



## **PROPERTY INFORMATION PACKAGE**

**Online Auction ending:  
Thursday, March 23, 2017 @  
1pm**

**780 Riley Rd., Owosso, MI. 48867**

### **Inspection/Information Dates:**

**March 12, 2017 from 3-4PM  
March 22, 2017 from 12-1PM**

**Sale Manager:**

**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 17, 2017

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located on Riley Rd, New Haven Twp. at public auction.

This is an online auction only, with the bidding ending on Thursday, March 23, 2017 at 1pm.

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 Manager:

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](http://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.**

**Once you place a bid, it cannot be removed, even if you have bid incorrectly. Please verify your bids before submitting.**

**Bidding increments are as follows:**

**\$200 - \$1000 = \$25**

**\$1,000 - \$10,000 = \$100**

**\$10,000 - \$25,000 = \$500**

**\$25,000 - \$500,000 = \$1,000**

**\$500,000 - \$1,000,000 = \$5,000**

**\$1,000,000 and up = \$10,000**

**A Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. Example: Final bid price on a property is \$100,000. Add the 10% buyer's premium of \$10,000 to get a final price of \$110,000. This is the actual sales price that will be used on the purchase agreement, and the number upon which transfer tax and title insurance are based. 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 Forty Five (45) days 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 Forty Five (45) 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 Warranty Deed.**

**Sheridan Realty & Auction Co. and their representatives are Exclusive Agents of the Seller(s). Auctioneers and sales agents reserve the right to negotiate final sales price on behalf of the seller, or bid on behalf of the seller, if necessary.**

**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 rental units must comply with city building codes to obtain or keep occupancy permits. All expenses are the responsibility of the buyer.**

**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.**

**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: 780 Riley Rd., Owosso, MI. 48867

Buyer Signature(s): \_\_\_\_\_ Date:

Seller Signature(s): \_\_\_\_\_ Date:

## **Property Information:**

Parcel ID: 003-30-200-002-01

2015 SEV: \$57,900

2015 Taxable Value: \$56,489

2016 Taxes: \$2489

1224 Sq Ft, 3 Bed, 1 Bath Home

3 Out Buildings



















the  
**COUNTY of**  
**SHIAWASSEE**  
*established in 1822*

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[GOVERNMENT](#)

[LAW & JUSTICE](#)

[CALENDAR](#)

[CONTACT](#)

[DASHBOARD](#)



**208 N Shiawassee St  
Corunna, MI 48817**



[View Larger Map](#)

Department	Contact Name / Email	Address / Hours	Phone / Fax
Animal Control	Kirt Stechschulte, Officer		989.743.2406 989.743.6580
Board of Commissioners	Kailee Arnett, Executive Assistant karnett@shiawassee.net	201 N Shiawassee St Corunna, MI 48817 Mon - Fri: 8am to 12pm, 1pm to 5pm	989.743.2233 989.743.2284
Buildings and Grounds	Timothy Hill, Superintendent thill@shiawassee.net	701-B S Norton St Corunna, MI 48817 Mon - Fri: 8am - 5pm	989.743.2220 989.743.5251
Circuit Court	Hon. Matthew Stewart	208 N Shiawassee St Corunna, MI 48817 Mon - Fri: 8am - 12pm, 1pm - 5pm	989.743.2239 989.743.2602
Circuit Court Probation & Parole	Kim Eisenbeis, Supervisor	1042 N. Shiawassee Street Corunna, MI 48817	989.743.2402 989.743.2473
Community Development	Peter Preston, Director comdev@shiawassee.net	201 N Shiawassee St, 3rd Floor Corunna, MI 48817 Mon- Fri: 8am - 12pm & 1pm - 5pm	989.743.2396 989.743.2393
County Clerk	Caroline Wilson cwilson@shiawassee.net	208 N Shiawassee St Corunna, MI 48817 Mon - Fri: 8am to 12pm, 1pm to 5pm	989.743.2242 989.743.2241
County Equalization	equalization@shiawassee.net	208 N Shiawassee St Corunna, MI 48817 Mon - Fri: 8am - 5pm	989.743.2209 989.743.2663
County Parks	William R. Wascher	701-B S Norton St Corunna, MI 48817 Mon - Fri: 8am - 5pm	989.743.2220 989.743.5251
County Surveyor		208 N Shiawassee St Corunna, MI 48817	989.743.2216 989.277.0895
County Treasurer	Thomas W. Dwyer tdwyer@shiawassee.net	208 N Shiawassee St Corunna, MI 48817 Mon - Fri: 8am - 12pm, 1pm - 5pm	989.743.2224 989.743.2490
Courts & Health Building			

