



# REAL ESTATE AUCTION



**TUESDAY - APRIL 26 AT 12:00 NOON**

**Auction located next to 1536 Nickerson Ave. – Benton Harbor, MI 49022**  
**Just South of Sodus Parkway on Pipestone Rd. to East on Nickerson Ave.**

**Great Hobby Barn**

## **Real Estate Information**

**1.30 Acre Parcel**

**Potential Building Site**

**130' Frontage**

- Well Built 2 Story Old Wood Barn
- 4,000+ Sq. Ft.
- Concrete Floor
- Upstairs w/Storage Racks
- 12' X 23' Detached Garage
- #11-19-0005-0007-06-5
- Summer Taxes \$205/Winter Taxes \$67
- SEV 10,500
- Natural Gas available on Nickerson

**Potential Building Site**



**Front View**



**Back View**



**View of Both Buildings**



**REAL ESTATE TERMS:** \$5,000 non-refundable deposit due day of auction, balance in 14 days. Transfer with new deed and title insurance. All offers are subject to trustees approval. Sold in "AS-IS" condition. Use and Zoning contact Sodus Township. 10% Buyer's-Premium added to final accepted bid to get contract price. Buyer to pay for closing fee, recording fees and buyers premium. No survey, sold by current legal description.

## **GLASSMAN AUCTION SERVICE**

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

**John Glassman (269) 757-3315**

Glassmanauctions.com

Auctionzip.com

