







# Historic BLEDSOE'S BEACH

More than 3,500 Feet of Waterfront Property

## Land Auction

— 12 TRACTS SELL ABSOLUTE —

THURSDAY, AUGUST 11 • 6:00 PM  
at the Potawatomi Inn, Pokagon State Park

	Tract	Appr. Size	Description	Zoning
Absolute	1	69'x164'	Lakefront lot includes the 4-bedroom, 2478 sq.ft. home. Potential duplex and 69' +/- width, nice dock frontage on Lake James.	LR
Absolute	2	86'x72'	Pie-shaped lot includes garage, upstairs studio, and new well.	LR
Absolute	3	79'x155'	Lakefront lot with mature trees and great views of Lake James. Very desirable lot! Picture your dream home here! 79' +/- frontage on Lake James.	LR
Absolute	4	48'x40'	Consider the possibilities on this platted lot. Potential homesite or combine with Tract 3.	LR
Absolute	5	150'x75'	Great commercial property - currently leased to a bait store with private boat launch. Busy intersection with great visibility and lake frontage. 190' +/- of frontage on Jimmerson Lake Road and CR 300 W.	LB
Absolute	6 & 7	50'x75' ea	Two nice lakefront lots. Currently used as parking for the bait shop. Consider purchasing separately, together, or combine with Tract 5. 50' +/- frontage each.	LB

**AUCTIONEER'S NOTE:** The Corner Landing Bait and Tackle business is not owned by Bledsoe's Inc. and is not offered for sale. However, the building and real estate are owned by Bledsoe's Inc. and will be auctioned subject to the in-place lease through the Spring of 2012.

Reserve	8	106'x150'	Corner lot. Current site of a donut shop. The improvements are not included with the lot. Great location on a busy corner.	LB
Reserve	9	50'x150'	Wooded lot. Potential location for your lake business!	LB

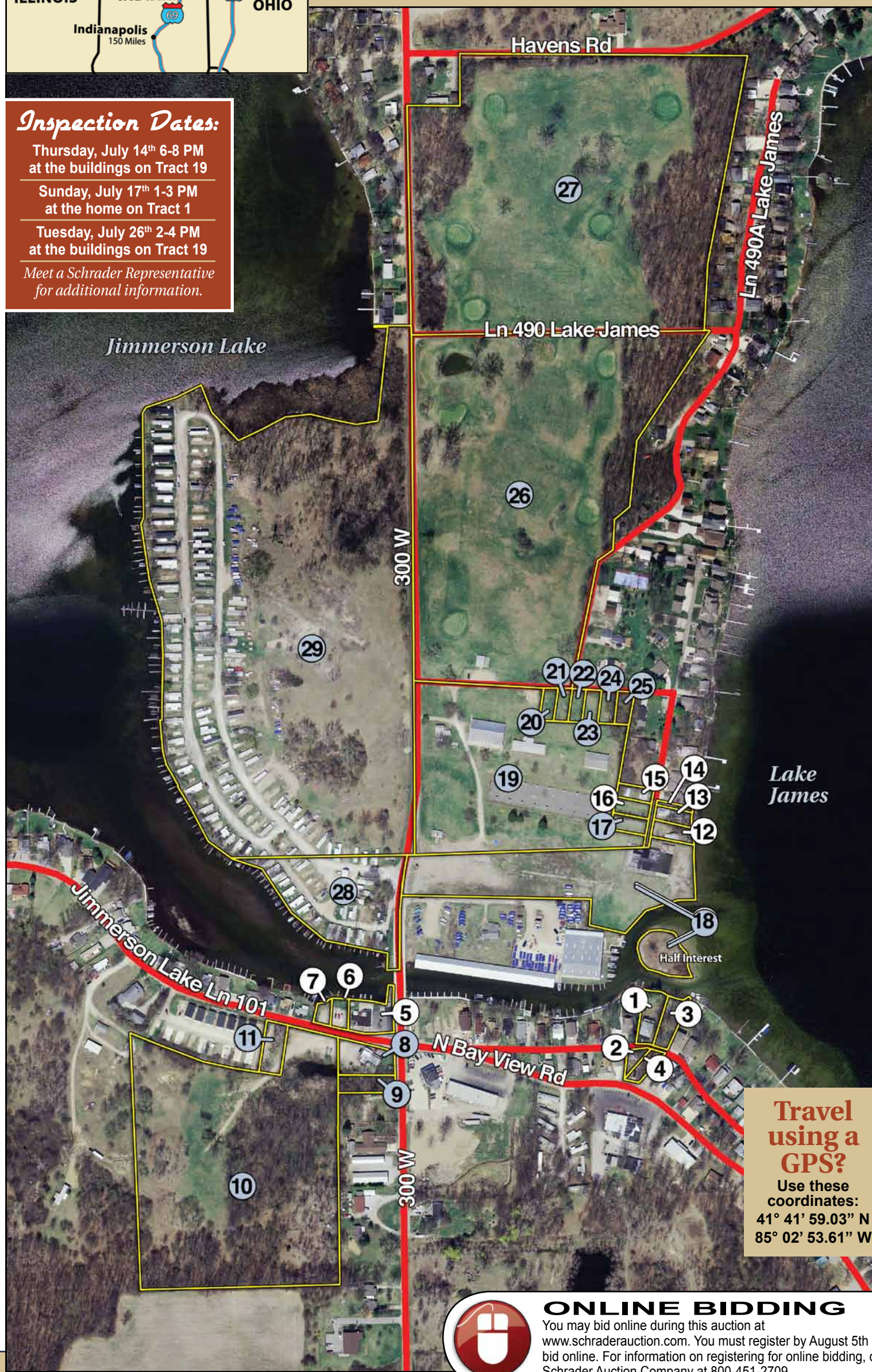
**AUCTIONEER'S NOTE:** The Tom's Donuts and Coney Connection business and building on this property is not owned by Bledsoe's Inc. and is not offered for sale. The real estate the improvements rest on is owned by Bledsoe's Inc. and will be auctioned subject to the in-place lease through the Spring of 2012.

