

MAGNIFICENT AMISH BUILT HOME/ OUTBUILDINGS SITTING ON 119 ACRES



REAL ESTATE AUCTION

LOCATED: 5 miles west of Harrison, MI to Harding Avenue, North 1/2 mile to
3900 N. Harding Avenue, Harrison, MI

THURSDAY, JULY 12TH, 2018 @ 6:00 P.M. - Harrison, MI
(Reserved Bid \$445,000)

HOME FEATURES: A full wall of easterly facing windows brightens the beamed knotty pine ceilings and wood floors in this open floor plan, 3 bedroom and 3 bathroom ranch. Over 1800 sq. ft. on each level. A floor to ceiling stone fireplace adds warmth along with an efficient hot water heating system. Walk down the open stairway to the full finished walkout level, complete with a second full wall of windows. This walkout level includes a large open area, bedroom with full bath and kitchenette would be a perfect Mother-in-law quarters. Also 2.5 car attached garage.



PROPERTY FEATURES: 119 acres of wildlife paradise. Land includes a pond, flowing creek, lots of wooded area with 3,000 planted spruce trees, food plots, and pasture land. Property is a proven producer of large bucks. This parcel also has the attributes to attract and hold upland and waterfowl. All accessed by well maintained trails.

OPEN HOUSE DATES

Sat., June 9th - 1 to 4 p.m.

Sat., June 16th - 1 to 4 p.m.

Sat., July 7th - 2 to 4 p.m.
or by Appointment



BARNs, OUT BUILDINGS, AND PASTURE: 30x56 Pole barn set-up for livestock; 30x56 Pole barn set-up for storage; 40x30 Pole Barn; 24x40 Shop with overhang; 2007 - 5" PVC well at barns; Land includes approx. 50+ acres fenced pasture and paddocks designed for rotational grazing, with 24,000' of good fencing and gates, making it a unique opportunity for grass fed beef operation, gentleman rancher, or horses.

FOR MORE
PHOTOS VISIT
auctionzip.com / ID 2701
or GoToAuction.com
#2109

REAL ESTATE TERMS: If you are the successful bidder there will be a \$20,000 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 arranged 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. **Broker participation** welcome with buyer registered with REMAX of Mt. Pleasant Inc. at least 48 hours prior to auction.

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



**RE/MAX**
Of Mount Pleasant, Inc.
Each Office Independently Owned and Operated

Randy Golden
Broker / Owner
Certified Residential Specialist

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**LOCATION:
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Harrison, MI**

Presorted Standard
U.S. Postage

PAID

Mt. Pleasant, MI 48858
Permit No. 110