

800.837.0010 • www.brokeragelandco.com



Tuesday, July 19 • 6pm

- Development Potential
- Hunting & Recreational
- Site for Your Country Estate
- Wooded with Small Pond

Less than 30 minutes from Detroit & Ann Arbor

offered in 4 tracts

Wayne County, Michigan

# land auction 128 acres

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JULY 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		3	4	5	6	7
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

605 South Jackson Street,  
Jackson, Michigan 49203  
AUCTION MANAGERS:  
Bob Simmons & Gary Bauer

# land auction 128 acres

Wayne County, Michigan



# land auction



Wayne County, Michigan | Van Buren Township

Less than 20 minutes from Detroit Metro Airport & Ypsilanti  
Less than 30 minutes from Ann Arbor & Detroit

# 128 acres

offered in 4 tracts

- Development Potential
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6pm at the Holiday Inn Express - Belleville, MI

Tuesday, July 19 • 2011



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# land auction



Wayne County, Michigan

# 128 acres

offered in 4 tracts

- Development Potential • Hunting & Recreational
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**AUCTION SITE:** Holiday Inn Express Hotel & Suites, 46194 I-94 North Service Dr., Belleville, Michigan 48111 – From I-94 (Exit 190), North on Belleville Road to I-94 North Service Dr. Then left on I-94 Service Dr. to Holiday Inn Express Hotel & Suites. Look for The Brokerage Land Co. signs at the entrance.

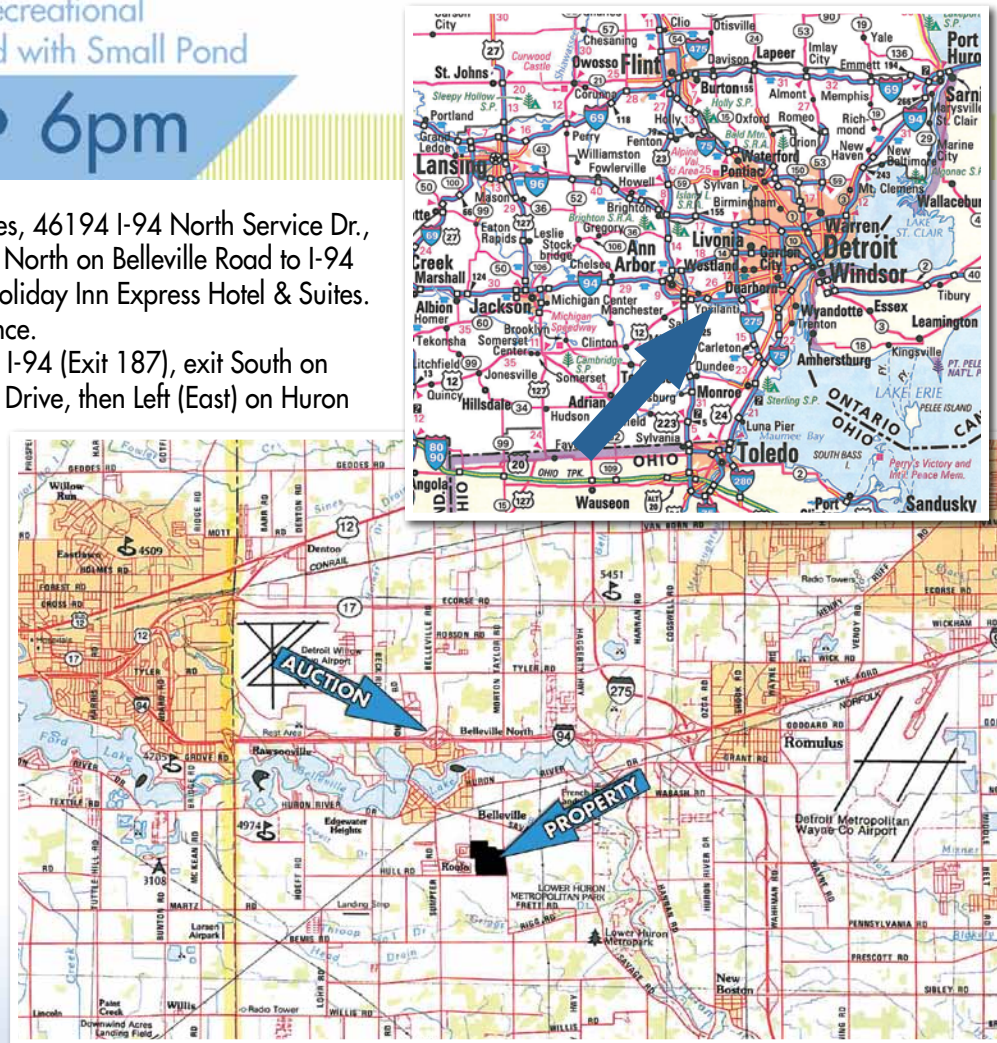
**DIRECTIONS TO AUCTION PROPERTY:** From I-94 (Exit 187), exit South on Rawsonville Road, continuing 1 mile to Huron River Drive, then Left (East) on Huron River Drive 3.3 miles to Sumpter Road, then Right (South) on Sumpter Road 1 mile to Hull Road, then Left (East) on Hull Road ¾ mile to the auction property.

