

AUCTION

By Order of the Court Appointed Receiver

Case # 15-138244-CK, in the Circuit Court for the County of Monroe



Monroe Golf & Country Club

• Magnificent Donald Ross Design • 179+/- Acres

Premier 18 Hole Regulation Course, Clubhouse and Amenities • All FF&E Included in the Sale



Thursday, December 10th at 1:00 P.M.

www.hudsonmarshall.com • 800-841-9400



Dear Prospective Bidder:

Hudson & Marshall is pleased to have been chosen by the Court Appointed Receiver to offer you this beautiful Donald Ross designed golf course and country club. All the furniture, fixtures and equipment sell with the property. Please inspect this one of a kind property prior to auction day and come prepared to purchase excellent real estate at AUCTION prices!

Best of Luck in your Bidding: Hudson & Marshall, Inc.



Monroe Golf and Country Club

Nestled on rolling, wooded acreage in the heart of Monroe, Michigan is a lovely estate whose presence has graced the community for over a century. This private country club has provided a common meeting place for community, friends and family.



Thursday, December 10th at 1:00 P.M.

Monroe Golf & Country Club consists of an 18 hole Donald Ross designed course. The property is a well maintained, fully operational, ongoing country club. The entire property makes up 179+/- acres. The spacious grounds are well manicured and include some of the following features: Bent grass greens, tees and fairways; 36 sand traps, 3 ponds, 28 elevated tee boxes, driving ranges, putting greens and much more.

The spacious clubhouse includes 5 separate dining and banquet options. Additionally, there is a pool complex, a pro-shop, tennis courts, maintenance buildings and more. *The liquor license is included as part of the sale.*

For a property information package and inventory list, call Hudson & Marshall at 800-841-9400 or visit www.hudsonmarshall.com

OPEN HOUSE: The golf course and country club will be open for inspection on the following Mondays from 1:00 - 4:00 P.M. - November 30th and December 7th or available by appointment anytime. Contact Ben Hudson with Hudson & Marshall at 404-307-2261.



All Furnishings, Fixtures & Equipment Sell with the Property

- John Deere 2500 with Groomers
- John Deere 3215B
- John Deere 4x2 Turf Gators
- Cushman GA-60 Fairway Aerifier
- Cushman 3 Wheel Truckster 27 HP
- Toro SandPro 3000
- John Deere 1070 Tractor w/Loader
- Pro Gator 2030 Sprayer
- 410 Dakota Topdresser
- Giant Vac 3095
- Stihl Chain Saws
- Red Max Back Pack Blowers
- John Deere Utility Trailers
- John Deere 1800 Utility Vehicle
- Ryan Jr. Sod Cutter
- John Deere 11-Bladed Cutting Units
- Computers & Printers
- Kitchen Items: Southbend Gas Stoves, Full Size True Freezer & Refrigerator, 8 Burner Grill Top Stove, Pizza Oven, Cookshack Smoker, Food Storage Containers, Mixers, Meat Slicer, Sauce Pans, Prep Tables & More
- 200+ Banquet Chairs
- Flat Screen Televisions
- 400 Men's Lockers & 200 Women's Lockers
- Honda Generator GX120
- Turf Fertilizers
- Putting Green Hole Cutters
- 250 and 500 Gallon Fuel Tanks
- Bench Grinders
- Assorted Tools

Special Note: *There is a lease agreement on the 45 golf carts with Lake Erie Golf Cars.*

For a Complete List Visit www.hudsonmarshall.com





AUCTION: Thursday, December 10th at 1:00 P.M.