Gotoauction.com

**The Auction Way Is The Best Way**



## **ESTATE OF**

**Gaston (Frenchy) & Rolande Lemieux**

**Nickerson Ave.  
Benton Harbor, MI 49022**



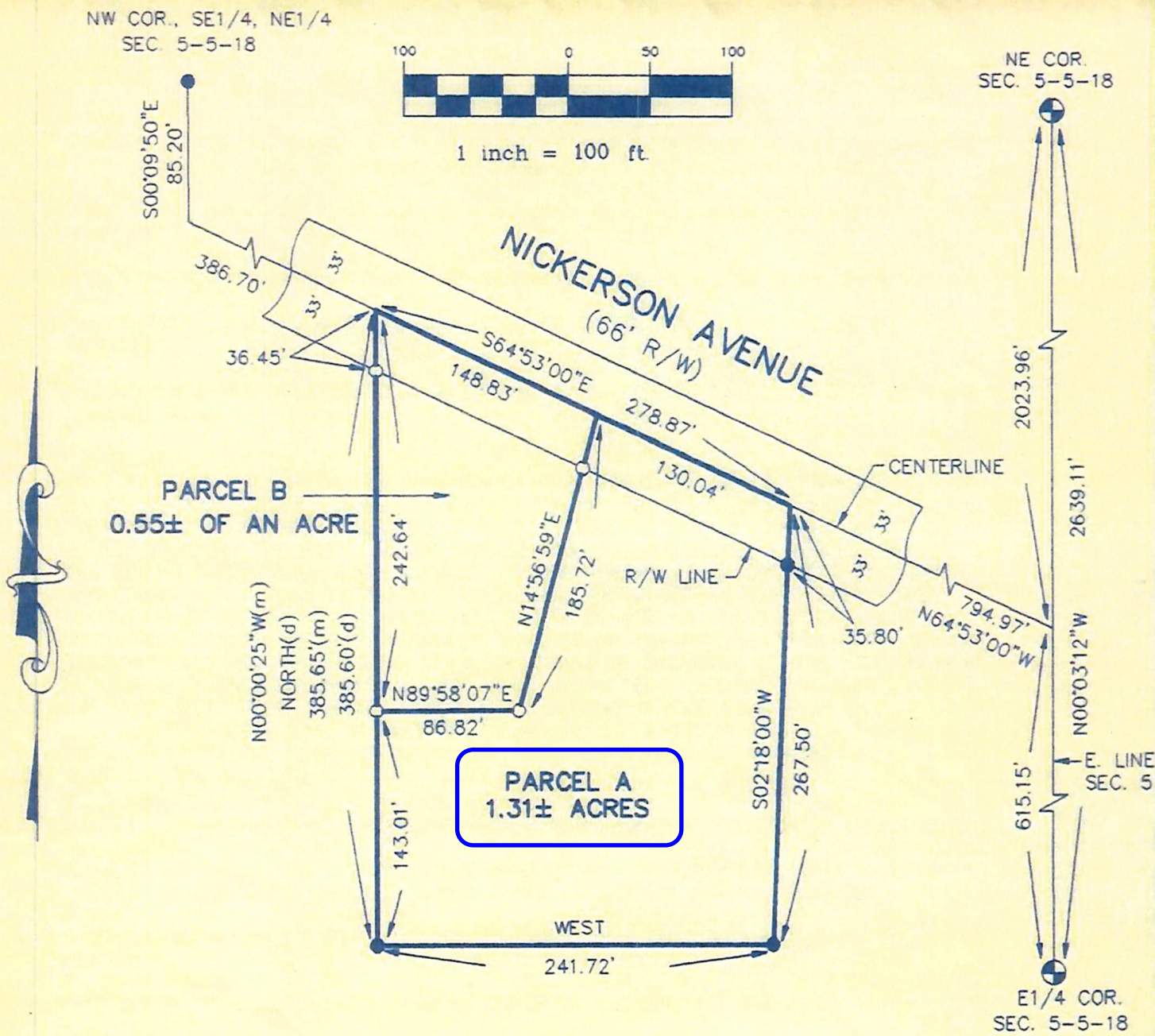
*Selling Parcel - A*

SURVEY IN THE NORTHEAST QUARTER OF FRACTIONAL  
SECTION 5, TOWNSHIP 5 SOUTH, RANGE 18 WEST,  
SODUS TOWNSHIP, BERRIEN COUNTY, MICHIGAN.

NW COR., SE 1/4, NE 1/4, SEC. 5-5-18  
FOUND 5/8" IRON PIPE  
PINCH PIPE SOUTH 121.93'  
PK IN FENCE POST WEST 2.22'  
PK IN 4" CEDAR S70°E 14.08'  
PK IN 4" CEDAR S50°E 14.69'


○ = SET 1/2" REBAR & CAP  
● = FOUND IRON  
(m) = MEASURED  
(d) = DEEDED

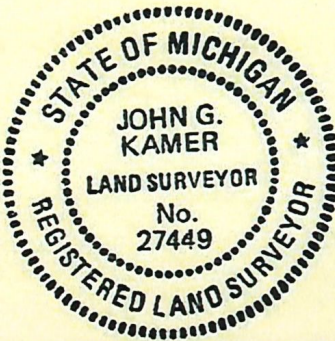
NE COR. SEC. 5-5-18  
FOUND 3/4" IRON IN MON. BOX  
PK IN PP N80'E 91.82'  
PK IN PP N30'E 67.18'  
TOP OF HYDRANT N25'E 99.77'  
PK IN PP S30'W 65.68'



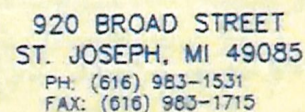
NOTE: THIS SURVEY IS A PARTIAL RETRACEMENT  
OF A SURVEY BY E.R. STEFAN DATED OCTOBER 23,  
1978, DRAWING NUMBER A-3041.

E 1/4 COR. SEC. 5-5-18  
FOUND STONE W/"X" AND IRON  
PK IN PP S60°W 21.00'  
PK IN PP N30°E 26.79'  
PK IN 24" MAPLE EAST 25.11'  
PK IN 10" CHERRY N60°W 18.55'

FOR: GASTON LEMIEUX  
DATE: 12/16/97 (971054)  
SCALE: 1" = 100'  
DRAWN BY: WCL  
CHECKED BY: 



RLS- 27449



**WIGHTMAN & ASSOCIATES, INC.**