

AUCTION

Thursday, November 9

PRIVATE ESTATE ON 35 ACRES
Marshall, Michigan

Last Asking \$1,900,000
Reserve \$1,300,000 (if purchased together)
Buy One or Buy Both



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**BERKSHIRE
HATHAWAY**

Listing Agent
Brian Fazekas

**LOT #1:
MANSION ON 27.5 ACRES**

16385 17 1/2 Mile Road, Marshall, MI
Reserve \$1,000,000



**LOT #2:
ADJACENT COMPOUND ON 7.8 ACRES**

16475 17 1/2 Mile Road, Marshall, MI
Reserve \$400,000



OVERVIEW

This 15,800 square foot estate is situated on 27.5 rolling acres in Marshall, Michigan and conveniently located to nearby Chicago, Indianapolis, Detroit and Cleveland. The mansion has undergone an extensive gut renovation, is currently not finished and comes with completed plans by the award-winning DesRosiers Architects that will transform the interior of this stunning home into a spectacular living space with 5 bedrooms, 10 bathrooms, multiple entertaining spaces, a jaw-dropping glass rotunda and an unprecedented suite of amenities.

Over the years, this grand property has hosted The Vice President of The United States, Dick Cheney, while in office, and is less than 10 minutes from the newly announced \$3.5 Billion Ford electric vehicle battery plant, estimated to be operational in 2026..

In addition to the luxurious mansion, the property features two ponds, hundreds of thousands of dollars in landscaping, pool, pool house and rock waterfall. As an additional offering, the adjacent 7.5-acre property with a guest house, barn and a 4,000 square foot garage with an underground bunker is also available, providing a future owner the truly rare opportunity to transform and create an exceptional residential compound.

ONCE-IN-A-LIFETIME OPPORTUNITY TO CREATE YOUR DREAM HOME

The Lower Level was designed for an expansive home gym area, 50's diner, gaming/arcade room, home theater, circular bar, DJ booth, aquarium, sauna, zen/yoga room, cryogenics/salon room, and sitting area with a walkout to the custom pool, hot tub, and patio.

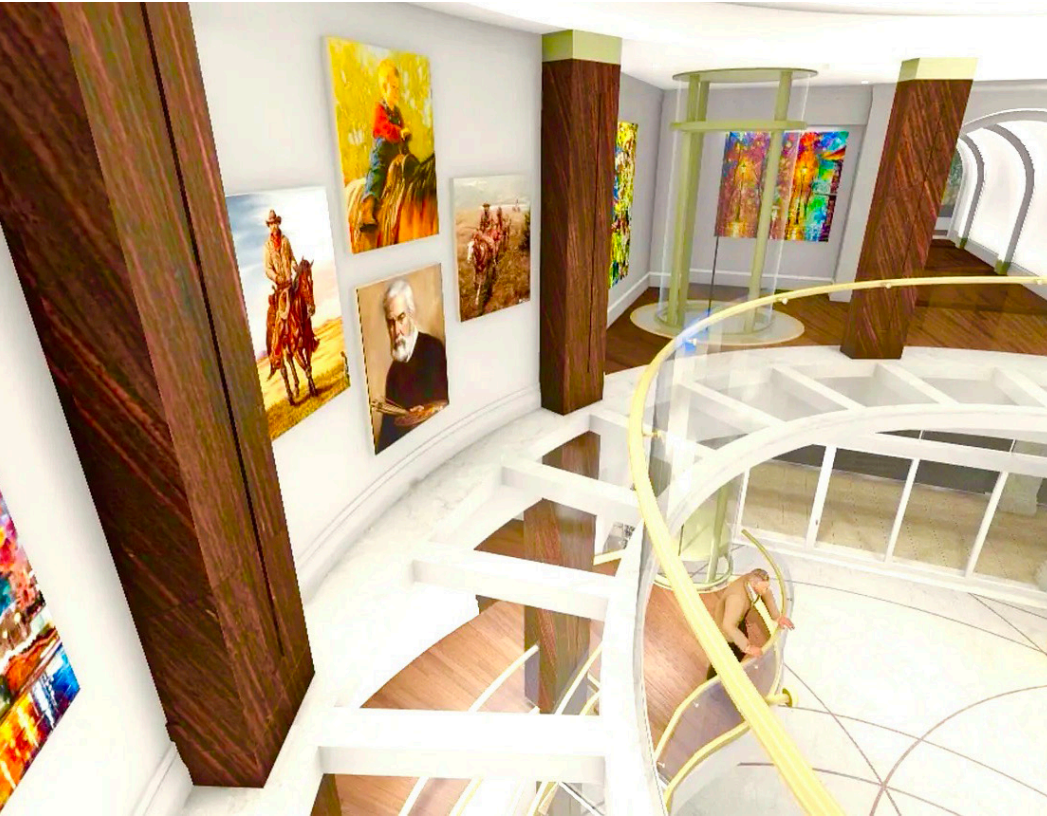
The Main Floor showcases the chef's kitchen, ample eating and entertaining space, and incredible views through the stretched patio doors and upward through the 3 floors of the spiraling staircase, glass elevator, and stunning glass rotunda above.