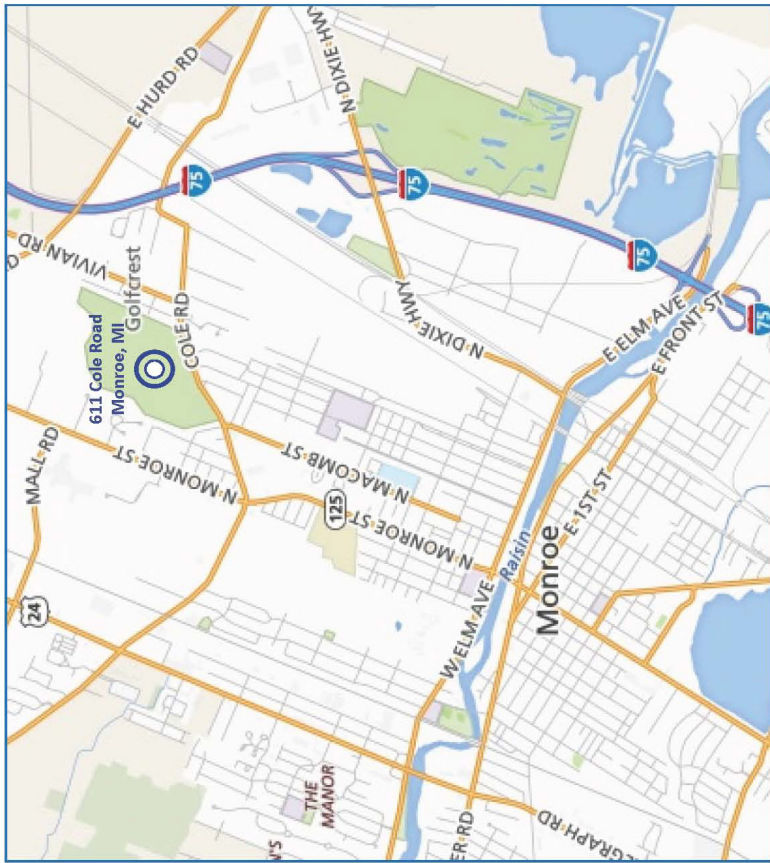
Property will Sell On-Site from the Clubhouse Located at 611 Cole Road in Monroe, Michigan



Mall of Monroe

North Monroe St (M-125)

179 +/- Acres

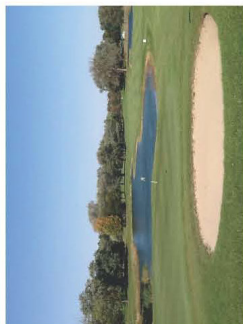


MONROE GOLF & COUNTRY CLUB

Selling by Order of the Court Appointed Receiver

179+/- Acres Including all Furniture, Fixtures and Equipment
Thursday, December 10th at 1:00 P.M. - Selling On-Site

For More Information, Call Hudson & Marshall at 800-841-9400
or Visit www.hudsonmarshall.com



TERMS AND CONDITIONS

SALE SITE: The property will sell Thursday, December 10, 2015 at 1:00 P.M. at Monroe Golf and Country Club located at 611 Cole Road in Monroe, Michigan.

TERMS OF SALE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price. A cashier's check (made payable to yourself) in the amount of \$50,000.00 is required as a portion of your down payment. A personal or business check can be used to pay the balance of the 10% down payment. The balance of the purchase price will be due on or before Friday, January 22, 2016.

BUYERS PREMIUM: All property sold at this auction will be sold with a 8% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

INSPECTION: The golf course and country club will be open for inspection on the following Mondays from 1:00 - 4:00 P.M. - November 30th and December 7th. This property may also be viewed at anytime by making an appointment with Ben Hudson at 404-307-2261.

CLOSING COSTS: The purchaser will pay 1/2 of the Title Company Closing Costs and any other fees associated with closing the transaction with a lender, i.e. loan fees, survey fees, lender title insurance, etc. The Seller will pay the winter 2015 property taxes and will be responsible for 1/2 of the Title Company Closing Costs, Transfer tax (\$8.60 per \$1,000 of sale price), and the Seller's Title Insurance Policy. Property will be conveyed by Covenant Deed.

FINANCING: The sale of this property is not contingent upon financing. Please know that you are signing a cash contract and need to make arrangements for financing prior to the auction, or have the ability to pay cash on or before Friday, January 22, 2016.

BROKER PARTICIPATION: A 1% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. In order to be paid a commission, the Broker/Agent must complete EACH of the following steps:

- 1) Review the "terms and conditions of the sale" with each client they are representing.
- 2) Professionally assist your client by providing relevant advice and property information.
- 3) Attend the auction.
- 4) Email or fax registration form to Hudson & Marshall no later than 7:00 P.M. the day prior to the sale. Email to juliecaidwell@bellsouth.net or fax 478-994-6588. Registration forms can be obtained from our website www.hudsonmarshall.com or call 800-841-9400 to have a copy emailed or faxed.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchaser's responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation.

For More Information Call Hudson & Marshall at 800-841-9400 or Visit our Website: www.hudsonmarshall.com

Auction Held in Conjunction with Steve Reeser - Michigan Real Estate License 650414079