MI



**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.



**Harvested on  
the Property**

**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

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

**80 ACRE HOME AND OUT BUILDINGS  
SECLUDED COUNTRY SETTING  
REAL ESTATE AUCTION**  
1145 N. Douglas Road – Riverdale, MI 48877  
Thursday Evening  
May 16th, 2019 @ 6:00 p.m.

9484 S. Rodgers Ave.  
Clare, MI 48617

