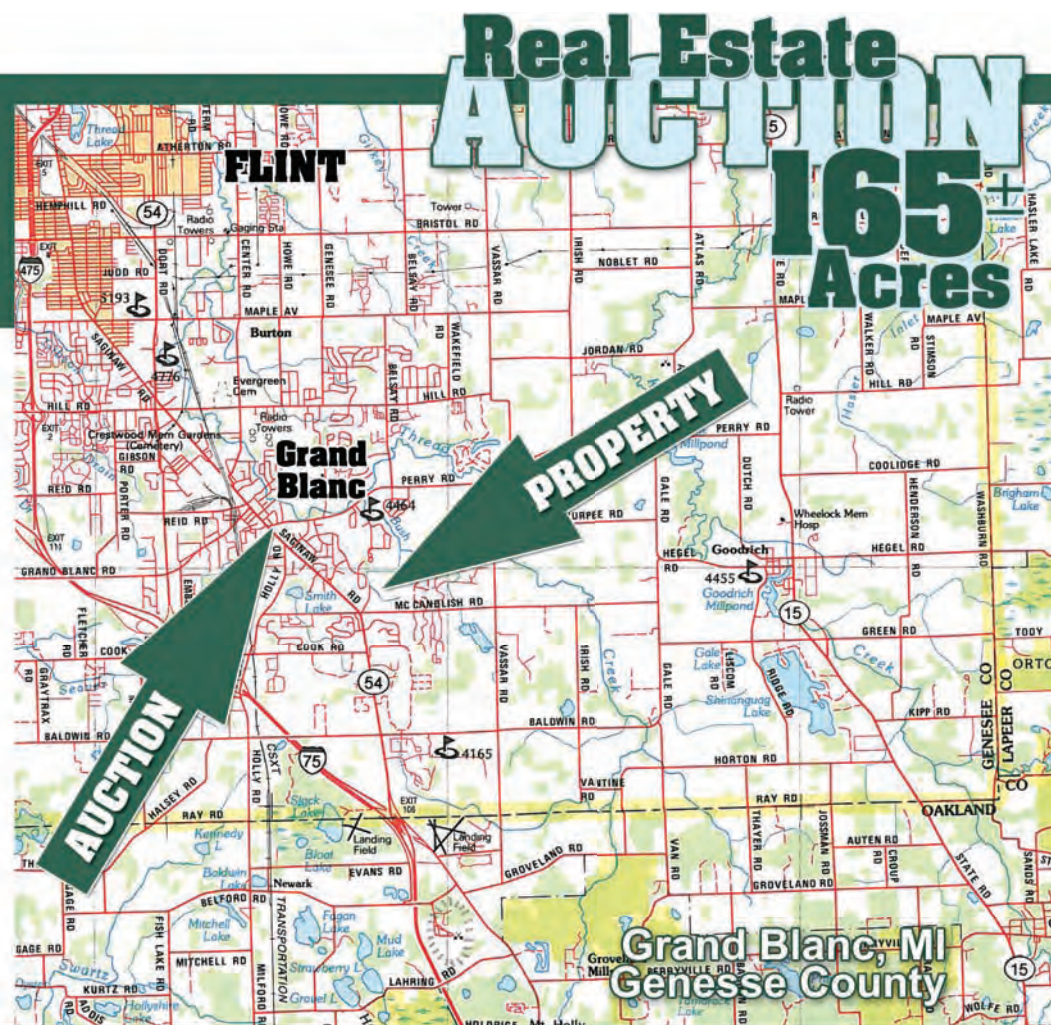




PROPERTY LOCATION: 5233 AND 5251 Mc Candlish Rd. Grand Blanc MI east of Saginaw Rd. 400' on Mc Candlish Rd.

AUCTION LOCATION: Grand Blanc High School east campus 12500 Holly Rd. at Saginaw Rd. Cafeteria/Commons.



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Real Estate AUCTION 165+ Acres
offered in 11 Tracts
Grand Blanc, MI
Genesee County

SCHRADER
Real Estate and Auction Company, Inc.

