

# Welcome!



## to the Future Campus of North Central Christian College

It is a privilege to have you visit and inspect this property recently acquired for a college here. Please take your time to look around. Others who have visited here agree that it will make a wonderful environment for a school.

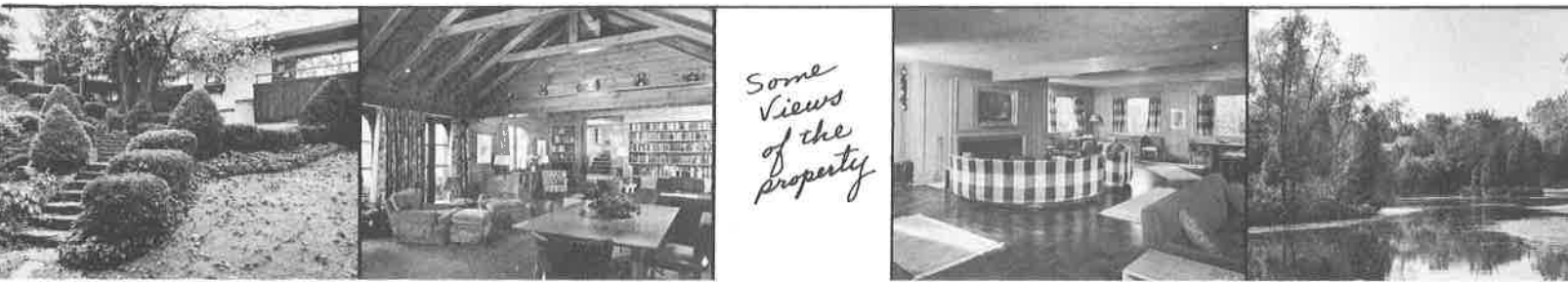
To meet the challenge of the future, private colleges throughout the nation are filling important places in higher education. North Central Christian College will be one of those schools representing the American way of academic freedom. It will be a Liberal Arts College with Christian ideals.

Last year approximately 44 per cent of all students attending colleges and universities were enrolled in private and church-related schools, while 56 per cent were enrolled in state-supported schools.

Privately supported schools are strongholds for free enterprise because they are independent institutions. Many outstanding educators and industrial leaders have gained fundamental principles from church-related schools.

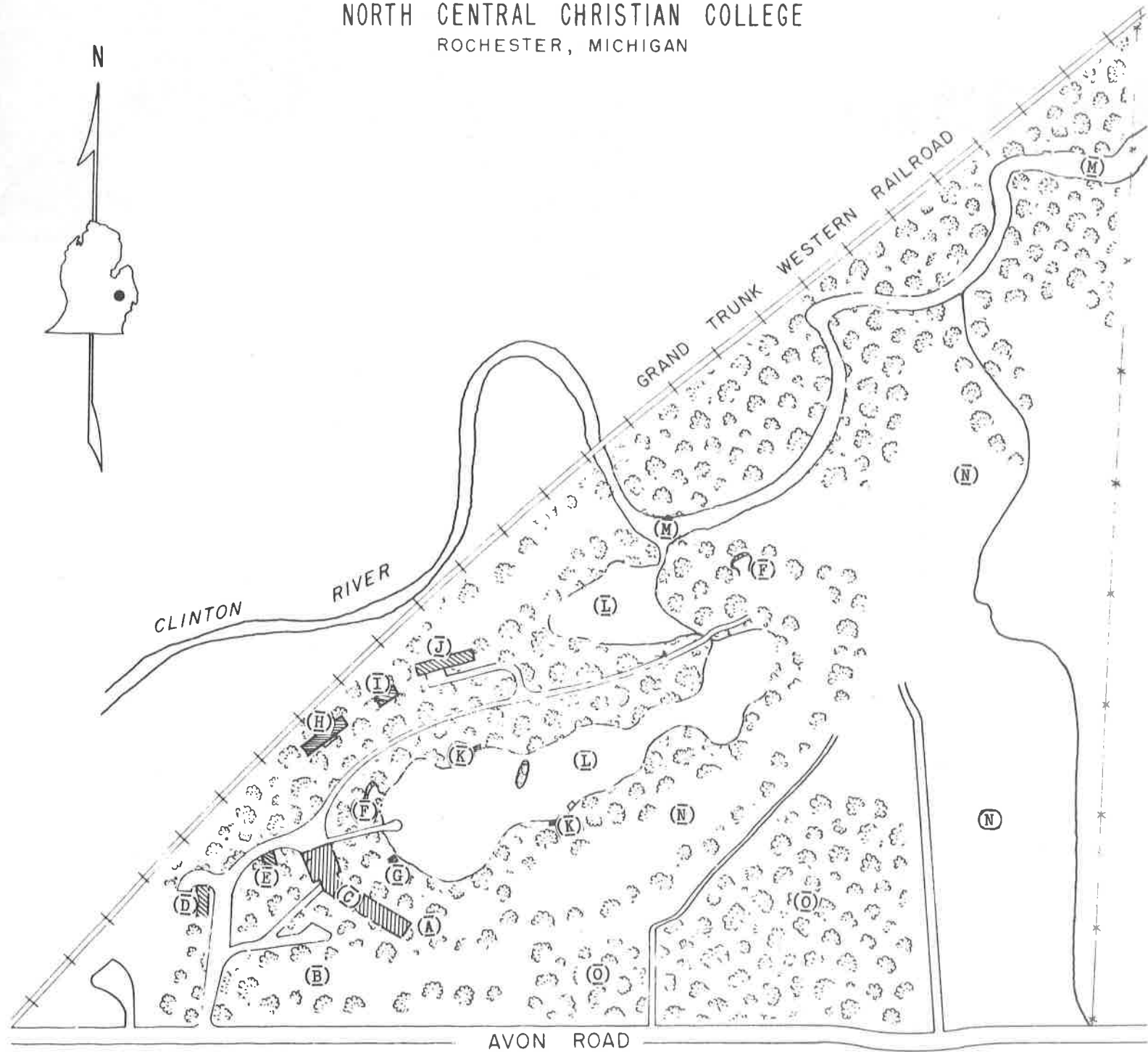
From the time North Central Christian College opens its doors it will strive to educate students in a personal way. It will serve Rochester and a large surrounding area with its cultural, spiritual and material benefits in the years ahead.

