

# 60 Acres Development Property ONLINE AUCTION

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



**BIDDING OPEN 9/25 THROUGH TUESDAY, OCTOBER 2ND @ 5:00 P.M.  
FRANKENMUTH, MI (SAGINAW COUNTY)**

This Property is 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.

See Many Photos on Website!  
Call for Viewing – Ask for Dave or Drew  
Selling by Online Auction (subject to prior sale)

**Address:** 309 West Jefferson Street and 1010 Flint Street, Frankenmuth, MI.

**Directions:** Take M-83/Main Street to South End of Frankenmuth and just South of the River, turn Southwest on Flint Street, then 4/10 Mile to corner of Flint Street and West Jefferson.

**Saginaw County:** Located in section 34 of Frankenmuth Township with frontage on East Curtis Street and both sides of the road on Flint Street.

**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. You can also come to our office in Vassar to bid 'live' on auction night (October 2<sup>nd</sup>) by appointment. Register online for your permanent bidder's number or call our office to register! Call our office and ask for Dave or Drew for details on how the bidding will take place online!

*Call for an appointment to view this property – 989.823.2550 Ask for Dave or Drew!*

## *Selling to Settle the Estate of Arnold C. Weber and Leona F. Weber Living Trusts*

**FEATURES:** 60 Acres of Prime Frankenmuth Land Offered in One Parcel! 28 Acres in the city limits across from the golf course, and 32 adjoining acres just outside of the city limits. There are two houses and barns included on the property. View more details on our website by clicking on 'Real Estate Links'. Information available including: Title Work, Property Tax Info and Plat Map. Also, see more details and terms on back of this flyer.

- CALL DAVE OR DREW @ 989.823.2550 FOR MORE INFO -



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



## Land Details

- The 27.56 acre parcel and .44 acre parcel are in the city limits and include two homes and outbuildings.
- The 32 acre parcel adjoins the city property and is in Frankenmuth Township.
- The township property is in the Urban Limit Agreement Area and the Zoning Administrator said the zoning is agricultural, but could be rezoned to residential and annexable to the city.
- The current zoning for the city property is RPUD (residential planned unit development) and can be used for single family to multi-family development.
- Phillip Kerns is the Zoning Administrator and Assistant City Manager and can be reached at 989.652.9901. He can answer your development questions.
- Parcel I.D. #'s: (Note: All 3 are selling together as one parcel)
  - 27.56 acre city parcel #03-11-6-34-1952-000
  - .44 acre city parcel #03-11-6-34-1951-000
  - 32 acre Frankenmuth Twp. parcel #14-11-6-34-2001-000
- See complete property tax info on our website ([www.bidnow.us](http://www.bidnow.us)) under 'Real Estate Links'

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

1. **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 any time 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.
2. **3% Buyer's Premium:** A 3% buyer's premium will be added to the final bid price and become part of the purchase price.
3. **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 following the auction to determine a time to meet to sign the purchase agreement.
4. **Phone Bidding:** This is an Online Auction but buyers can place bids over the phone w/ Albrecht Auction if they have made prior arrangements. You can also make arrangements to bid on our computers at the office in Vassar on Tuesday, October 2nd while the Auction is closing at 5:00 p.m. Call for Details 989.823.2550 and ask for Dave or Drew.
5. **Earnest Money Deposits:** After the offer is accepted by the Seller, the successful bidder must deposit within 24 hours the earnest money deposit in the form of personal or business check, cashier's check or certified check in the following amount: **10% deposit of high bid**. 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.
6. **Closing:** The closing will be handled by **Mid State Title, Vassar, MI**. 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.
7. **Possession:** Possession of the homes and buildings will be 30 days after closing.
8. **Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
9. **Terms:** Cash or Conventional Mortgage at closing.
10. **Acresage:** All acresages, dimensions and proposed boundaries are based on aerial maps and current legal description.
11. **Survey:** If a survey is performed by the Buyer and acresage amounts change, it will not affect the sale price. The land is being sold by the parcel, not by the acre.
12. **Division Rights - Mineral Rights:** All division rights (splits) will transfer to the buyer. All mineral rights owned will transfer to the buyer.
13. **Property Taxes:** Property taxes will be prorated to day of closing per local custom.
14. **Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
15. **Easements:** Sale of property is subject to any and all easements of record.
16. **Agency:** Albrecht Auction Service, LLC and its representatives are Exclusive Agents of the Seller.
17. **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 and/or Albrecht Auction Service, LLC 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.
18. **It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.