MICHIGAN OFFICE: 70750 Union Road
Union, Michigan 49130

AUCTION MANAGERS:

TED BOYER 574-215-8100

ED BOYER 574-215-7653



OCTOBER 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



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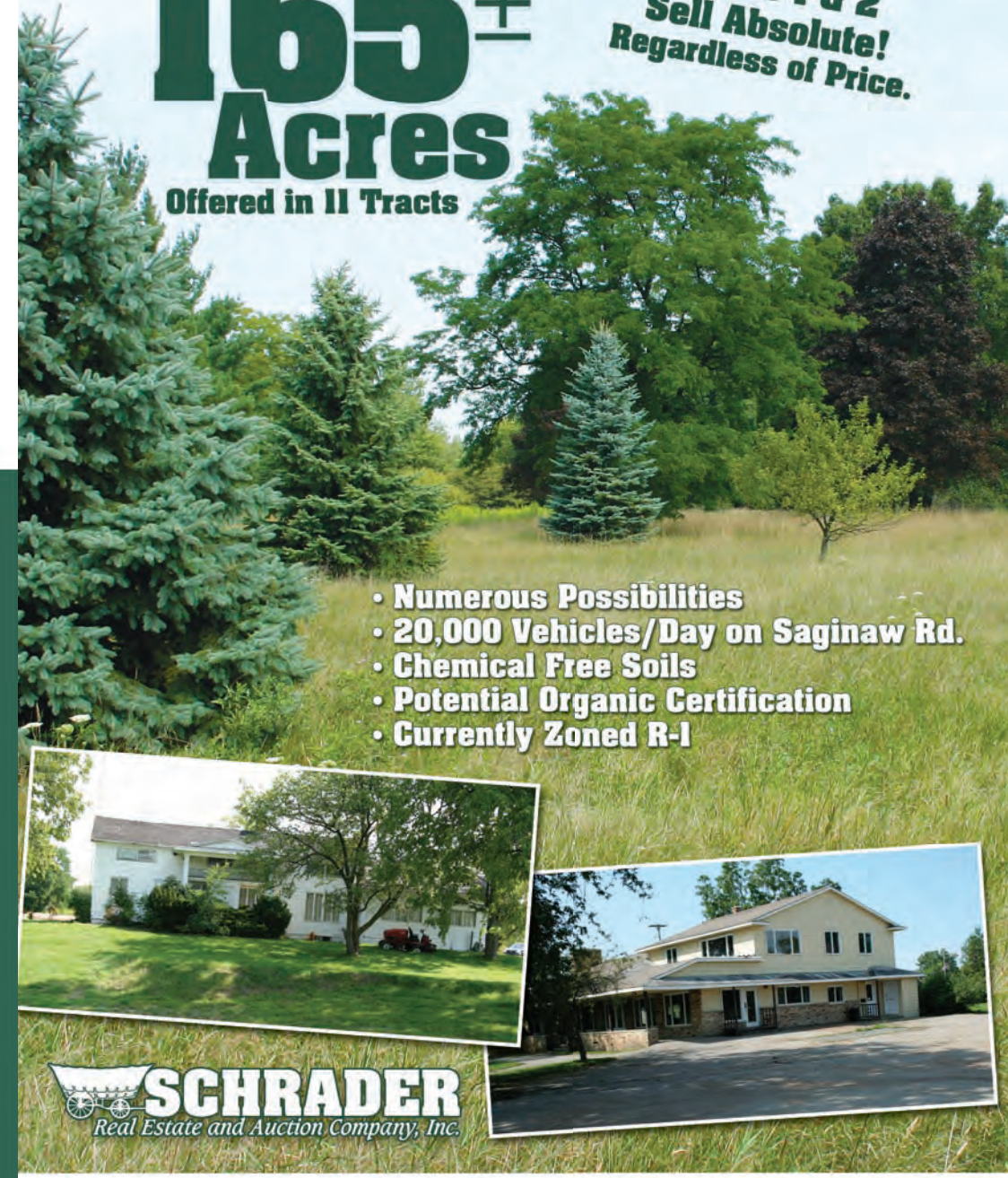
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Real Estate Grand Blanc, MI
Genesee County
AUCTION
Former Genesee Hills Golf Course

165+ Acres
Offered in 11 Tracts

**Tracts 1 & 2
Sell Absolute!
Regardless of Price.**



- Numerous Possibilities
- 20,000 Vehicles/Day on Saginaw Rd.
- Chemical Free Soils
- Potential Organic Certification
- Currently Zoned R-1