SEE MAP ON BACK



*Some Views of the Property*

CAMPUS SITE OF  
 NORTH CENTRAL CHRISTIAN COLLEGE  
 ROCHESTER, MICHIGAN



- |                         |                          |
|-------------------------|--------------------------|
| (A) ROCK GARDEN         | (I) GARDENER'S COTTAGE   |
| (B) FORMAL GARDENS      | (J) QUONSET BUILDING     |
| (C) MAIN BUILDING       | (K) PUMP HOUSES          |
| (D) CARETAKER'S COTTAGE | (L) LAKES                |
| (E) ROOT CELLAR         | (M) CLINTON RIVER        |
| (F) BARBECUE PATIOS     | (N) FUTURE BUILDING SITE |
| (G) FIRE PUMP HOUSE     | (O) ORCHARDS             |
| (H) GREENHOUSE          |                          |

# *Welcome* to the Future Campus of North Central Christian College

## THE PROPERTY

A few years ago this estate was nothing more than a gravel pit with a run-down house on it. Mr. Maxon, a Detroit advertising executive, acquired the property and began to develop it for his home and a place to entertain his clients. What you see today is the result, requiring several hundreds of thousands of dollars and several years time. Mr. Maxon no longer lives on the property, but it has been maintained for occasional use by his company and employees.

**ACREAGE**--The estate covers approximately 37 acres, bounded by Avon Rd. on the south, the fence line on the east and the railroad right of way on the west. As you will see by the sketch on the next page, the property is shaped like a triangle.

**LOCATION**--It is a 1 3/4 mile drive to the center of Rochester, 10 miles to Pontiac, 15 miles to the Detroit city limits.

**TRANSPORTATION**--Two bus lines run on Rochester Road, one going into Pontiac, the other to Highland Park and Detroit. With the coming of the new Michigan State University campus only 2 1/4 miles west of this property, it is expected that Greyhound Lines will run buses into the area also.

**WATER SUPPLY**--There are several flowing wells on the property to supply drinking water.

**SPRINKLING SYSTEM**--A permanent sprinkling system is installed in all of the several acres completely surrounding the lakes in the area planted with trees and shrubbery, as well as in the gardens.

**IRRIGATION SYSTEM**--A portable aluminum pipe system can take water to most any spot on the property.

**LIGHTING**--The entire area completely surrounding the lakes is lighted and also has power outlets, including the island in the middle of the larger lake. It is estimated that there is a sufficient power supply already installed on the property to take care of any eventual need.

North Central Christian College has submitted an offer to purchase this property and the offer has been accepted by the seller. The sale will be completed and possession given to us about the middle of December.

The men with red ribbons on their lapels are members of the board of directors of North Central Christian College Foundation who will act as your guides, and will be glad to answer any question you may have concerning the property or the future Christian school.

PLEASE FOLLOW THE ARROWS IN YOUR TOUR OF THE PROPERTY.



