

LENDER OWNED ONLINE AUCTION

www.maascompanies.com

ONLINE ONLY BIDDING ENDS JUNE 14 5 PM (EDT)

23 BANK OWNED PROPERTIES LOCATED THROUGHOUT MICHIGAN, SOME SELLING ABSOLUTE!!

Town Square Mixed Use Development 35± Acres
6645 Belding Road, Rockford 49341

Property 1



Property 2

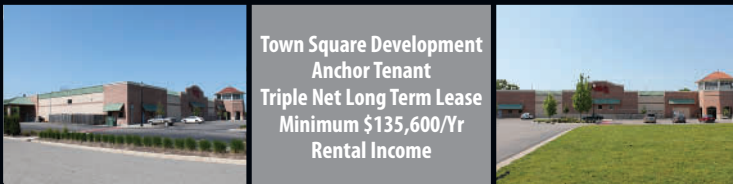


Finished Townhomes Not Included In Auction



32,000 Sq. Ft. Building with Long Term NNN Tenant
6767 Belding Rd, Rockford 49341

Property 8



Town Square Development
Anchor Tenant
Triple Net Long Term Lease
Minimum \$135,600/Yr
Rental Income

Stoneridge Lakeview's Development, Beulah
56 Acre Development-with Crystal, Platt & Lake Michigan Views

Property 4



3-ABSOLUTE PROPERTIES: Selling to the Highest Bidder!!

Property 7



Property 10



Property 5

\$9.7 MILLION RESIDENTIAL, RESORT, COMMERCIAL & INDUSTRIAL PROPERTIES

Independent Bank – Lender Owned Properties

MAAS
companies inc

**Online
Only
Auction**

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

LENDER OWNED ONLINE AUCTION

www.maascompanies.com

LAND PARCELS



Property 1
5.086 Acres Commercial Land
Ready for 6 Commercial Buildings
Town Square Mixed-Use Development
[6645 Belding Road, Rockford 49341](#)
\$5,000 Deposit
Suggested Opening Bid: \$144,281



Property 13
64 Condo Lots in a 20 Acre Project
Zoned RM-1 • The Villas At Stratford
Place • Approximately 1/3 Built-Out
[3400 Hamlet Cir, East Lansing 48823](#)
\$5,000 Deposit
Suggested Opening Bid: \$105,000



Property 2
16.73 Acres Residential Land
85 Single Family/37 Townhomes
Town Square Mixed-Use Development
[6645 Belding Road, Rockford 49341](#)
\$5,000 Deposit
Suggested Opening Bid: \$207,078



Property 15
22.96 Acres – 18 Lots Zoned RR-3
Portage Ridge Development
Average Lot Size 1.4 Acres
[Smith Rd, W of M-22, Onkama 49674](#)
\$5,000 Deposit
Suggested Opening Bid: \$49,537



Property 3
18.65 Acres Land
Zoned C-2 (PUD)
[NE Corner of Apple Ave. & Sheridan Rd., Muskegon 49442](#)
\$5,000 Deposit
Suggested Opening Bid: \$142,450



Property 16
49.24 Acres – Zoned Industrial
[Mt. Hope Highway & Sanders Rd, Lansing 48917](#)
\$5,000 Deposit
Suggested Opening Bid: \$288,674



Property 4
56 Acres-17 Single Family/8 Duplex Lots
Vineyard Lake Views
Stoneridge Lakeviews Development
[8511 US 31 Highway, Beulah 49617](#)
\$5,000 Deposit
Suggested Opening Bid: \$172,170



Property 19
7 Acres – Zoned RR
Six 1+ Acre Lots All With
Lake Michigan Frontage
[4851 S Lakeshore Dr, Ludington 49431](#)
\$5,000 Deposit
Suggested Opening Bid: \$298,258



Property 11
1.59 Acres Zoned B-4
Property includes 1,156 Sq. Ft. House
Tenant/Not Available For Inspection
[16901-16927 West Rd, East Lansing 48823](#)
\$5,000 Deposit
Suggested Opening Bid: \$44,927



Property 20 - Court Receiver
2.56 Acre Outlot
Zoned Commercial/Retail
[South Side of Grand River East of Wixom Rd, Novi 48375](#)
\$5,000 Deposit
Suggested Opening Bid: \$52,646



Property 12
23.61 Acres Land Zoned Multi-Family
Short Distance to MSU & Lansing
Downtown
[4200 Block Dell Road, Lansing 48911](#)
\$5,000 Deposit
Suggested Opening Bid: \$162,835



