Live & Phone Bid

REAL ESTATE AUCTION

3 BEDROOM, 3 BATH, 2-CAR GARAGE HOME

Located at: 301 Pioneer Ave., Sturgis, MI 49091

Bidding ends Monday, December 14, 2026 @ 6:00pm*

Starting bid $150,000.00





Real Estate

Real Estate Located at:
301 Pioneer Ave.
Sturgis, MI 49091

Improvements: 3 bedrooms, 2.5 baths, attached 2 car garage, 3 season room, on full basement, City Water, City Sewer, Natural Gas, St. Joseph County, Wayne Township, Sturgis Public School district.

Property Description: Located on a quiet street close to schools and downtown Sturgis, this 3-bedroom, 2.5-bathroom home blends move-in readiness with excellent value-add potential. The exterior offers great curb appeal with classic brick veneer, a cozy front patio, stamped concrete sidewalk, concrete driveway, and an attached 2-car garage. Inside, a slate-floor entryway opens to a functional layout featuring two living spaces: a main living room and a cozy separate family room centered around a warm fireplace. The fireplace room features a sliding glass door that opens directly into an enclosed sunroom, complete with vinyl windows and low-maintenance, composite decking. The kitchen boasts solid wood cabinets and a full suite of appliances, including a stove, fridge, dishwasher, and microwave. The home's layout also includes an expansive primary suite with a private ensuite bathroom. Downstairs, the full, partially finished basement features new flooring installed in 2023, offering a perfect canvas for remodeling. Major mechanical updates also provide built-in peace of mind, including a central air unit, newer water heater, and a 1-year-old shingle roof with a transferable warranty. This solid move in ready property presents a fantastic opportunity to add modern updates and build quick equity.

Real Estate Terms & Conditions: Buyer to sign real estate purchase agreement and pay $10,000.00 down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. Property sold subject to trustee's approval of the final bid.

Closing: Approx. 30 days after auction. **Possession:** Day of closing. **Taxes:** Prorated to date of closing.

Open House Dates: November 24 & December 1 from 2:30-5:30pm
Call Tyler Milliman at 269-625-2874 to schedule a private showing.

Auction Company's Note: Lewis & Lambright, Inc., the auction company, Redwood Realty, & the auctioneers are agents of the sellers. Check the ad on Auctionzip.com for more pictures of the property.

There is also an ONLINE ONLY PERSONAL PROPERTY AUCTION of the items from this trust that ends on Dec 7, 2026. To bid online go to www.lewisandlambright.com and click on www.hibid.com logo on the auction page.

**Phone bidders; call Elvie Frey at 260-463-1396 at least 48 hours prior to auction time to register. Use same number to place your bids prior to the auction close. Auctioneer will be on site by 5:00pm on auction day for those who want to be on site during final bidding. Bidding will be finalized right after 6:00pm bidding deadline. "Soft close" call Elvie for more details.*

Eileen Rinehart Trust – Owner | Lisa Babbitt - Trustee

Auction Conducted By:

LEWIS & LAMBRIGHT, INC. #AC30200031 & REDWOOD REALTY

260-463-2013 **269-625-2874**

Website: lewisandlambright.com

Auctioneers: Elvie J. Frey, Sr. #AU01042445, cell 260-463-1396
Willis Yoder #AU19500086 • Tyler Milliman #AU12500036