## WHAT WE ARE BUYING

North Central Christian College Foundation has submitted a proposal to purchase this entire estate, including most of the items of personal property, with a substantial cash deposit. The proposal has been accepted by the seller and we expect to gain full possession of the property in December.

Some of the items of personal property are not included in the sale. For this reason we are including in the following description the list of those items which we will not receive.

(A) ROCK GARDEN--Just east of the main building. A small pump on the lake creates a stream to flow through this garden.

(B) FORMAL GARDENS--South of the main building, near Avon Road.

(C) MAIN BUILDING--(Please wait for a guide to show you through this building).

ENTRY--We will receive everything except the bric-a-brac, tapestry, liquor cabinet, round coffee table and lamp, throw rugs, pictures.

MASTER BEDROOM No. 1--Seller reserves right to remove anything desired.

MASTER BEDROOM No. 2--Seller reserves right to remove anything desired.

UPSTAIRS BEDROOM--Everything included in sale except screens, paintings, books, electric fan.

UPSTAIRS STUDY--Everything included except pictures.

EAST BASEMENT--Entirely filled with cedar-lined closets, paneled outside in wormy-chestnut wood. Seller's property in closets.

LIVING ROOM--Everything included except silver chest and contents, books, pictures, two floor lamps, coffee table lamp, card table, fan, throw rugs.

KITCHEN--Everything included in sale except stemware, Lennox dishes, bric-a-brac. China service for 24 is included.

HALL--Steuben crystal is not included in the sale.

PLAYROOM--All furniture included except drop leaf table, duck press and table, two small chests, pictures, throw rugs, folding server, small round coffee table, bric-a-brac.

PLAYROOM KITCHEN--Everything included except stemware, tray set.

MAID'S BEDROOM--Everything except pictures, bric-a-brac.

WEST BASEMENT--All included in sale except the china.

LAUNDRY ROOM--The only fixture here is a new sink, which is included in sale.

FURNACE ROOM--Not included in tour. Equipped with two oil hot water units for heat and air conditioning equipment. Fuel oil is supplied from an 18,000 gal. storage tank. Other buildings are heated from three 3,000 gal. tanks.

GARAGE--All equipment will stay, including tractor and attachments, sprayer, trailer for tractor, chemical fire equipment, etc.

GARAGE ANTE-ROOM--Freezer chests and washing machine included.

- (D) CARETAKER'S COTTAGE--The house west of the main building. Has two bedrooms, kitchen, living room and utility room. Please do not enter this building, as it is still occupied.
- (E) ROOT CELLAR--The entrance may be seen in the side of the hill just down the drive from the caretaker's cottage. It is a large storage room for flower bulbs, fruit, etc.
- (F) BARBECUE PATIOS--The larger of the two patios is located at the edge of the lake just west of the dock. It is equipped with motorized barbecue spits, telephone and lawn furniture (tables, chairs, umbrellas, serving carts). The smaller patio is to the left of the top of the long flight of stone steps at the north end of the lake. It also has barbecue equipment, lights, etc.
- (G) FIRE PUMP HOUSE--Located just east of the dock on the lake. Contains a large marine engine which pumps water from the lake to a hydrant in front of the main building for fire fighting.
- (H) GREENHOUSE--Filled with several thousand dollars worth of orchid and other plants, which will remain with the property. The greenhouse has its own heating system.
- (I) GARDENER'S COTTAGE--The small building north of the greenhouse. Has its own toilet and heating facilities.
- (J) QUONSET BUILDING--This building is also heated. In this building, and included in the sale, is a 1951 station wagon, one 30 inch power mowing machine, one 20 inch power mowing machine, one hand mower, an air compressor, a portable pump.
- (K) PUMP HOUSES--One pump is located on the west side of the lake and one on the east side. Both are used exclusively to supply the sprinkling systems and portable irrigation system.
- (L) LAKES--The larger lake is spring-fed and ranges to a depth of about fifteen feet. Its overflow empties into the smaller lake, which empties into the river.
- (M) CLINTON RIVER--Main asset is that it will afford a means of sewage disposal by installation of a treatment plant. A 20 inch pipe connects the river with the south end of the larger lake. By opening this intake, the lakes can be flushed of algae and debris at any time desired.
- (N) FUTURE BUILDING SITE--Most of the acreage lies east of the lakes and the main building. Future building plans will be made for this part of the campus. It is estimated that there is sufficient space for a full four-year college with all necessary dormitories, classroom buildings, athletic fields, etc. The height of the land gives a natural drainage toward the river for sewage disposal (with treatment).
- (O) ORCHARDS--Contain a variety of young fruit trees.

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