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Monday, October 15 • 6pm

Held at Grand Blanc High School Cafeteria

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Real Estate Grand Blanc, MI
Genesee County

AUCTION 165+ Acres

Former Genesee Hills Golf Course
Offered in 11 Tracts

Monday, October 15 • 6pm
Held at Grand Blanc High School Cafeteria

TRACT 1 : 2 +- acres approx. 100' frontage on Mc Candlish Rd. 255' frontage on Leach Lane, Large home, approx. 3200 sq. ft., 4 bedroom, 4 bath, fire place, large rooms, 1950's GE Kitchen, cooking island, built in wood meat locker, **TRACT 1 SELLS ABSOLUTE**



TRACT 2: 3.5 +- Acres, approx. 375' frontage on McCandlish, approx. 4250 sq. ft. club house, kitchen, bar, dining room, fire place, minnie golf in lower level, paved parking, **TRACT 2 SELLS ABSOLUTE**



TRACTS 3 & 4: 2+- acres, aprox 195' frontage on Mc Candlish Rd. approx 450' deep, gently rolling

TRACT 5: 138 +- Acres, 150' frontage on Mc Candlish Rd., APPROX. 1200' frontage on Leach Lane, gently rolling to rolling land, excellent soils, very scenic, maintenance building approx. 39' x84' cement floor, ponds, 10" well approx. 600 GPM

TRACTS 6,7,8,9,10,11: 3+- Acres, approx 300' frontage on Mc Clandlish Rd., approx 450' deep, gently rolling

OWNER: JANET LABOSKEY TRUST, Dave LaBoskey
KLABOSKEY@CHARTER.NET

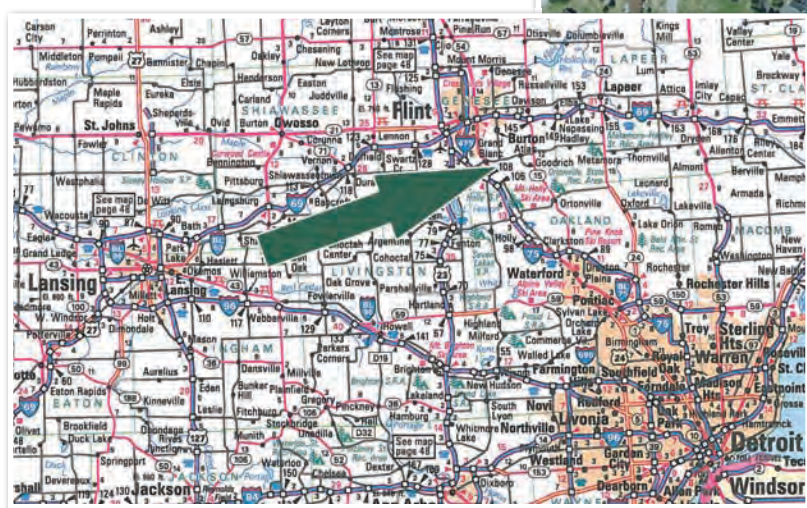
AUCTION MANAGERS: Ed Boyer 574-215-7653 & Ted Boyer 574-215-8100
MICHIGAN OFFICE 800-691-7653

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INSPECTION DATES:

Monday, October 1st • 3:30-5pm
Saturday, October 6th • 10-11:30am

Meet an Auction representative at the Clubhouse on Tract 2. Walk-overs Welcome



TERMS & CONDITIONS

PROCEDURE: The property will be offered in 11 individual tracts and as a total 165± acres.
DOWN PAYMENT: Ten percent (10%) down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. Tracts 1 & 2 will sell ABSOLUTE regardless of price.
BUYER'S PREMIUM: A 3% Buyers Premium will be added to the bid price to determine the contract purchase price.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession of land at closing.
REAL ESTATE TAXES: Taxes shall be prorated to the date of closing.
APPROVALS: Sale and closing shall be contingent upon approval by Grand Blanc Township and the proposed land division and compliance with Public Act 591, as to all parcels sold. All real estate is being sold subject to any existing easements and right-of-ways of record and without grants of

further division rights under Public Act 591.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share the survey expense 50:50.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding, if there is any questions as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.