

10:00 AM (EST) • MONDAY, OCTOBER 5

Adrian, Michigan

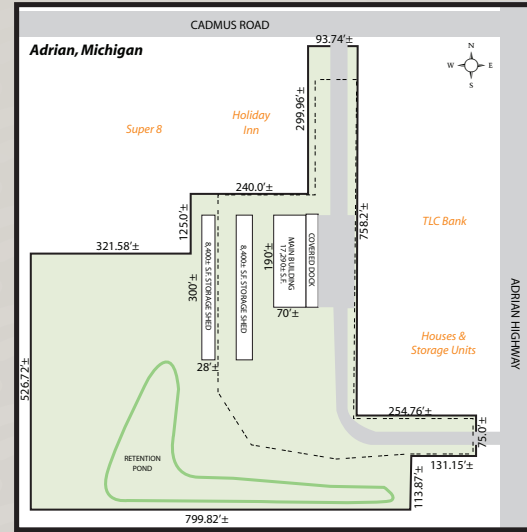
1055 US 223 West, Adrian, Michigan (Lenawee County, Madison Township)

Preview: 2:30 - 5:00 PM
Monday, September 28



Located directly off of US 223, just 38 miles to Toledo, OH

- 10.28± acres
- 17,250± s.f. main building
- (2) 8,400± s.f. storage sheds
- Two entrance drives
- 2.4± acres excess land
- Zoned C-2, General Highway Commercial
- Utilities: Water - Public
Sewage - Public



10:00 AM (EST) • TUESDAY, OCTOBER 6

Fremont, Michigan

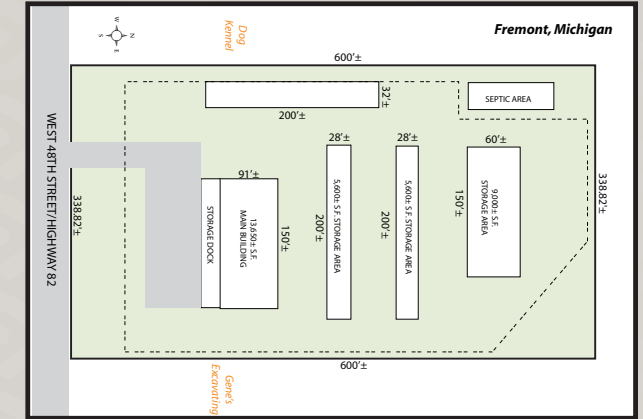
7577 W. 48th Street, Fremont, Michigan (Newaygo County, Dayton Township)

Preview: 2:30 - 5:00 PM
Monday, September 28



- 4.6± acres
- 13,650± s.f. main building
- 9,000± s.f. storage building
- (2) 5,600± s.f. storage shed
- 6,400± s.f. storage shed
- Zoned C-2, Rural Commercial
- Utilities: Water - Well
Sewage - Septic

West of Fremont, along Highway 82
(W. 48th Street)



1:30 PM (EST) • MONDAY, OCTOBER 5

Flint (Burton), Michigan

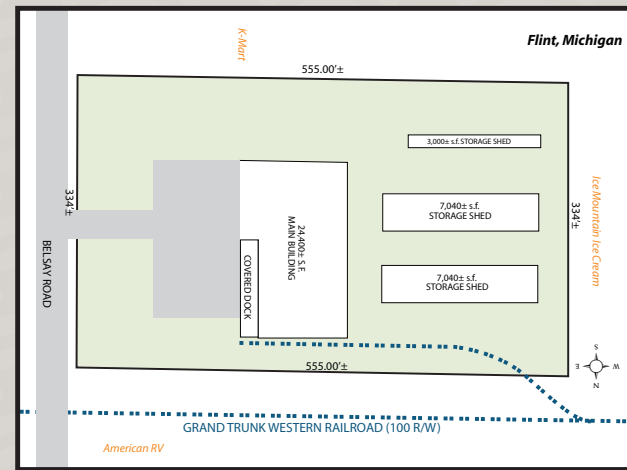
1243 N. Belsay Road, Flint, Michigan (Genesee County)

Preview: 9:00 - 11:30 AM
Monday, September 28



- 4.26± acres
- 24,400± s.f. main building
- (2) 7,040± s.f. t-shed
- 3,000± s.f. t-shed
- Rail spur into site
- Zoned M-1, Light Industrial; City of Burton
- Utilities: Water - Public
Sewage - Public

Less than 1/2 mile to I-69 entrance!