The impressive owner's suite occupies the full right wing of the main level and features floor-to-ceiling windows looking over the vast acreage of this estate, enormous walk-in closets that match the size of bedrooms, and a large bathroom with its own fireplace. Also in the right wing is an executive office with custom cherry woodwork detail and cabinetry, a granite fireplace, and a separate entrance to the home and office.

The Upper Level includes 4 additional bedrooms with views to the front and back of the estate. The Rotunda Level also features a top-level that is accessible via the planned glass elevator. Imagined as a future art gallery, the Rotunda Level has a viewpoint with breathtaking views for miles around.



RENDERINGS





PROPERTY INFORMATION

Parcel ID	16-121-006-01 (originally 2 separate and recently combined into 1)
Lot Size	27.5 acres (approx.)
Water Features	Pond
Garage	3-car attached
Pool	In ground, waterfall & pool house
Property Class	401 - Residential
Zoning	AR
Real Estate Taxes	\$26,669

HOME DETAILS

Year Built	2000	Fireplaces	3
Size	15,800 square feet (approx.)	Attic	No
Total Rooms	15	Heat	Natural gas, forced air
Bedrooms	5	Air Conditioning	Central air
Full Bathrooms	6	Water Source	Well
Half Bathrooms	4	Sewer	Septic
Height	3 stories (four levels)		
Elevator	Yes		
Basement	Yes, walkout		
Attic	No		



ADJACENT COMPOUND

OVERVIEW

Directly adjacent to the main home at 16475 17 1/2 Mile Road, this adjoining 7.5+ acre parcel features a 4,000 square foot garage that could be used for car storage, a workspace or a studio space complete with a large reinforced concrete bunker underneath. There is also an additional 3-car garage with a 1,400 square foot income producing rental unit above and a freshly painted red barn.

