



**Real Estate Auction  
Building Sites in Gaylord & Vanderbilt, MI**

**ONLINE AUCTION**



@ [www.BidNow.us](http://www.BidNow.us)

**BIDDING OPEN 5/23 THROUGH TUESDAY, JUNE 5th @ 5:00 P.M.  
Gaylord & Vanderbilt, MI - OTSEGO COUNTY**

Five Building Sites Being Sold by Online Auction.  
Register to Bid @ [www.BidNow.us](http://www.BidNow.us)  
We Can Place Bids For You - Call 989.823.8835 for Info.

For more info. about the parcels please call the listing broker, Brian Wallace w/ Berkshire Hathaway HomeServices of Gaylord @ 989.858.5426

**These Building Sites are being offered subject to prior sale and broker participation is welcomed, call for details.**

- Parcel 1:** Located in Michaywe neighborhood on Michaywe Drive, Lot #956, Gaylord, MI, Bagley Twp., Otsego County. Vacant wooded lot with 100' frontage by 150' deep. HOA dues approx. \$40/mo. Parcel ID# 011-520-000-956-00. Starting bid only \$1,000.
- Parcel 2:** Located in Michaywe neighborhood on Cheyenne Circle, Lot #793, Gaylord, MI, Bagley Twp., Otsego County. Vacant wooded lot with 183' frontage by 150' deep, triangular shaped. HOA dues approx. \$40/mo. Parcel ID# 011-520-000-793-00. Starting bid only \$1,000.
- Parcel 3:** Located in Michaywe neighborhood on Waneta Court, Lot #783, Gaylord, MI, Bagley Twp., Otsego County. Vacant wooded lot with 120' frontage by 199' deep by 80' wide on back end. HOA dues approx. \$40/mo. Parcel ID# 011-520-000-783-00. Starting Bid Only \$1,000.
- Parcel 4:** Golf course frontage on the Lakes Course, located in Michaywe neighborhood on North Star Road, Lot #1449, Gaylord, MI, Bagley Twp., Otsego County. Vacant wooded lot with 80' frontage by 146' deep by 125' wide on back end. HOA dues approx. \$40/mo. Parcel ID# 011-550-001-449-00. Starting Bid Only \$1,000.
- Parcel 5:** Golf course frontage on Black Bear Golf Club, located on Cub's Way in Vanderbilt, MI, Otsego County. Selling two lots for one price with combined golf course frontage of approx. 450'. Current HOA dues are \$40/mo per lot for road maintenance, does not incl. golf club membership. Parcel ID# 043-100-000-027-00 & Parcel ID# 043-100-000-028-00. Starting bid only \$1,000.

**Auctioneer's Note:** Please call our office if you need assistance bidding. We can place bids for you 'live' over the phone on auction night as the bidding is ending w/ prior arrangements. Register online for your permanent bidder's number or call our office to register! Call our office and ask for Dave Albrecht for details on placing a bid @ 989.823.8835.

*For Information about the Parcels please call the listing broker, Brian Wallace w/ Berkshire Hathaway HomeServices of Gaylord @ 989.858.5426. For more info. about bidding call Albrecht Auction Service.*

**Selling by Online Auction Subject to Prior Sale! See Aerial Maps of Properties on our Website!**

**ONLINE REAL ESTATE AUCTION TERMS & CONDITIONS @ [www.BidNow.us](http://www.BidNow.us):**

- Online Bidding** – All bidding will be done Online and is open to the public @ [www.BidNow.us](http://www.BidNow.us). Anyone can watch the bidding throughout the 7-day auction period. Bidders will be required to register for a bidder number unless they are already a current online registered bidder @ [www.BidNow.us](http://www.BidNow.us). Albrecht Auction reserves the right to call a bidder at anytime during the auction to question the person's credentials. Albrecht Auction reserves the right to reject a bid/bidder if believed to be in the best interest of the Seller.
- 3% Buyer's Premium:** A 3% buyer's premium with a \$200 minimum and a \$1,000 maximum will be added to the final bid price and become part of the purchase price. This buyer's premium will be added to the high bid and charged as a transaction fee to the buyer at closing.
- Acceptance of Bid:** The Seller has the right to a 48 hr. confirmation period to accept the offer following the auction. The high bidder will be called during the 48 hr. period following the auction to make arrangements to sign the purchase agreement.
- Phone Bidding:** This is an Online Auction but buyers can place bids over the phone w/ Albrecht Auction if they prefer. Call for Details 989.823.8835 and ask for Dave Albrecht.
- Earnest Money Deposits:** The successful bidder must deposit with Berkshire Hathaway HomeServices Michigan Real Estate as soon as the offer is accepted \$500 per parcel. The deposits will apply to the purchase price at closing. Your bidding is "NOT" subject to obtaining financing. Deposits are non-refundable, so make sure your financing is arranged or you are capable of paying cash at closing.
- Closing:** The closing will be handled by Title Resource Agency. The successful bidder will be required to sign the purchase agreement immediately upon acceptance of offer. The earnest money deposit will be held by the title company. Closing to be approx. 45 days following the auction or as soon thereafter as applicable closing documents have been completed.
- Possession:** Possession will be at closing.
- Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
- Terms:** Cash or Conventional Mortgage at closing. Selling with no contingencies.
- Property Taxes:** Property taxes will be current and prorated to day of closing per local custom. Any special assessments will be current to the date of closing and assumed by buyer.
- Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
- Easements:** Sale of property is subject to any and all easements of record.
- Agency Disclosure:** Albrecht Auction Service, L.L.C. and Berkshire Hathaway HomeServices of Gaylord are Exclusive Agents of the Seller. Albrecht Auction's sole responsibility in this transaction is to offer the bidding platform software and to assist people in the bidding process. All inquiries about the properties and signing of the purchase agreement will be through the listing broker Brian Wallace with Berkshire Hathaway HomeServices of Gaylord, MI @ 989.858.5426.
- Announcements:** Announcements made on the website will take precedence over printed and/or verbal statements. Information in the flyer and other printed materials has been obtained from sources deemed reliable but the seller, listing borker and/or Albrecht Auction Service, L.L.C. makes no guarantees as to its accuracy. The real estate is being sold in the 'As-Is, Where-Is' condition with no expressed or implied warranty of any kind. The seller, broker and auction company 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 auction company are final. If there would be a malfunction with the server which hosts the online auction, Albrecht Auction reserves the right to extend the auction until the problem is corrected.
- It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.



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