Reserve	10	9.5+/- Ac	Large tract historically used for overflow parking. Rare acreage this close to the lakes!	MH & LR
Reserve	11	50'x150'	Great lot with frontage on Jimmerson Lake Road.	MH
Absolute	12	50'x152'	Wonderful Lake James waterfront and views! This nice lot should be the site of your home at the lake! Old cottage on lot.	LR
Absolute	13	50'x124'	50 feet of Lake James frontage! Consider buying with Tract 12 for a large double lot with extraordinary views of the water. Two old cottages on the lot.	LR
Absolute	14	10'x108'	This "swing" tract is an access lot down to the water. This lot may be combined with Tracts 13, 15, 16, 17 or may be bid on individually by the adjoining landowner.	LR
Absolute	15	50'x100'	Nice lot for a cottage at the lake or a storage building. Consider combining with Tract 14 for access down to the water. Includes two old cottages.	LR
Absolute	16	50'x100'	Open lot, perfect for a small cottage or garage.	LR
Reserve	17	50'x100'	Open lot with elevated views of Lake James.	GB
Reserve	18	4+/- Ac	Imagine the possibilities on this tract with 425' +/- of Lake James frontage, and great access from CR 300 W. This tract includes 1/2 ownership of the island at the head of the channel. Contact Auction Company for more information.	GB
Reserve	19	7+/- Ac	Large tract including 64'x104' reception hall, two bunk house buildings, and a 73'x337' asphalt court.	GB
Reserve	20-25	50'x100' ea	These six lots have access off of paved road and common access to Lake James through the Roby Place subdivision. Buy one or all of these lots! There is a shared well on Tract 24 that services Tract 19.	LR
Reserve	26	16.77+/- Ac	Look at the potential this tract offers with road frontage on 3 sides. Currently used as part of the Golf Course, this tract includes rolling topography and a small club house.	GB
Reserve	27	18.45+/- Ac	The elevated area on the north end of this tract offers great views to the south - lots of potential with road frontage on three sides.	GB
Reserve	28	2.5+/- Ac	Site of an existing campground with a great opportunity for future residential development. Contact the Auction Company for more information about continuing to operate as a mobile home park. 2300' +/- of Jimmerson Lake frontage! These tracts will be sold subject to the existing leases through Spring 2010.	MH & LR
Reserve	29	25.5+/- Ac		

GB - GENERAL BUSINESS, LR - LAKE RESIDENTIAL, LB - LOCAL BUSINESS, MH - MOBILE HOME



**Inspection Dates:**  
Thursday, July 14<sup>th</sup> 6-8 PM  
at the buildings on Tract 19  
Sunday, July 17<sup>th</sup> 1-3 PM  
at the home on Tract 1  
Tuesday, July 26<sup>th</sup> 2-4 PM  
at the buildings on Tract 19  
Meet a Schrader Representative for additional information.



**Travel using a GPS?**  
Use these coordinates:  
41° 41' 59.03" N  
85° 02' 53.61" W

**ONLINE BIDDING**  
You may bid online during this auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by August 5th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

**AUCTION MANAGERS:**  
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