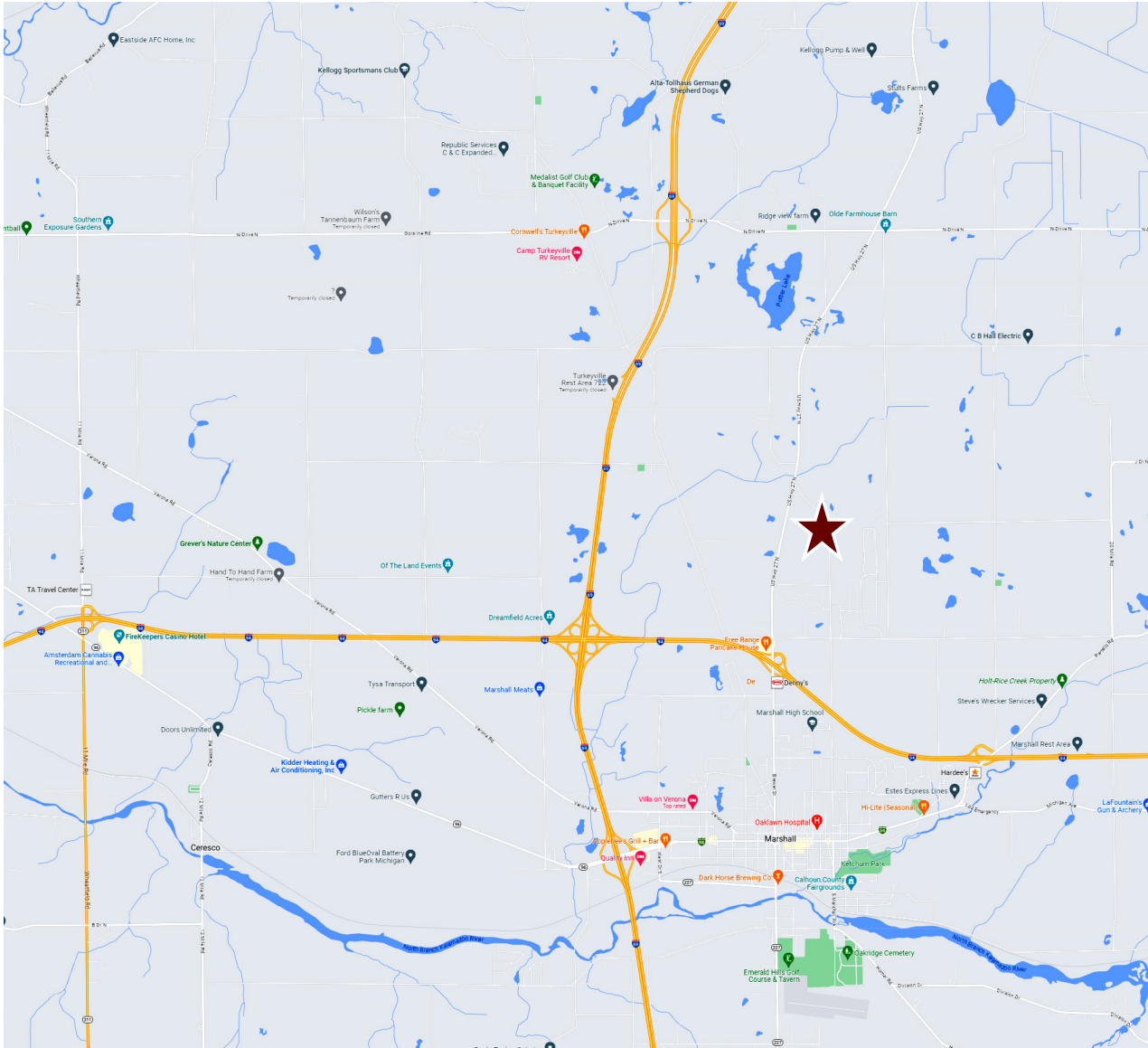
PROPERTY DETAILS

Parcel ID	16-121-006-08
Lot Size	7.83 acres (approx.)
Property Class	401 - Residential
Garage	3-car attached
Property Class	401 - Residential
Zoning	AR
Real Estate Taxes	\$7,212



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).
- 2. TOUR the property by appointment only.**
Please email info@prusa.com to schedule a tour on:
 - Thursday, September 14
 - Thursday, September 21
 - Thursday, September 28
- 3. SUBMIT BID Now through Bid Deadline: 4pm EST on Thursday, November 9.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL / AS-IS

5% Buyer's Premium. Properties subject to prior sale. Buy one or Buy both. Submit bid at any time. All bids are encouraged.



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The listing broker for the property is Brian Fazekas (unique ID number 6502431325) with Berkshire Hathaway Home Services (105 W. Michigan Ave., Marshall, MI 49068) 505 Park Ave, New York, NY 10022). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid or Minimum Bid, if any, which is not a reserve price and only a suggestion as to where bidding may begin. Any bid is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.





LUXURY PROPERTY AUCTIONS

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