2:00 PM (EST) • TUESDAY, OCTOBER 6

Lansing, Michigan

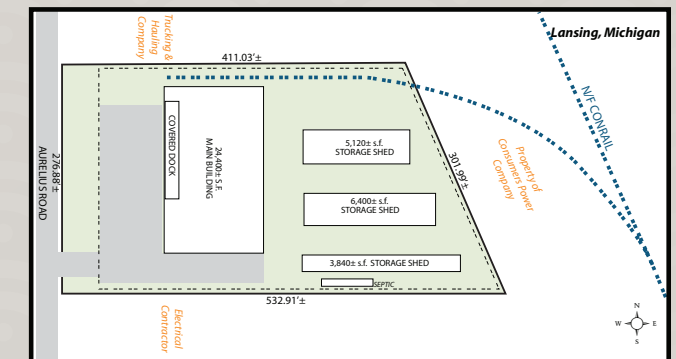
6121 Aurelius Road, Lansing, Michigan (Ingham County, Dehli Township)

Preview: 9:00 AM - 12:00 PM
Tuesday, September 29



- 3.0± acres
- 24,400± s.f. main building
- 1,440± s.f. storage building
- 6,400± s.f. storage shed
- 5,120± s.f. storage shed
- 3,840± s.f. storage shed
- Rail Spur into site
- Utilities: Water - Public
Sewage - Septic
- Zoned I-W, Industrial Warehouse

Easy I-96 Access!



5:00 PM (EST) • MONDAY, OCTOBER 5

Gladwin, Michigan

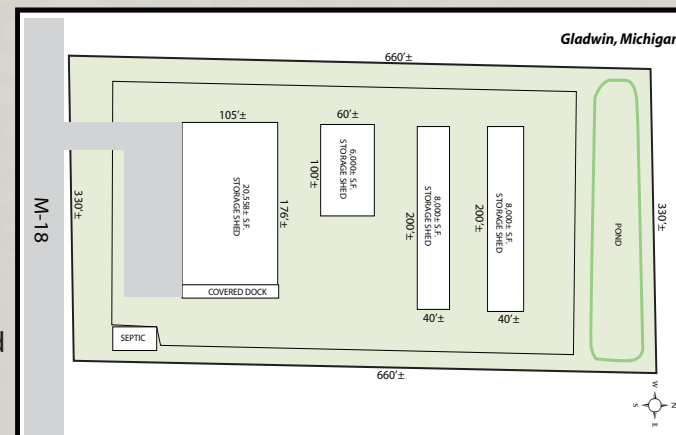
950 N M-18, Gladwin, Michigan (Gladwin County)

Preview: 9:00 - 11:30 AM
Monday, September 28



- 5.0± acres
- 18,868± s.f. main building
- (2) 8,000± s.f. storage sheds
- 6,000± s.f. panel building
- Utilities: Water - Well
Sewage - Septic
- Zoned B-1, Local Business
- Located 32 miles to US 10 and I-115; 60 miles to Saginaw

Easy I-75 Access!



5:00 PM (EST) • TUESDAY, OCTOBER 6

Battle Creek (Springfield), Michigan

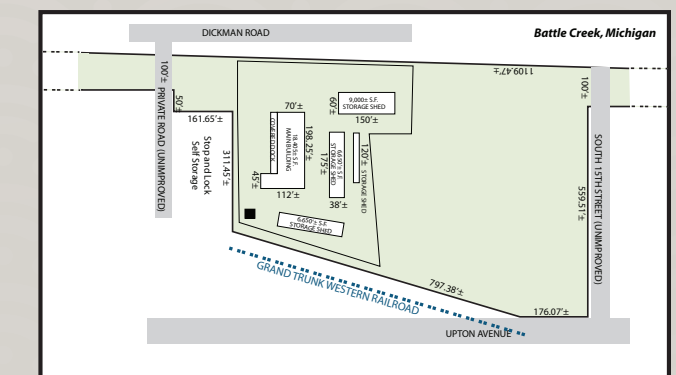
1300 W. Dickman Rd. (94 Bus.), Battle Creek, MI (Calhoun County)

Preview: 9:00 AM - 12:00 PM
Tuesday, September 29



- 10.6± acres
- 6.7± acres excess land
- 18,406± s.f. main building
- 576± s.f. storage building
- (2) 6,650± s.f. storage sheds
- 9,000± s.f. storage shed
- 2,136± s.f. storage shed
- Zoned I-L, Light Industrial
- Utilities: Water - well
Sewage - Public

Located six miles to the entrance to I-94
and 21 miles to Kalamazoo



PROPERTY DIRECTIONS



ADRIAN:

Take US-223 North from Toledo and turn left onto Samaria Rd. Proceed .7 mile and turn right onto Whiteford Rd. for .5 mile. Turn right onto M-151/St. Anthony Rd. for .9 mile. Road name becomes US-223. Go approximately 20 miles to the property. Look for the auction signs.



