

PROPERTY INFORMATION PACKAGE

Online Auction:

Ending: Wednesday, February 22, 4:00pm

231 North St., Bad Axe, MI

Open House: Exterior inspection only, currently rented

Sale Managers: Doug Sheridan 517-676-9800 Troy Crowe 989-666-6339

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Auctioneer's Disclaimer

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



February 1, 2012

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the lender to sell property located on 231 North St, Bad Axe, MI at public auction.

This is an online auction only, with the bidding ending on Wednesday, February 22, 2012 at 4:00pm. There will be external inspections only on this home as it is currently rented.

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% down payment the day of the auction.

Please contact us if you have any questions: Sheridan Realty & Auction Co. 517-676-9800 Sale Managers Doug Sheridan 517-676-9800 Troy Crowe 989-666-6339

Sincerely,

Bill Sheridan, CAI, AARE, GPPA Sheridan Realty & Auction Co.

Doug Sheridan, CAI Sheridan Realty & Auction Co.

Sheridan Realty & Auction Co. 740 S. Cedar St Mason, MI 48854 517-676-9800 www.sheridanauctionservice.com

Exhibit A

Terms and Conditions of Online Only Real Estate Auction

This **online only** auction is subject to seller confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any kind, as agreed to by bidders at registration prior to bidding and specified in the attached Agreement to Purchase Real Estate.

A Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. At the close of the auction, the successful Bidder will be emailed an Agreement to Purchase Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty Eight (48) hours.

Successful Bidders will deposit 10% of the sale price in the form of a cashier's check or wire transfer with Sheridan Realty & Auction Co. within Forty Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance is due at closing on or before Thirty Days (30) from Auction Day. Purchaser will be responsible for all wire transfers.

Per the Contract, time is of the essence; you should proceed to closing within Thirty (30) days. Possession shall be given to the successful Buyer(s) at closing, and all closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Successful Bidders not executing and returning their Contract with Earnest Money deposit within Forty Eight (48) hours of the conclusion of the auction will be considered in default. If your closing is delayed for any reason, by you, as purchaser, or other parties working on your behalf, including any lender you involve, you may be declared in breach of this contract, forfeit all deposits made, and could be additionally liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, or inspections). Therefore, you should be pre-qualified by a lender prior to bidding if you require financing. This property is being sold for cash "as-is, where-is" with a closing deadline.

Sheridan Realty & Auction Co. reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time deemed not to be in the best interest of the seller. The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Sheridan Realty & Auction Co. will reject the registration, and bidding activity will be terminated.

Buyer acknowledges they are buying property "as-is, where-is", without inspections or contingencies, Buyer(s) will rely on his/her own judgment and inspection. By signing an offer, Buyer(s) will be waiving the 10 day lead based paint test.

Seller(s) will provide an owner's policy of title and convey title with a Quit Claim Deed.

Sheridan Realty & Auction Co. and their representatives are Exclusive Agents of the Seller(s).

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations. Properties that are currently rented are subject to Tenant's Rights. There are no security deposits for any properties. Taxes and assessments will be pro-rated to the closing date.

All Sheridan Realty & Auction Co. **Online Only** Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. *Example: If*

an auction scheduled to end at 6:00 pm receives a bid at 5:59 pm, the close time of the auction automatically extends to 6:05 pm. The auto-extend feature remains active until no further bids are received within the 5 minute time frame.

A two percent (2%) bid price commission is available to properly registered Brokers. You must pre-register your Buyers with Sheridan Realty & Auction Co. twenty four (24) hours before the end of the auction. Agents who fail to pre-register their Buyer will not be recognized as Buyer Agents and will not be entitled to a co-op commission. Broker cannot act as a Principal and Broker on the same transaction. Please review the form for eligibility. Sheridan Realty & Auction Co. and their representatives are Exclusive Agents to the Seller. The terms and covenants of the purchase agreement, including these additional terms (Exhibit A), shall survive closing and shall bind and the benefits shall inure to the heirs, successors, representative and assigns of the Parties.