Property 23
15.40 Acres – 19 Lots Zoned LR-1
Lake Isabella Frontage
[NE Corner of River Rd. & Rolland Rd., Broomfield Township 48893](#)
\$5,000 Deposit
Suggested Opening Bid:

UNDER CONTRACT

TERMS: 10% Buyer Premium. Persons must deposit \$5,000* with the respective escrow agent at time of registration to obtain a bidding number. First American Title, Bloomfield Hills, and Independent Title Services, Grand Rapids, are the escrow agents. Buyers must also complete other pre-registration criteria to obtain a bidding number. \$5,000* Minimum First Certified Deposit due on day of Sale, with a Second Certified Deposit equal to 20% due within 2 business days, and balance due at closing within 30 days. The Deposit monies shall become Earnest Money and are non-refundable. Unless noted as absolute, Real Estate selling Subject to Owner or Court Confirmation. Peter Cronk, Esquire, Plunkett Cooney, is overseeing the closing. Real Estate is selling AS-IS, WHERE IS WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect properties prior to purchase. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made before or during the auction process takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Subject to prior sale.

*Property 8 requires a \$10,000 deposit.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM

BIDDING ENDS JUNE 14 5 PM (EDT)

COMMERCIAL, MIXED USE BUILDINGS



Property 8
32,000 Sq. Ft. Building – Tenant
Long Term Tenant, Triple Net Lease
Minimum Rental Income \$135,600
[6767 Belding Rd, Rockford 49341](#)
\$10,000 Deposit
Suggested Opening Bid: \$819,861



Property 6
16,896 Sq. Ft. Multi-Tenant Bldg
Zoned B-3 • Partially Rented
[500 W Muskegon Ave, Muskegon 49440](#)
Inspections: Tues, 5/22 & 6/12 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$68,278



Property 9
18,795 Sq. Ft. Retail/Warehouse Bldgs
2 Buildings
[1370 N. Long Lake, Fenton 48430](#)
Inspections: Tues, 5/22 & 6/12 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$260,825



Property 14
2,111 Sq. Ft. Office Condo (1/2 Bldg-Unit 3)
Currently Rented • Great Curb Appeal
[15200 S Wright Rd, #3, Grand Ledge 48837](#)
Inspections: Tues, 5/22 & 6/12 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$52,252



Property 17
53,560 Sq. Ft. Industrial Bldg on 18.68 Acres
Zoned M-1 • Built in 1997 • Partially Rented
[3584 Bath Rd, Perry 48872](#)
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$269,695



Property 21
2,132 Sq. Ft. Office Condo (1/2 Bldg-Unit 3)
400 Sq. Ft. Common Areas • Great Curb Appeal
[15200 S Wright Rd, #3, Grand Ledge 48837](#)
Inspections: Tues, 5/22 & 6/12 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$82,394



Front Building

Property 22
4,944 Sq. Ft. Commercial Building/s on 1.70
Acres, 3 Separate Buildings Zoned C-2
[2471 Whitehall RD, Dalton Township 49445](#)
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$47,429



Rear Building

Property 22 - Building 2
5,000 Sq. Ft. Commercial Building on 1.70
Acres, Detached Garage, Loading Dock
[2471 Whitehall RD, Dalton Township 49445](#)
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$47,429

COURT APPOINTED RECEIVER



280' Frontage

Property 20 - Court Receiver
2.56 Acre Outlot
Zoned Commercial/Retail
[South Side of Grand River East of Wixom Rd, Novi 48375](#)
\$5,000 Deposit
Suggested Opening Bid: \$52,646

BOYNE HIGHLANDS RESORT PROPERTIES



Property 18
2,542 Sq. Ft Duplex
Located in Boyne Highlands Resort
[725 Aronimink, Harbor Springs 49740](#)
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit
Suggested Opening Bid: \$82,938

ABSOLUTE PROPERTIES



Property 5
6,000 Sq. Ft. Mixed Use Bldg
Retail & Residential • Partially Rented
[32 Hall Street, Grand Rapids 49507](#)
Inspections: Tues, 5/22 & 6/12 - 1-5 PM
\$5,000 Deposit



Property 7
2,200 Sq. Ft. Single Family Home
on .76 Acre Corner Lot
[136 W Pontaluna, Muskegon 49444](#)
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit



