

LIVE PUBLIC AUCTION WITH ONLINE BIDDING AVAILABLE

REAL ESTATE OFFERED IN 4 TRACTS OR ANY
COMBINATION OR THE ENTIRETY

11626 VICARY RD. HORTON, MICHIGAN 49246



UNIQUE 125± ACRES • 3,600± SQ FT POST & BEAM HOUSE • PRIVATE RUNWAY
2 ACRE BUILDING LOT • 2 STORY HOUSE & 3 CAR GARAGE ON 1.51 ACRES



WED. AUG. 28TH @ 6:00 PM ON SITE

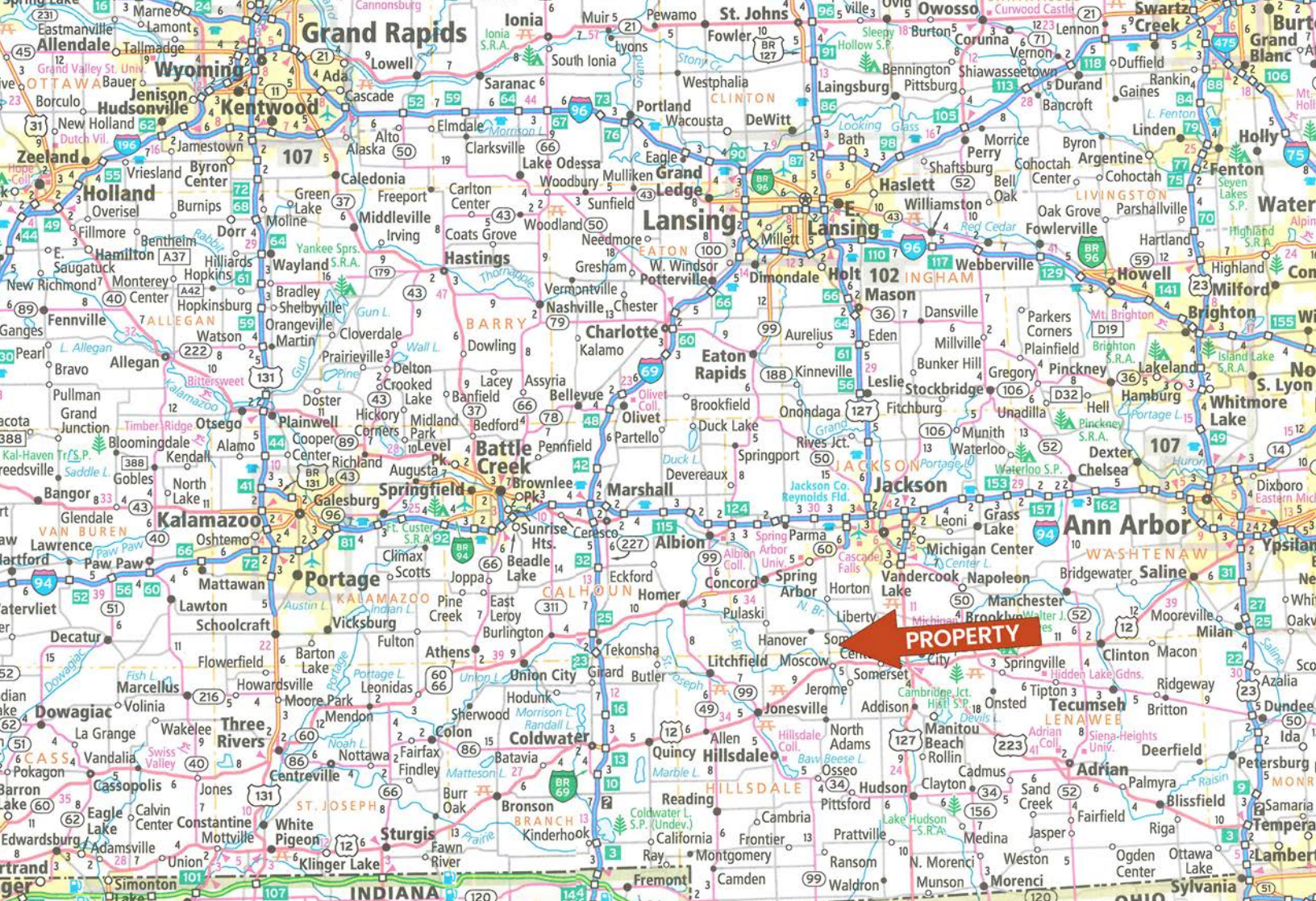


UNITED EDGE
REAL ESTATE AND AUCTION CO., LLC



Wayne M. Wilson, Broker & Auctioneer

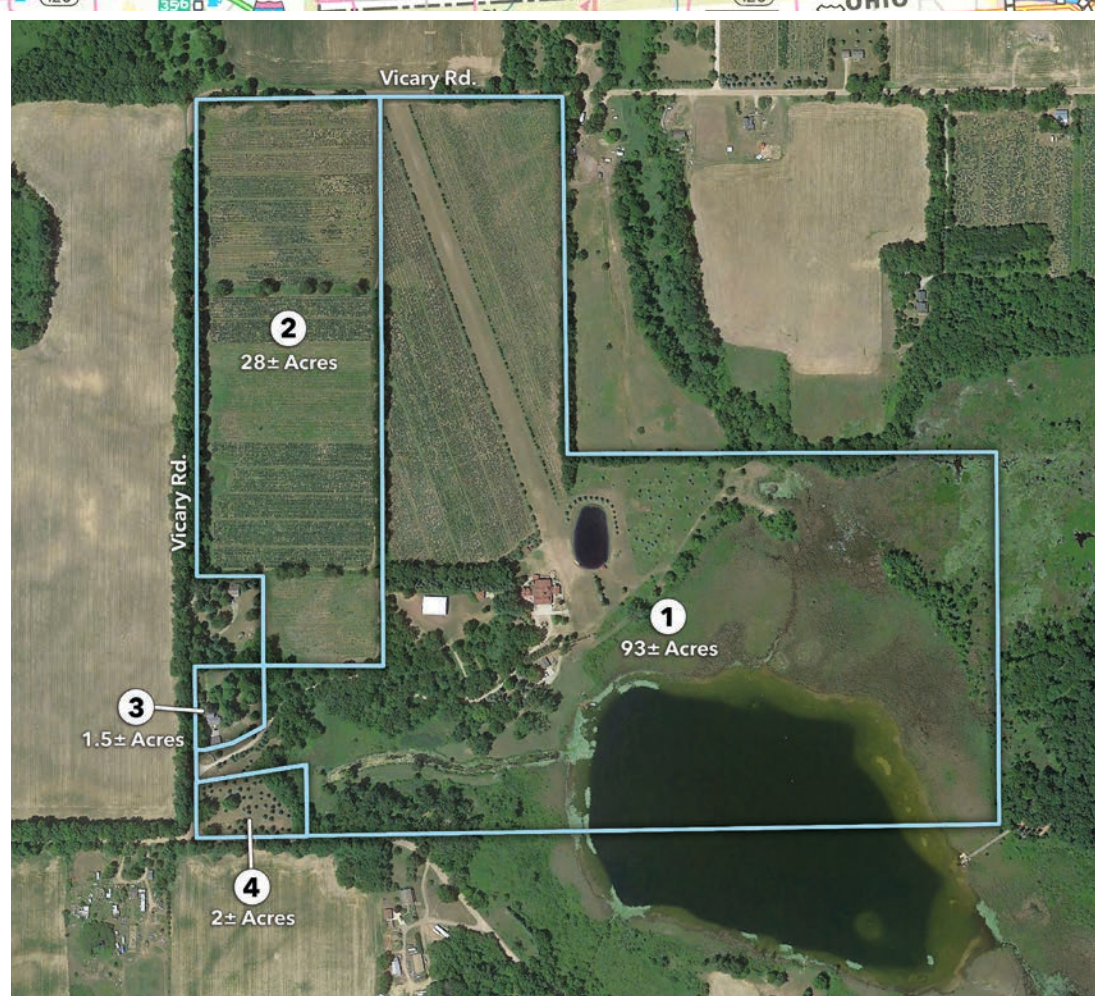
Go to UEAuctions.com to register to bid and more information.
wayne@unitededgeue.com | 419-298-1100



NOTE: This is a once in a lifetime opportunity to purchase this unique farm and residential property. There is no other property in the area that compares! It has more to offer than we can describe in this ad. If you are qualified and have an interest in owning a property that offers a lot of amenities be sure to inspect this unique gem that offers more than you can imagine.

LOCATION: 11626 VICARY RD.
HORTON, MICHIGAN AT THE
CORNER OF E. MOSHERVILLE
RD. HILLSDALE COUNTY,
SOMERSET TWP.

**CALL FOR APPOINTMENT TO
INSPECT THE REAL ESTATE,**
WAYNE WILSON
419-356-1034



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and more information.