District Court	Hon. Ward L. Clarkson Hon. Terrance P. Dignan	110 E Mack St Corunna, MI 48817	989.743.2395 989.743.2469
		Mon - Fri: 8am - 5pm	
District Court Probation	Alana M. Kelley akelley@shiawassee.net	110 E Mack St Corunna, MI 48817	989.743.2261 989.743.2332
		Mon - Fri: 8am - 5pm	
Drain Commissioner	Anthony "Tony" Newman, Drain Commissioner drains@shiawassee.net	James P. Capitan Center 149 E Corunna Ave L-1 Corunna, MI 48817	989.743.2398 989.743.2474
		Mon - Thur: 7am - 5pm Friday: Closed	
Emergency Services / Homeland Security	Richard D. Warner rwarner@shiawassee.net	James P. Capitan Center, Lower Level 149 E Corunna Ave Corunna, MI 48817	989.743.5841 989.743.2609
Family Court	Hon. Thomas J. Dignan	110 E Mack St Corunna, MI 48817	989.743.2372 989.743.2349
		Mon - Fri: 8am - 5pm	
Financial Administrator	Patricia Fitnich pfitnich@shiawassee.net	Surbeck Building 201 N Shiawassee Street Corunna, MI 48817	989.743.2222 989.743.2284
Friend of the Court	foc@shiawassee.net	208 N Shiawassee St Corunna, MI 48817	989.743.2397 989.743.2439
		Mon - Fri: 8am - 5pm	
Health Department	Larry Johnson, Director LJohnson@shiawasseechd.net	149 Corunna Ave, 2nd Floor Corunna, MI 48817	989.743.2318 989.743.2357
Probate Court	Hon. Thomas J. Dignan	110 E Mack St Corunna, MI 48817	989.743.2211 989.743.2349
		Mon - Fri: 8am - 5pm	
Prosecuting Attorney	Deana M. Finnegan scpa@shiawassee.net	201 N Shiawassee St, 2nd Floor Corunna, MI 48817	989.743.2373 989.743.2273
		Mon - Fri: 8am to 12pm, 1pm to 5pm	
Register of Deeds	Lori S. Kimble rod@shiawassee.net	208 N Shiawassee St Corunna, MI 48817	989.743.2216 989.743.2459
		Mon - Fri: 8am to 5pm	
Sheriff's Office	Brian BeGole bbegole@shiawassee.net	201 E McArthur St Corunna, MI 48817	989.743.3411 989.743.6423
		Mon - Fri: 8:30 - 5pm	
Shiawassee County Youth Center	scyc@shiawassee.net	701 S Norton St Corunna, MI 48817	989.743.2492 989.743.3830
		Sept - Jun, Mon - Fri: 8am - 5pm - Sept, Mon - Fri: 8am - 4pm	



Technology Services	helpdesk@shiawassee.net	1025 N Shiawassee St, Corunna, MI 48817	989.743.3471
		Mon - Fri: 8am - 4:30pm	
Veterans Affairs	William Archer, Director vetaffairs@shiawassee.net	201 N Shiawassee St, 3rd Floor Corunna, MI 48817	989.743.2231 989.743.2393
		Mon - Fri: 9am - 5pm Closed 12pm-1pm for	

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Shiawassee County Courthouse:  
208 N. Shiawassee St.  
Corunna, MI 48817

[view department](#) ▶  
**CONTACT INFORMATION**



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February 17, 2017

# New Haven Township Shiawassee County

Home

> Who to Call

Web  Site  

Who to Call

**Assessor:** Diane Dowler 810-635-9596, Fax 810-635-0561, or email [DD9596@yahoo.com](mailto:DD9596@yahoo.com) with questions concerning assessed property values and records, change of ownership, Principal Residence Exemption (PRE).

Tax Info

**Treasurer:** Mary Eickholt 989-743-4381 concerning tax bills and payment of taxes. Her email is [newhaventwp@gmail.com](mailto:newhaventwp@gmail.com)

Township Staff

**Township Clerk:** Carrie Farr 989-743-4381 about elections, voter registration, payment of township bills.

Meeting Dates

**Township Supervisor:** Tim Hill 989-723-7520 with questions or concerns on roads, cemeteries, drainage or anything else that is not resolved or covered above.

