LAKE FRONT

ABSOLUTE REAL ESTATE AUCTION

CUB LAKE, HILLSDALE, MI 49242

THERE ARE ONLY ABOUT A DOZEN ITEMS THAT WILL BE AUCTIONED AFTER THE REAL ESTATE.

Directions: 5 miles south of Hillsdale on S. Hillsdale Rd to west on Lilac to Ansley Ln.

7420 Ansley Lane

Saturday, May 1, 2021 - 11:00 AM

Open for Inspection Sunday April 11, 1- 3 PM

Auction of real estate in conjunction with
ROTH REAL ESTATE CO. (RICK ROTH) 517-425-2759

Auctioneers: John & Jason Whalen, Mike Murry

419-875-6317, 419-337-7653 www.whalenauction.com

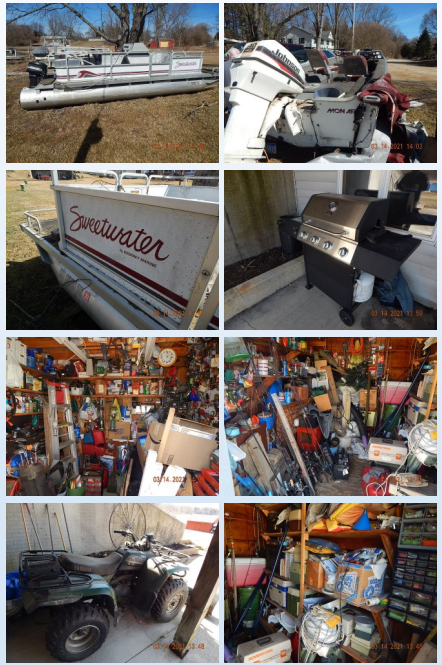
Information herein deemed reliable but not guaranteed

WHALEN WHALEN
REALTY & AUCTION, LTD.

ABSOLUTE REAL ESTATE AUCTION
CUB LAKE, HILLSDALE, MI 49242

7420 Ansley Lane **Saturday, May 1, 2021 - 11:00 AM**

Open for Inspection Sunday April 11, 1- 3 PM



WHALEN REALTY & AUCTION, LTD.
216 E Linfoot
Wauseon, OH 43567

Breathtaking views from this 2- 3 bedroom walk out ranch year round home with generous lake frontage overlooking peaceful Cub lake Get prepared selling at public auction along with several items like 16 ft Monarch bass boat 40 hp Johnson with trailer, 2002 Yamaha Big Bear 400 ATV with plow, 1992 Sweetwater Pontoon with 25 hp Mercury as is, Selling as one lot shed FULL of fishing poles, tackle boxes and related items, shed full of tools and related items, craftsman 14 hp riding mower 42 in cut, gas grill, 12 ft alum row boat and 4500 watt generator.

Cambria Twp
Tax Parcel 30 11 034 200 012 34 7 3
Taxes—Summer $532.47/ Winter 550.78
Lot Size .35 Acre
Hillsdale Schools
Well (artesian) drilled
Septic tank outside window SE corner of house
House 1,920 Sq Ft
200 Amp breaker (Consumer Power)
Forced air heat (propane) portable A/C stays
Vinyl siding, Asphalt shingle roof, Anderson windows
Kitchen 12 x 16 all appliances stay, oak cabinets
Family room 14 x 20 laminate floor fireplace function ability unknown
Bedroom main floor 11 x 20 laminate floor
Bedroom main floor 10 x 10 laminate floor
Bedroom or Clean storage room 14 x 15 needs finished, walkout level
Laundry/utility room 12 x 14 walk out level
3 – solid storage sheds

Auction of real estate in conjunction with
ROTH REAL ESTATE CO. (RICK ROTH) 517-425-2759

Terms: $3,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Have finances ready, selling ABSOLUTE TO THE HIGHEST BIDDER "as is where is". No Buyer's Premium. Possession at closing. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

Estate of Robert C. Hanna, Probate # 20-36531DE
Jennie Price, Executrix

Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653
www.whalenauction.com

WHALEN REALTY & AUCTION, LTD.