Online Auction Date:  
Wednesday, June 30, 2021  
10:00 am - 1:00 pm ET

Inspections By Appointment Only:  
Saturday, June 26 and Sunday, June 27  
By appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements. Visitors must follow COVID-19 guidelines.

3-Step Registration:
1. Create an account with CWS and validate with credit card information (only required once).

2. Visit auctions.cwsmarketing.com and click on “Register to bid.” Required for each property bid on.

3. Mail Bid Deposit Form (found online) with deposit check to arrive no later than the last business day before the auction.

Deposit: $2,500 cashier’s check made payable to CWS Marketing Group  
Cashier’s checks made payable to bidder’s name CANNOT be accepted

Starting Bid: $10,000

Property Description: 1,512 ± sq. ft. unfinished manufactured home with 3 bedrooms, 2 baths, kitchen, living room, dining room, and deck. It is located on a 6 ± acre lot with a detached 2-car garage. Note: The home is not habitable. Inspection is by appointment only. Visit cwsmarketing.com for online scheduling of appointment and full list of COVID-19 requirements and precautions. Per the stated Terms of Sale, this property is sold AS IS WHERE IS WITH ALL FAULTS including any building violations for the building as a whole that may apply (including but not limited to fines and penalties).

Property Details:
Living Space: 1,512 ± sq. ft.  
Utilities: Electricity, Propane, Well, Septic  
Site Area: 6.0 ± acres  
Zoning: AA/Agricultural Residential Improved  
Year Built: 1993  
County: Calhoun  
2020 County Taxes: $2,518.76 ±  
Parcel No: 04-014-014-00
TERMS OF SALE FOR ONLINE AUCTION - BATTLE CREEK, MI / Sale #21-66-144

GENERAL INFORMATION: The placement of a successful bid at a U.S. Department of the Treasury online auction establishes a legally binding contract between the successful bidder and the Government. An e-mail notice sent to the high bidder establishes the contract, which is subject to final acceptance by the Government. This contract is bound by these Terms and Conditions, any Special Terms and Conditions published by the Contractor for the specific auction, 19 CFR Customs Duties Part 162 and all other Federal regulations governing contracts for the purchase of Government property, which may be found at http://www.acquisition.gov. The successful bidder is legally bound to pay for property awarded in accordance with his/her bid.

ELIGIBILITY OF BIDDERS: The Bidder warrants that he/she is not: (a) under 18 years of age, (b) an employee of any department or agency of the Federal Government prohibited by the regulations of that agency from purchasing property sold heretofore, (c) an agent or immediate member of the household of an employee in a position which prohibits bidding violations for the building as a whole that may apply (including but not limited to fines and penalties). The Government and its agents may not make warranties or guarantees whatsoever whether written, oral, or implied, as to quality, condition, or habitability. All information contained on the website and marketing was derived from sources believed to be correct, but there is no guarantee. Buyer acknowledges that he/she relied entirely on his/her own information, judgment, and inspection of the property. If a legal misrepresentation is determined before the final closing on the property, the Government reserves the right to cancel the sale and refund any earnest deposit money paid.

REAL PROPERTY DESCRIPTIONS: The bidder understands and agrees that the property is offered, purchased, and accepted by the buyer AS IS WITH ALL DEFECTS if the bidder's offer is accepted. Cashier's checks made payable to the bidder's name CANNOT be accepted. The successful bidder's deposit(s) will be retained as the initial payment for the property. Cashier's checks payable to the bidder's name CANNOT be accepted. Unsuccessful deposit checks will be mailed out within 5 business days.

FINANCING: The buyer is responsible for obtaining his or her own financing arrangements as required. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

CLOSING: Closing will be held within 45 calendar days of the date the Government signs the sales contract accepting the Buyer’s offer. Closing may be scheduled mutually agreed upon by Buyer and Seller. The Government reserves the right to refuse any non-cash settlement. Buyer is responsible for all costs associated with the settlement of the sale. The Government reserves the right to accept cash only. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.

DEFECTS: Failure to make required deposit or final payments and/or comply with the time frames specified on the website shall be deemed default of the high bidder and may result in cancellation of the contract and forfeiture of any rights, title, and interest the Buyer may have acquired. In that case, title of the property is offered, purchased, and accepted by the buyer AS IS and WITH ALL DEFECTS. The Government reserves the right to refuse any non-cash settlement. Buyer is responsible for all costs associated with the settlement of the sale. The Government reserves the right to accept cash only. The Government does not provide financing for the purchase of any property offered under these Terms and Conditions. Bidders are strongly recommended to investigate and secure financing arrangements, if required, prior to bidding on a public offering.