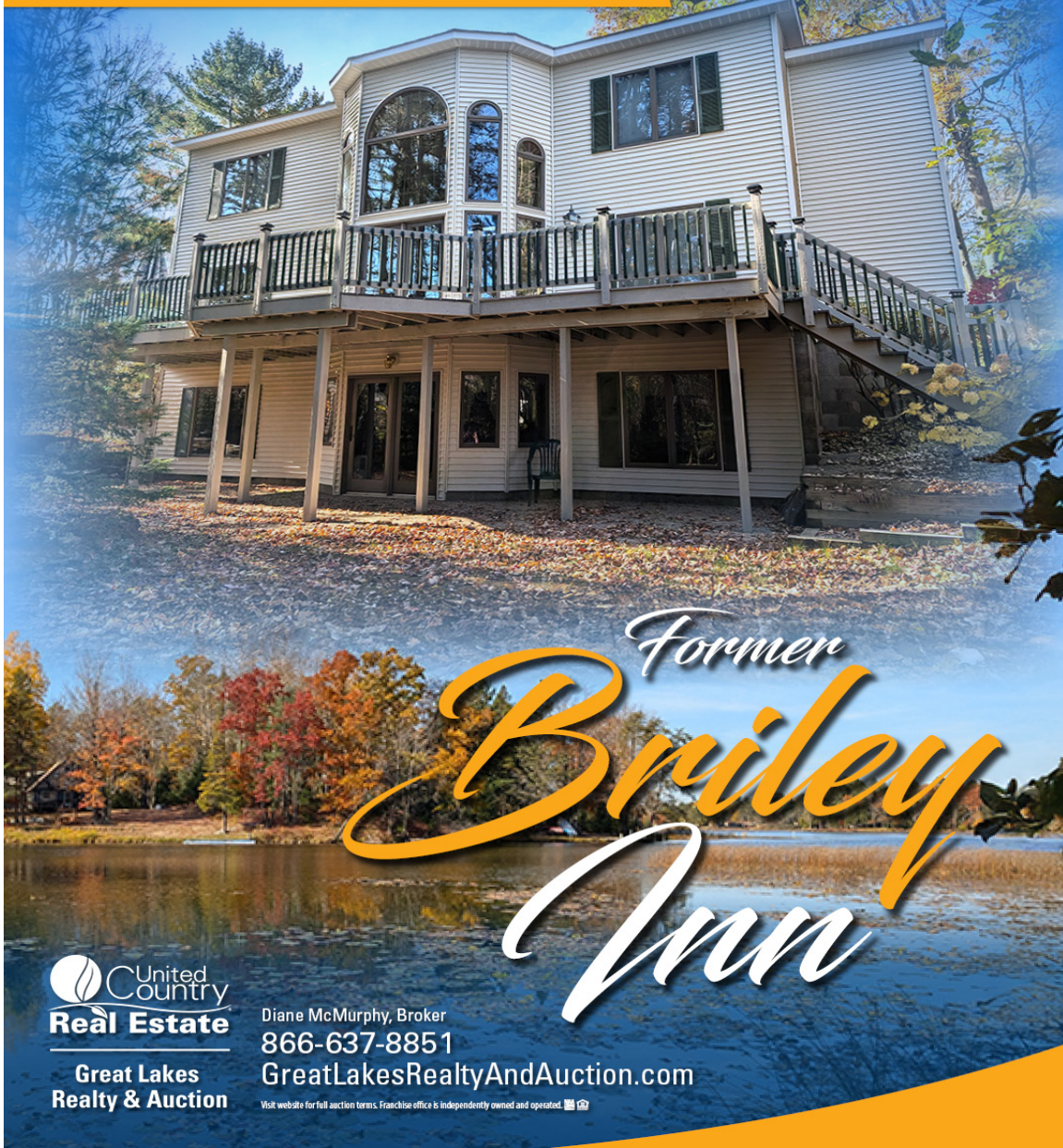



BID ONLINE OCT 17- 30
6 BR • 6.5 BA • THUNDER BAY RIVER VIEWS




Former
Briley
Inn

 **United Country**
Real Estate

Great Lakes
Realty & Auction

Diane McMurphy, Broker
866-637-8851
GreatLakesRealtyAndAuction.com

Visit website for full auction terms. Franchise office is independently owned and operated. 

Property Information Package

The Former Briley Inn – McArthur Road, Atlanta, MI

Online Auction | October 17 – October 30, 2025

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Disclaimer

This Property Information Package is provided as a convenience only. No representation or warranty, expressed or implied, is made as to its accuracy or completeness. Buyers are encouraged to conduct their own due diligence prior to bidding. Property is offered "AS-IS, WHERE-IS" with all faults. Neither the seller nor Great Lakes Realty & Auction shall be responsible for any repairs or replacements. All reliance on this information shall be solely at the bidder's risk.

Auction Description

The Former Briley Inn, located on McArthur Road in Atlanta, Michigan, overlooking the scenic Thunder Bay River, is being offered at online-only auction. Bidding Opens: October 17, 2025

Bidding Closes: October 30, 2025 at 5:00 p.m. ET

Inspection/Open Houses: To be announced

Deposit Required: See Terms & Conditions section

Terms & Conditions

Auction Format: Reserve Auction (Seller reserves the right to accept or reject the high bid). Online-only. Bidding opens October 17, 2025 and closes October 30, 2025 at 5:00 p.m. ET (soft-close applies).

Starting Bid & Buyer's Premium:

- Opening Bid: \$350,000
- Buyer's Premium: 10% added to winning bid.

Registration & Bidding:

- All bidders must register online with valid identification.
- Auctioneer reserves right to verify identity and proof of funds.
- Soft-close bidding extensions apply.

Property Condition: Property is sold As-Is, Where-Is with no warranties. Buyers are encouraged to inspect prior to bidding.

Purchase Agreement & Earnest Money Deposit:

- Successful bidder must sign Purchase Agreement immediately.
- \$10,000 non-refundable Earnest Money Deposit due within 24 hours.
- Deposit wired to Montmorency Lighthouse Title.

Closing:

- Closing on or before November 29, 2025 at Montmorency Lighthouse Title.
- Buyer responsible for closing costs.
- Possession granted at closing.

Property Features

- Address: McArthur Road, Atlanta, MI
- Property Name: The Former Briley Inn
- Bedrooms / Bathrooms: 6 BR / 6.5 BA
- Riverfront: Scenic Thunder Bay River views
- Building Use: Former lodging/inn property
- Special Notes: Historic local landmark, ideal for hospitality reuse, investment, or redevelopment

Aerial Map

Aerial view of the Former Briley Inn – McArthur Road, Atlanta, MI (44.99981, -84.1627).

Survey / Parcel Map

Survey to be inserted when available.

Tax Data

- Parcel ID: 003-014-000-040-00 (301400004000)
- County: Montmorency
- Total Acres: 2.3
- Land Sq Ft: 100,188
- Assessed Year: 2024
- Assessed Property Value (SEV): \$166,200
- Land Use Type: SFR (Single-Family Residential)
- Census Tract: 9102002043
- Contact by Mail: No

Broker/Bidder Participation Agreement

Standard 2% commission terms will apply. Final text to be inserted here.

Auction Purchase Agreement

Agreement draft to be inserted here, consistent with standard Great Lakes Realty & Auction forms.

County & Township Contacts

Montmorency County & Briley Township contact information to be listed here.