**TRACT 1: 10+ acres** with 245' of frontage on Martinsville Rd. Great wooded site for that home in the country. Combine with Tract 2 for that 20 acre estate.

**TRACT 2: 10+ acres** with 348' of frontage on Martinsville Rd. Another wooded site for the country home or combine with Tract 1 for that 20 acre country estate.

**TRACT 3: 93+ acres** with frontage on Martinsville & Hull Roads. Great development potential or wooded paradise for the hunting enthusiast.

**TRACT 4: 15+ acres** with 446' of frontage on Hull Rd.



Less Than 20 Minutes from Detroit Metro Airport & Ypsilanti  
 Less Than 30 Minutes from Ann Arbor & Detroit  
 Less Than 1 Hour from Jackson & Toledo, OH  
 Less Than 3 Miles from I-94



Walkover Inspections Welcomed at Any Time!

**INFORMATION DATE:**  
 Monday, July 11 • 4-6 p.m. on Tract 3  
 (Use entrance off Hull Rd.)  
 Auction Representatives will be on site on Tract 3 off Hull Road. Stop and see us or you may walk the property at your own convenience at anytime.

**OWNER:** Nancy Cyberski  
**AUCTION MANAGERS:** Gary Bauer & Bob Simmons

THE BROKERAGE LAND COMPANY  
 800.837.0010  
 www.brokeragelandco.com

SCHRADER  
 Real Estate and Auction Company, Inc.  
 800.451.2709  
 www.schraderauction.com



## TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 4 individual tracts or any combination of tracts 1 through 4. Bids on tracts and tract combinations may compete, and there will be open bidding on tracts and combinations during the auction. The final bids, resulting in the highest sale price, will be presented to the Seller.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into Purchase Agreement(s) at the auction site immediately following the close of the auction. Final bid price is subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance Policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place as soon as applicable closing documents are completed but no later than August 19, 2011. Seller and Buyer(s) shall share 50:50 in closing cost charged by Title Company.

**POSSESSION:** Possession will be given at closing on all tracts.

**MINERAL RIGHTS:** Sale shall include all of the mineral, oil and gas rights owned by the Seller.

**REAL ESTATE TAXES & ASSESSMENTS:** Seller shall be responsible for taxes and assessments billed before day of closing and Buyer(s) to be responsible for taxes and assessments billed the day of closing and thereafter.

**LAND DIVISION:** Legal Descriptions of record will be used on the deeds for closing. Tracts 1, 2 & 4 will be granted (0) future divisions. Tract 3 will be granted (10) future divisions. NOTE: in the event future divisions are used, they are subject to township approval.

**ACREAGE:** All acreages, dimensions and boundaries are estimations and have been determined based on current legal descriptions.

**EASEMENTS:** Sale of property is subject to any and all easements of record.

**AGENCY:** Brokerage Land Company and Schrader Real Estate and Auction Company and their representatives are Exclusive Agents of the Seller.

**BUYER'S PREMIUM:** A buyer's premium of 10% of the successful bid will be added to the bid price to determine contract price. Please take this into consideration when bidding.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches, dimensions and acreages in the brochure are approximate. Each potential buyer is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for the accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Selling agent, reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

**NEW DATA, CORRECTIONS & CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information.