Property 10
6,445 Sq. Ft. Commercial Bldg
[2443 Holton Rd, Muskegon 49445](#)
Newly Remodeled, New Furnaces/
Central AC
Inspections: Mons, 5/21 & 6/11 - 1-5 PM
\$5,000 Deposit

INSPECTIONS

Properties 5, 6, 9, 14, 21 – Tuesdays, May 22 & June 12 • 1 - 5 pm
Properties 7, 10, 11, 17, 18, 22 – Mondays, May 21 & June 11 • 1 - 5 pm
Other Times by Appointment
All Land Properties are Available for Inspection at Anytime
Properties 8, 18 are Not Available for Inspection Due to Tenants

Live Online Bidding
877-505-7770

Powered By:
proxibid
www.proxibid.com

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

\$9.7 MILLION RESIDENTIAL, RESORT, COMMERCIAL & INDUSTRIAL PROPERTIES

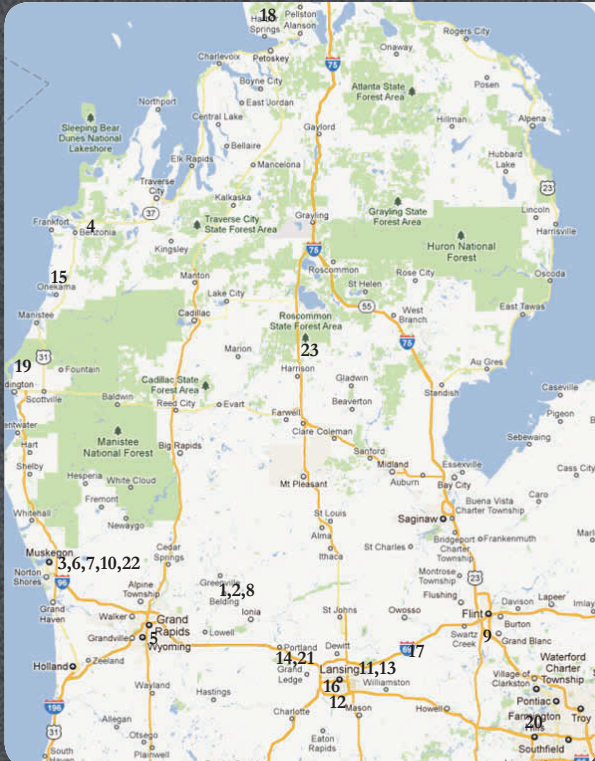
www.maascompanies.com

ONLINE ONLY BIDDING
ENDS JUNE 14 - 5 PM EDT

Independent Bank, Owner



LENDER OWNED ONLINE AUCTION



- 1: 6645 Belding Road, Rockford, MI
- 2: 6645 Belding Road, Rockford, MI
- 3: Apple Ave & Sheridan Rd, Muskegon, MI
- 4: 8511 US Hwy 31, Beulah, MI
- 5: 32 Hall St SE, Grand Rapids, MI
- 6: 500 W Western Ave, Muskegon, MI
- 7: 136 W Pontaluna, Muskegon, MI
- 8: 6767 Belding Rd, Rockford, MI
- 9: 1370 N Long Lake, Fenton, MI
- 10: 2443 Holton Rd, Muskegon, MI
- 11: 16901-16927 West Rd, East Lansing, MI
- 12: 4300 Block, Dell Rd, Lansing, MI
- 13: 3400 Hamlet Cir, East Lansing, MI

- 14: 15200 S Wright Rd, Grand Ledge, MI
- 15: Smith Rd and M-22, Onkama, MI
- 16: Mt. Hope Hwy & Sanders Rd, Lansing, MI
- 17: 3584 Bath Rd, Perry, MI
- 18: 725 Aronimink, Harbor Springs, MI
- 19: 4851 S Lakeshore Dr, Ludington, MI
- 20: Grand River and Wixom Rd, Novi, MI
- 21: 15200 S Wright Rd, Grand Ledge, MI
- 22: 2471 Whitehall Rd, Dalton Township, MI
- 23: River Rd & Rolland Rd, Bloomfield Township, MI

**Online Bidding
Ends June 14
5PM EDT**

THOSE WITHOUT INTERNET ACCESS ARE ASKED TO CONTACT THE AUCTION COMPANY FOR OTHER BIDDING ARRANGEMENTS.

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who, prior to their client applying for online bidding privileges, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, a family member, or on behalf of any business entity in which he/she hold an interest, is not entitled to a commission.