FREMONT:

Take US-31 North out of Muskegon for 3.5 miles. Turn right onto M-120 and head Northeast for 16.6 miles. Turn right onto M-82 and proceed 2.6 miles to the property. Look for the auction signs.



BATTLE CREEK:

Take I-94 to Exit #98B onto I-194 and head north for 2.9 miles. Take Exit #3 onto I-94 Bus/Dickman Rd. and turn left. Proceed 2 miles to the property. Look for the auction signs.



GLADWIN:

Take I-75 to Exit # 190. Turn left (west) onto M-61 and proceed 23.6 miles. Turn right onto M-19 (N. Silverleaf St.) for 1.3 miles to the property. Look for the auction signs.



FLINT:

Take I-69 to Exit #141. Turn right (north) onto N. Belsay Rd. for .3 mile to the property. Look for the auction signs.



LANSING:

Take I-96 to Exit #106B onto I-496 for 1.2 miles towards I-496/US-127/Downtown Lansing. Take Exit #11. Turn right onto Dunckel Dr. for .7 mile. Keep straight for .3 mile. Turn right onto E. Jolly Rd. for .5 mile. Turn left onto Aurelius Rd. for 1 mile to the property. Look for the auction signs.

FREQUENTLY ASKED QUESTIONS

What is a property information package (PIP) and how do I get one?

A property information package is available for each property & includes maps, site plans and/or surveys, demographics, environmental reports, easements, covenants & restrictions, title exceptions and the auction contract. You can download this information by going to higgenbotham.com & clicking on the "Register" button. After you submit your information, you will be emailed a password. Return to our website & log in. Find the property you are interested in by viewing the calendar or the Auctions list. Select the property listing, then click the "Documents" tab. The PIP will be available for download. You may also call our office to obtain a copy of the property information package.

How do I preview the properties?

Previews are scheduled for Monday, September 28 and Tuesday, September 29. See individual property information for specific date and time. Please plan to attend the property preview and have any inspections/appraisals, etc. done during this time.

What if I can't attend the auction?

If you cannot attend the auction in person, you may arrange to bid via telephone or internet in real-time by calling our office no later than 5:00 PM, Wednesday, September 30. A \$10,000 deposit will be required to phone/internet bid. If you are the high bidder, the balance equal to a 10% deposit will be required within two business days. If you are not the successful bidder, your money will be returned. You MUST be pre-registered to bid.

What is an acceptable form of deposit?

Auction deposits can be made in the form of personal or business check.

Will I get clear title to the property?

All properties will be sold free & clear of all liens and encumbrances except for those ordinary items of record, such as road right of ways, utility easements, leases, restrictions, etc. unless otherwise noted in the property information package or at the auction.

What are the terms of the sale?

10% deposit day of sale. Balance due at closing on or before 45 days. 10% buyer's premium.

The most important thing to do at an auction is relax and have fun. If you have a question, ask it. We strive to insure that all of our customers are fully informed and educated. And remember,

You're only going to pay one bid more than someone else was willing to pay.

IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this flyer/brochure was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this brochure are approximate and therefore not necessarily to scale. Not responsible for accidents or injuries. 09/1005-06 Produced by Brenmar Advertising, Inc. (863)644-6687

FAQ

AUCTION

MONDAY & TUESDAY, OCTOBER 5 & 6

Six Industrial Buildings
in Six Michigan Locations

- ♦ Adrian ♦
- ♦ Battle Creek ♦
- ♦ Flint ♦
- ♦ Fremont ♦
- ♦ Gladwin ♦
- ♦ Lansing ♦



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MONDAY & TUESDAY, OCTOBER 5 & 6

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(Each auction will be held on site. See inside page for individual property information and auction date/time)

IMPORTANT NOTICE: To continue receiving notification of our upcoming sales, we must have your current e-mail address. Contact our office immediately if you want to remain on our mailing list.

www.ironplanet.com



Monday, October 5 and
Tuesday, October 6
Each auction will be held on site.

Contact us for further information, or for a complete property information package with details on each property.

800-257-4161
higgenbotham.com



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AUCTION

Six Industrial Properties in Six Michigan Locations

