

Public REAL ESTATE Auction

Tuesday, September 13th @ 7:00PM

LOCATION: 1523 12 Mile Road Sparta MI 49345

DIRECTIONS: From Grand Rapids, take US-131 north to the Rockford exit #97 (10 Mile Rd), west 4 miles to Alpine Ave., north 2 miles to 12 Mile Rd, west 7/8 of a mile. OR from Sparta just east of Sparta Ave. on 12 Mile Rd. North side of road. (Kent Co.)

I have moved to the east side of the state to be closer to family and will offer my home of 45 years at Public Auction. My family and I invite all to attend my Auction and thank you in advance for your consideration.

Becky Radloff

AUCTION MANAGER:

Noah Smith 616-633-4254 noahsmith@hughes.net

Mrs. Radloff and her late husband have been lifelong area residents and lived in this home for 45 years. She has taken great pride in her home and it shows.

3 bedroom, 1 bath ranch home with attached garage on ¾ of an acre!

HOME OVERVIEW:

- > 3 bedrooms and 1 bathroom on main floor
- > Kitchen w/eating area and new hardwood floor
- > Formal dining room with large window
- > Living room with two large windows with much sunlight
- > Full basement w/8ft ceilings and workbench area
- > Large entry area with front and rear entrance
- > Attached one stall garage
- > Newer furnace
- > Central air conditioning
- > Newer refrigerator, electric range, washer and dryer included
- > Modern windows throughout
- > Hardwood floors
- > Sidewalk
- > Large well maintained backyard with fruit trees



Call Noah Smith @ 616-633-4254 for a Free Bidders Packet with more information about this home, Complete Terms & Conditions, Bidding Procedures, Termite Report, New Survey, Assessed Values & More!

Visit www.artsmithauctions.com



Art Smith

(616) 696-2598

E-mail: artsmith@triton.net

Noah Smith

(616) 633-4254

E-mail: noahsmith@hughes.net



**Professionals
in the
Auction Method
of Marketing**

Public **REAL ESTATE** Auction

Tuesday, September 13th @ 7:00PM



16616 Peach Ridge Ave.
Kent City, MI 49330



SPARTA, MI

REAL ESTATE OPEN HOUSES

Call for appointment or stop by at the dates below:

Friday, September 9th 6:00PM-7:00PM

Monday, September 12th 6:00PM-7:00PM

Tuesday, September 13th 4:00PM-7:00PM

REAL ESTATE TERMS:

A complete Purchase Agreement with all terms and conditions of this Auction is available in the Bidders Packet; the following is only an overview.

Property to be offered "as-is" with no contingents, high bidder to make a \$4,000 nonrefundable deposit day of Auction and close within 45 days. Seller will provide marketable title. Survey provided by seller and paid by buyer at closing. A 10% Buyers Premium will be added to the final bid to create the purchase price. A 3% broken commission offered to qualified buyer agents.



Visit www.artsmithauctions.com