

# VACANT LAND AUCTION

**SUNDAY SEPT. 24 @ 1:00 P.M.**  
**REAL ESTATE OFFERED AT 2:00 P.M.**

**PRE-VIEW**  
**SAT. SEPT. 23 (11:00 A.M. TO 1:00 P.M.)**

**KIT F. MOLTER ESTATE**

**OWNER: CAROL MOLTER**

*33324 Dixon Street*  
*Dowagiac, MI 49047*

**BUYERS-PACKET**

**GLASSMAN AUCTION SERVICE**  
**John Glassman, Broker: (269) 757-3315**

# REAL ESTATE TERMS

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- 1) **DEPOSIT: \$10,000 non-refundable deposit** day of Auction. Make check payable to John Glassman, Broker.
- 2) **CLOSING:** On or before October 25, 2017
- 3) **TITLE INSURANCE:** Seller will provide an Owners Policy in the amount of the purchase price.
- 4) **TAXES:** Prorated to day of closing. S. \$1,124.94 - W. \$1,523.43
- 5) **FINANCING:** Your bidding is **NOT** subject to “Bank Financing”.
- 6) **NEW DEED:** Seller to pay for new deed.
- 7) **BUYER TO PAY:** Closing fee (\$400), recording fees (\$35) and any fees required by their lender, if any. **If represented by a “Buyer’s-Broker” pay their fee.**
- 8) **SURVEY:** Survey paid by seller.
- 9) **BARN CONDITION:** Sold in “AS-IS” condition.
- 10) **ACCEPTANCE OF BID:** All offers are subject to Seller’s Approval.
- 11) **POSSESSION:** Given day of closing.
- 12) **EASEMENTS:** Subject to any easements of record.
- 13) **USE & ZONING:** Contact the Township of Silver Creek for use & zoning.
- 14) **DISCLAIMER:** Announcements made day of auction supersede any printed material. Information deemed reliable but not guaranteed.
- 15) **AGENCY:** Glassman Auction Service is a are Seller’s Agent.

# AERIAL VIEW

