

# NOTICE

## LAND SALE FRUITLAND TOWNSHIP

Notice is hereby given that the Township of Fruitland has authorized the sale of parcel #61-06-132-300-0003-00 described as:

Township of Fruitland, County of Muskegon, State of Michigan to wit:  
The North half (N 1/2 ) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 32, Town 11 North, Range 17 West, according to the Government Survey thereof, except one-half (1/2) of all oil, gas and minerals heretofore reserved to Emily Kops.

The property shall be offered for public sale to the highest bidder. Bids shall be received no later than September 25, 2017 at 10:00 a.m. in the Township Hall at which time they will be opened by the Township Clerk in a setting open to the Public at 4545 Nestrom Road, Whitehall, MI 49461. All bids shall be submitted in a sealed envelope and marked LAND SALE along with the words "parcel #: 61-06-132-300-0003-00" on the outside of the envelope.

The Property shall be sold subject to the following terms and conditions:

1. The sale shall be made to the highest bidder and the minimum bid for the Property is Sixty-Five Thousand Dollars (\$65,000.00);
2. All additional costs above and beyond the bid price will be paid by purchaser including the cost of publication of notice of sale. Fruitland Township will have no obligation to pay any sums whatsoever related to the sale;
3. The highest bidder who is awarded the right to purchase shall be responsible to pay an additional Three Hundred Dollars (\$300.00) to the Township which is the cost of the appraisal obtained as to the value of the Property. A copy of the appraisal is available for public review upon request from the Township Clerk;
4. The Township does not warrant or certify title to the Property and in no event, shall the Township be liable for any damages to the purchaser or successful bidder if title is found to be unmarketable for any reason and the successful bidder therefore waives any and all right in damages or by way of liens against Fruitland Township. The sole remedy being the right to receive a refund prior to closing of the ten percent (10%) deposit paid in the event title is found to be imperfect;
5. The property is sold "as is" and subject to the rights of adjoining property owners, if any, and any other rights, easements, or restrictions of record or conditions on the Property;
6. The Township makes no representation as to whether the reservation of mineral rights has expired pursuant to Act 42 of 1963; MCL 554.291 et seq;
7. Acceptance of the highest bid shall constitute a binding agreement of sale and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained;
8. The purchaser shall be required to pay upon the acceptance of the purchaser's bid a deposit of ten percent (10%) of the bid, in cash or check no later than 4:00 pm on September 27, 2017 by presenting such payment to the Township Clerk at the Fruitland Township Hall. Said payment shall be returned to the purchaser without interest if the title to said property is legally determined to be unmarketable, providing a claim is made by the bidder within twenty-five (25) days after the opening of bids;
9. Failure to post the ten percent (10%) bid price as set forth above will result in an acceptance of the next highest bid and so on. Each successive highest bidder will have 48 hours to pay the 10% deposit to the Township Clerk as outlined above;
10. The balance of the purchase price shall be required to be paid in cash or certified check no later than October 31, 2017 at the close of business, unless otherwise agreed to in writing by the Township Board of Trustees. Upon presentment of payment the Township will provide purchaser with a Quit Claim Deed without covenants;
11. The purchaser shall pay to the Township the cost of the preparation of the Deed of Conveyance, and
12. The Township makes no warranty of any kind as to the condition of the Property including as to any environmental condition which may exist.

Contact Supervisor Jeske at (231) 766-3208 or supervisor@fruitlandtwp.org for additional details.

*Karolyn Rillema*, Clerk  
Township of Fruitland