TRACT 1 – LAND

11626 VICARY RD. HORTON, MICHIGAN 49246



WED. AUG. 28TH @ 6:00 PM ON SITE

93± ACRES • 1 ACRE POND • 2000' X 75' PRIVATE GRASS RUNWAY
NORTHERN HALF OF BRAXEE LAKE



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TRACT 1 - HOUSE



WED. AUG. 28TH @ 6:00 PM ON SITE

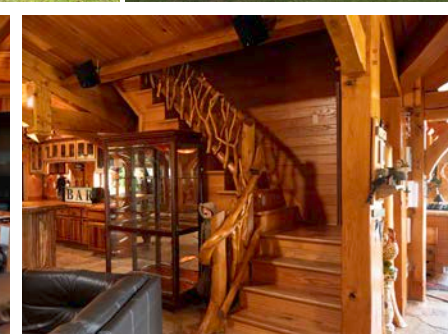
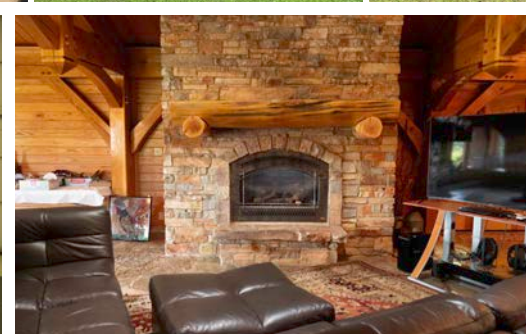
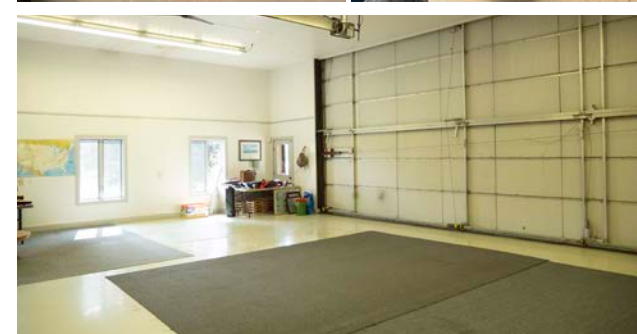
3,600± SQ FT POST & BEAM HOME WITH ATTACHED GARAGE
HANGER • GUEST HOUSE • CAR WORKSHOP • POLEBARN • SHEDS

Personal Property Offered Online Only: including 5th Wheel Prowler camper just like new with full side & bdrm slide, Polaris 2X6 Ranger, Argo 6X6, Racing 35' trailer, top quality furniture and household item, and much more.

PRESALE INSPECTION DATE AND TIME
MON. AUG. 26TH 3:00 PM TO 6:00 PM AND
WED. AUG. 28TH 12:00 NOON TO 3:00 PM.

BIDDING STARTS CLOSING AT
7:00 PM TUES. SEPT. 3RD

TRACT 1 - 3600+ sq ft post and beam home with attached garage that has an attached 30'x 60' hanger, 30'x25' Guest house w/ 30'x 8' porch. A 32'x32' - 3 car workshop with 2- 9'x10' & 1-9'x11' overhead doors and Heated. 60'x80' pole barn w/ 2 14'x16' overhead doors, passage door on each end. 22'x25' Generator building with 50M watt generator, work area finished and a 11'9"x11'9" overhead door. Tool shed and pond shed.



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TRACT 2



WED. AUG. 28TH @ 6:00 PM ON SITE

28± ACRES ON NORTHWEST SIDE • MOSTLY TILLABLE
PREVIOUSLY PLANTED TO CHRISTMAS TREES
VICARY RD. FRONTAGE ON THE WEST & NORTH END



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TRACT 3

11561 VICARY RD. HORTON, MICHIGAN 49246



WED. AUG. 28TH @ 6:00 PM ON SITE

1.51± ACRES • 2-STORY 3BD/1BA HOME • 3 CAR DETACHED GARAGE
WELL MAINTAINED • CURRENTLY RENTED



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TRACT 4

9760 MOSHERVILLE RD. HORTON, MICHIGAN 49246



WED. AUG. 28TH @ 6:00 PM ON SITE

2± ACRE BUILDING SITE • GREAT LOCATION WITH WELL, SEPTIC, & ELECTRIC
FRONTAGE AT 9760 MOSHERVILLE RD. & VICARY RD.



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Terms of Real Estate: Multi-parcel bidding method will be used. Property sold as is, where is. No warranties expressed or implied. 10% of total contract price deposit within 24 hr of the auction into the Title Company's Escrow account and the balance within 10 days of completion of sellers title work. Possession at closing. Possession of Tr 3 subject to tenant's rights. Taxes for 2023 yr. T1&2= \$6209.01, T3 = \$2262.42 and T4 = \$228.93. Prorated to closing via the local method. A 10% Buyer Premium will be added to the final bid price to determine the final sale price. A 3% co-op fee will be paid to the broker that registers the successful bidder of the real Estate. Seller will furnish clear title, Seller and purchaser to split title insurance 50/50 and each party to pay their closing cost. If survey is required to transfer title it will be at the purchaser's expense. The Real estate sale is subject to confirmation of the sellers. Items tagged and numbered as personal property to be sold at auction are not included in the real estate auction. Statements made on the day of sale take precedence over printed matter.

Terms of Personal Property: 18% Buyer premium will be added to final bid price to determine final sale price. A Credit Card will be required at time of registration and those fees are included in the B/P. Final Settlement for successful purchases will be by your credit card upon completion of the auction. All items sold as-is where-is no warranties or guarantees implied or expressed. Bidders have the right to presale inspection prior to bidding.

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RD. HILLSDALE COUNTY, SOMERSET TWP.

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REAL ESTATE, WAYNE WILSON 419-356-1034**

Sellers: Bryon Dale Stevens Rev. Lvg. Trust & Water Tower Project LLC.
This auction conducted by United Edge Real Estate and Auction Co. LLC
153 N. Michigan Ave. Edgerton, Ohio 43517 419-298-1100
And Wayne M Wilson Auctioneer & Real Estate Broker 419-356-1034
wayne@unitededgeue.com



Wayne M. Wilson, Broker & Auctioneer

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