Property Address	
Buyer Signature(s) and Date	Seller Signature(s) and Date
Buyer Address and Telephone	_
Printed Name of Buyer	-

Property Features

County: Huron

Square Feet:

of Units: 1

Bedrooms/Bathrooms: 3,1

Occupancy: rented

Parcel ID: 51-431-010-00

2010 Taxes: \$203.81 (summer), \$910.74 (winter 2010)

SEV: \$23,000.00

Taxable Value: \$17,989.00

Legal Description: LOT 10 BLK 31 ROBERT PHILP'S 1ST ADD CITY OF BAD AXE, MI

CITY OF BAD AXE

Established 1905



Bad Axe City Hall • 300 East Huron • Bad Axe, Michigan 48413 • Phone: 989-269-6479 • Fax: 989-269-2273

City Hall Hours; 8:00am to 5:00pm Monday through Friday, other special closings will be posted on the front door.

Home

Mayor & City Council

City Manager

Clerk

Treasurer

Assessor

Police

Parks & Recreation

DPW & WWT

Utilities

DDA

Library

Map

WINTER 2011
NEWSLETTER
(click here)

Citizen's Guide

Dashboard

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Receive community safety

alerts instantly by text

message and email!

Registration is quick, easy

and secure. Sign up now!

Welcome to the City of Bad Axe!

While surveying the first state road through the Huron County wilderness in 1861, Rudolph Papst and George Willis Pack made camp here and found a much-used and badly damaged axe. At Pack's suggestion, Papst used the name "Bad Axe Camp" in the minutes of the survey and on a sign he placed along the main trail. By the time Papst returned from the Civil War, the name was on the map.

Bad Axe was incorporated as a village in 1885 with Septimus Irwin, its first settler, as president; and it was incorporated as Huron County's first city on March 15, 1905 with Joseph Fremont as the first mayor. Bad Axe celebrated its first 100 years as a city in 2005. It remains the county seat and is the largest community in Huron County as well as a commercial center for the upper Thumb area.

Thank you for visiting our website. If you are unable to find what you are looking for here, please contact the appropriate department at City Hall (989)269-6479.

Note: City Hall hours; 8:00am to 5:00pm Monday through Friday, other special closings will be posted on the front door.

LINKS OF INTEREST

Wilcox Community Center Information

Bad Axe Chamber of Commerce

Bad Axe Hatchet FestivaL

Huron County Historical Society

Huron County EDC

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Brief Overview of Huron County

Huron County is located in the "thumb" area of Michigan. It is surrounded on three sides by water — Saginaw Bay and Lake Huron. The county has a land area of 824 square miles which is 139 square miles greater than the average for the other 82 counties in the state. Of the 28 townships in the county, only 15 are approximately 36 square miles. The irregular shore, 93 miles long, makes the other thirteen townships irregular in size, ranging from one square mile (Pointe Aux Barques Township) to 58 square miles (Sherman Township).

The population of the county showed a continuous increase from the first census period until 1920 when it reached 34, 758 people. In common with the majority of counties of the state, the population declined from 1910 to 1930. Since then, there has been a gradual increase in population to 36, 459 people in 1980; however, in 1990 a gradual decrease. Bad Axe,

the county seat and the largest city has a population of just over 3,400 people. Harbor Beach is the other city in the county. The villages are Caseville, Elkton, Kinde, Owendale, Pigeon, Port Austin, Port Hope, Sebewaing, and Ubly.

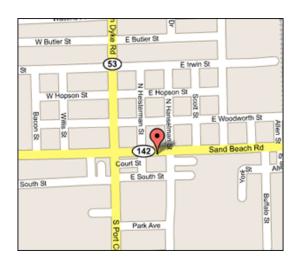
Huron County ranks as one of the top agricultural counties in Michigan based on agricultural farm income. Major crops grown in the county are corn, navy beans, sugar beets, wheat, alfalfa, oats and barley. Major enterprises include dairy, livestock, and poultry production. Because of the natural beauty and ideal topography and sandy beaches, Huron County has an ideal setting for the tourism industry.