Cemeteries

Hall Rental

Legislation

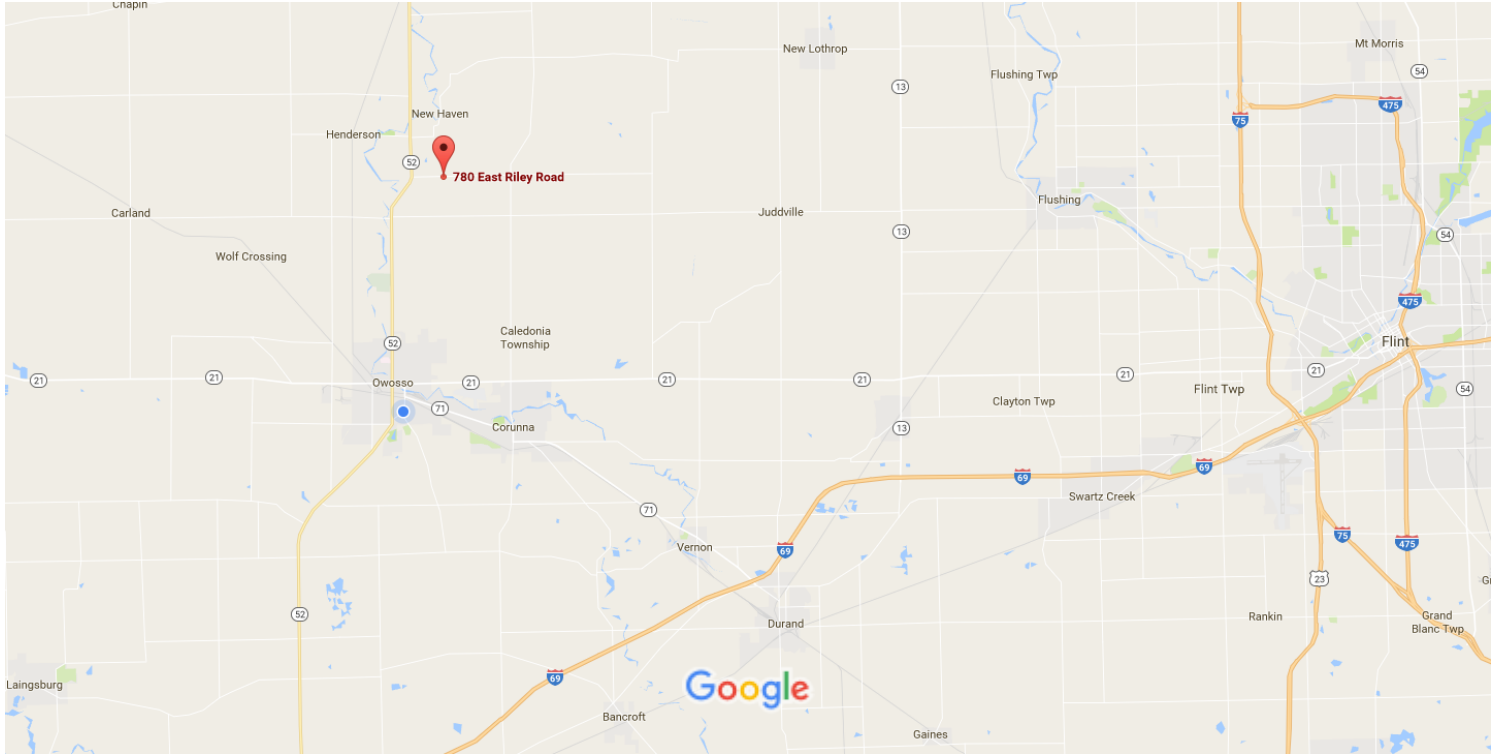
Township History

Web Links

Minutes

Election Info

# 780 E Riley Rd



Map data ©2017 Google 2 mi

## **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: 989-666-6339

Email [troy@sheridanauctionservice.com](mailto:troy@sheridanauctionservice.com)

Website: [\*\*www.sheridanauctionservice.com\*\*](http://www.sheridanauctionservice.com)

