

260-463-2828

JERRY GROGG

INC.

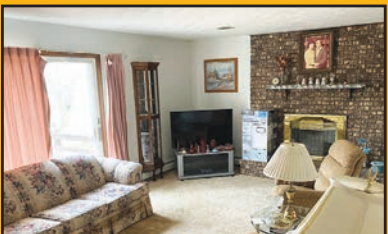
Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067



PHONE BID REAL ESTATE & ONLINE PERSONAL PROPERTY AUCTION

REAL ESTATE AND PERSONAL PROPERTY AUCTION CONCLUDES TUESDAY, FEBRUARY 13, 2024, REAL ESTATE 5:00 PM OR UNTIL THE CONCLUSION OF ALL BIDDING TO SELLER'S SATISFACTION AND APPROVAL. THE PERSONAL PROPERTY SHALL CONCLUDE THE SAME DAY TUESDAY, FEBRUARY 13 AT 7:00 PM.



OWNER: MITCHELL S. MODERT

PROPERTY LOCATION:

67615 Halfway Rd. • Burr Oak, MI 49030

Real Estate starting bid at \$190,000.

DIRECTIONS: Located 5 miles East of STURGIS, MI on US 12 to HALFWAY ROAD then South to property (property is on the East side).

REAL ESTATE: 1.8 ACRES * RANCH STYLE 4 BEDROOM, 2 BATHROOM * TWO FIREPLACES* FULL WALKOUT FINISHED BASEMENT* LARGE 12' SIDEWALL BLOCK 32'X 48' BARN.

PUBLIC INSPECTION/OPEN HOUSE DATES:

WEDNESDAY, JANUARY 24, 2024, 3-5 PM,

AND ALSO WEDNESDAY, FEBRUARY 7, 2024, 3-5 PM.

PROSPECTIVE BUYERS MAY MAKE BIDS ANYTIME BEFORE AUCTION BY PHONE OR WHILE VIEWING PROPERTY. PHONE BIDDING SHALL CONCLUDE ON FEBRUARY 13, 2024 AT 5 PM, OR UNTIL COMPETITIVE BIDDING CONCLUDES. SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BIDDING.

REAL ESTATE TERMS: 3% buyer's premium. 10% of Purchase Price Non-refundable deposit due at signing of accepted purchase agreement. Balance due in full at final closing in 30-45 days. Survey is to be completed at Seller's cost. Closing agent fee shall be split between Buyer and Seller. Taxes shall be prorated and estimated. Taxes are approximately \$600 per year. Possession shall be at final closing. AUCTION COMPANY IS THE EXCLUSIVE AGENT OF SELLERS AND THE PROPERTY IS BEING SOLD SUBJECT TO THE APPROVAL OF OWNER. Property is not being sold contingent on buyer's financing, so be prepared financially in advance. Prospective buyers shall rely on their own inspection of the property with regard to condition, environmental, zoning permits, and any and all other inspections and approvals as buyers deem necessary. Property shall be sold in "As-Is Condition" and make no warranties of any kind. All sizes and dimensions are approximate.

PERSONAL PROPERTY

GAS GOLF CART, ELECTRIC GOLF CART, 2003 GMC HD 2500 4X4 (LOW MILES), POLARIS XLT SNOWMOBILE, GO-CART



PERSONAL PROPERTY AUCTION SHALL BE HELD ONLINE STARTING MONDAY, JANUARY 29, 2024 AND BIDDING SHALL CONCLUDE ON TUESDAY, FEBRUARY 13, 2024 AT 5:00 PM. REMOVAL OF ITEMS SHALL BE THURSDAY, FEBRUARY 15, 2024 FROM 1-5 PM. PICK UP LOCATION IS 67615 HALFWAY RD., BURR OAK, MI 49030. VISIT OUR WEBSITE "JERRYGROGG.COM" FOR AUCTION INFORMATION AND BIDDING DETAILS. PERSONAL PROPERTY INSPECTIONS WELCOMED DURING OPEN HOUSES.

HOUSEHOLD ITEMS, kitchen, **Furniture;** (2) BEDROOM SUITES, living room couches/ love seat, Glider rocker w/ ottoman, (4) recliners, mirrors, side and end tables, Saginaw expandable table, Washer/Dryer, **Tools;** 60 gallon 5HP Magna Force air compressor, **Hand Tools,** **Boats,** (2) STARCRAFT 14' ALUMINUM FISHING BOAT on trailer, MEYERS 14' aluminum fishing boat on trailer, 5HP Sea King outboard motor, 9.5 HP JOHNSON OUTBOARD MOTOR, 9.9HP Ted Williams outboard motor, electric trolling motor, **Gas Golf Cart** 1998 EZGO W/ WINDSHIELD & BACK SEAT **ELECTRIC GOLF CART** w/back seat, **TRUCK: 2003 GMC HD 2500 4X4 6.0L GAS W/ 2 SETS OF WHEELS (LOW MILES), Snowmobile: Polaris XLT, GO cart.**



TERMS: 15% BUYERS PREMIUM AND 6% Michigan sales tax, Cash or good check, 3% credit card fee.

AGENCY DISCLOSURE & GENERAL OFFICE POLICIES: Jerry Grogg Inc. represents the Sellers only and does not inspect merchandise on bidder's behalf. All items are sold "AS IS, WHERE IS" basis. No warranty or representation, either expressed or implied, concerning the Personal Property, its condition, or the condition of any other components on the Personal Property, is made by the Seller or Jerry Grogg Inc. The information contained is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Jerry Grogg Inc. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the personal property.

NOT RESPONSIBLE FOR ACCIDENTS. ORAL ANNOUNCEMENTS MAY TAKE PRECEDENCE OVER PRINTED MATERIAL DAY OF AUCTION.

BID ONLINE AT
www.Jerrygrogg.com

*Do you have Personal Property to sell? Let us host your Online Auction!
Call Jerry Grogg Inc. at 260-463-2828 for details.*



260-463-2828

JERRY GROGG

INC.

Auctioneering & Real Estate

402 N. Detroit Street • LaGrange, IN 46761-0067

JERRY GROGG INC. OFFICE

Jeff Burlingame

AU19300021

Steven McKowen

AU10500022

LaWayne Miller

AU09000086

Benjamin Myers

AU12300075

260-463-2828

260-499-1083

260-499-1900

260-350-1548

269-689-3566



CHECK US OUT ON FACEBOOK OR INSTAGRAM TO GET UPDATED INFORMATION ON LISTINGS OFFERED AT AUCTION AND FOR SALE ALONG WITH ANY UPCOMING PERSONAL PROPERTY AUCTIONS.