The shoreline developed for tourism offers numerous opportunities for vacationers. There are currently two state parks – Sleeper State Park and Port Crescent State Park. Two roadside parks – Jenks Park and Brown Park. Also, Huron County maintains nine county parks along the shoreline, which are Caseville Park, Lighthouse Park, Stafford Park, McGraw Park, Philp Park, Port Austin Bird Creek Park, Wagener Park, Oak Beach Park and Sebewaing Park.

Although small industry and tourism has developed in the county, agriculture remains the chief source of income for most residents.

BY: Walter J. Rummel

News Headlines



Huron County Building

250 E. Huron Ave Bad Axe, MI 48413

County Office Hours: 8:30 a.m. – 5:00 p.m. Monday through Friday

<u>Click Here</u> for an Interactive Map

Powered by Google

Description	Contact	Phone

		Area Code 989
Adult Probation	Todd Kolska	269-9975
Building & Zoning	Russell Lundberg	269-9269
Circuit Court	M. Richard Knoblock	269-7112
County Clerk	Peggy A. Koehler	269-9942
Commissioners	Jodi M. Essenmacher	269-8242
Computer Information Systems	Christopher Prill	269-6459
District Court	David Herrington	269-9987
Economic Development Corporation	Carl Osentoski	269-6431
911/Emergency Services	Burt Eichler	269-6435
Equalization Department	Wendy Maikrzek	269-6497
Family Court Juvenile Division	Joanne E. Brooks	269-9267
Friend of Court	Joanne E. Brooks	269-9545
Maintenance Department	Ivan Burkhard	269-6554
Office of the Sheriff	Kelly J. Hanson	269-6500
Probate Court	David L. Clabuesch	269-9944
Prosecuting Attorney	Timothy J. Rutkowski	269-9255
Public Guardian	Stephen J. Allen	269-7971
Register of Deeds	Sheri L. Stanton	269-9941
Tax Mapping/GIS	Deanna Kidd	269-9421
County Treasurer	Sherry Learman	269-9238
Veteran' Affairs	Stephen R. Young	269-8911

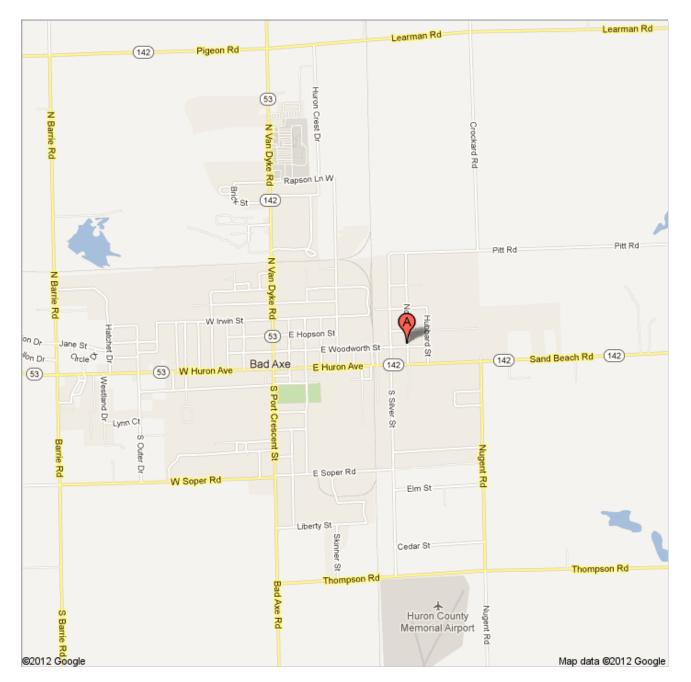
WebMaster cis@co.huron.mi.us

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Address 221 North St Bad Axe, MI 48413





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Address 124 Scott St Bad Axe, MI 48413





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P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!

Phone: (517) 676-9800 Fax: (517) 676-4440

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Email: bill@sheridanauctionservice.com
Email: troy@sheridanauctionservice.com

Website: www.sheridanauctionservice.com

