



Real Estate Open House * Fri. Mar. 22 * 11AM - 1PM



2.77+ Acres Aerial View



Real Estate Terms

- \$5,000 Non-Refundable** Deposit Day Of Auction, Balance Due In 30 Days.
- Transfer with New Deed and Title Insurance.
- Sold in "AS-IS" Condition, any personal property items left after real estate closing, will be considered abandoned and the buyers property to clean out.
- 10% "Buyer's-Premium" added to final accepted bid to get contract price.
- Buyer to Pay for Closing Fee, Recording Fees and Any Fees Required by Their Lender, If Any.
- Announcements Made Day of Auction Supersede Any Printed Material.
- Contact Lincoln Charter Township for Property Use and Zoning.
- Offers are subject to Trustees Approval.

NOTE: Aluminum ramp sells separate.

ESTATE OF:

Edward J. Todd

4554 N. Roosevelt Road
Stevensville, MI 49127

HOUSE, GARAGE AND POLE BARN/SHOP SETTING ON 2.77 ACRES +

REAL ESTATE Offered At 11:30 A.M.

2.77+ Acre Parcel

- 2 Bedroom 1 Bath Brick Home
Includes: Gas Stove, Refrigerator, Dishwasher & Washer/Dryer
- Full Basement
- Gas Heat Central Air
- Public Water & Sewer
- Single Car Attached Garage
- 2 Car Detached Garage (26' X 30')
- Finished Pole Building/Heated Shop,
(40' X 60') w/3 Elec. 8' Overhead Doors
- Includes an Antique Corn Crib
- Lincoln Charter Township/Berrien County
- Lakeshore Schools
- #11-12-0015-0030-01-0 (Class-401 Residential)
- 2023 Summer Taxes \$2,150.36
- 2023 Winter Taxes \$807.91



40' X 60' FINISHED HEATED POLE BARN/SHOP
(3) 8 Ft. OVERHEAD ELEC. DOORS

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Anna
Glassman

BROKER/OWNER
REALTOR @i@

SPECIALIZING IN
-RESIDENTIAL - ESTATE
-VACANT LAND



GLASSMAN
REAL ESTATE

6815 E. MAIN ST. EAU CLAIRE, MI 49811



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AUCTIONEERS & REAL ESTATE
P.O. Box 315 * 6815 E. Main St. * Eau Claire, MI 49111

Manager: John Glassman 269-757-3315

www.glassmanauctions.com

269- 757-3315



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