

# REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, located 8 miles west of Cass City to McGregory Rd, 2 ¼ north to property or 6 ½ miles east of Unionville, 1 ¼ south to location.

**THURSDAY, APRIL 12th, 2018 11:00AM  
AUCTION HELD ON SITE**

## 158 ACRES FARMLAND

Tuscola County, Elmwood Twps, Section 17  
Parcel A. 118.5 +or- Acres, tillable tilled farmland.  
Parcel B: 40 +or- tilled tillable farmland



### TERMS OF SALE:

10% Cash deposit is due at sale. Balance due at closing . To close within 30 days.

Must be qualified w/ bank letter of Credit or Proof of Funds satisfactory to auctioneer to purchase.

Taxes to be pro-rated at closing.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Valley Title Agency and closing location.

Assign and assume Windmill Right with Cross Energy Wind.

Immediate possession of farmland upon accepted offer.

High bidder must sign Purchase Agreement and pay 10% non refundable deposit immediately following sale.

Purchase Agreement and property info sheets will be available for review at sale.

Auction company reserves the right to preclude any person from bidding if there is question about the person's credentials. Seller has First Right of Refusal.

For more details and to preview property prior to the day of the auction contact Martin Osentoski, (989)550-3400

Visit our web site: [www.osentoskiauction.com](http://www.osentoskiauction.com), email: [osentoskirealtyco.@frontier.com](mailto:osentoskirealtyco.@frontier.com)

**OSENTOSKI  
Realty Co.**

**AUCTIONEERING**

TERMS: Cash or checks with proper ID, and approval by auctioneer. Nothing removed from the premises until settled for. US funds.  
CLERK: Osentoski Auction Service

Not responsible for accidents at sale or stolen items. All property "sold as is" with no guarantees or warranties.  
ALL SALES FINAL

Announcements made at sale take precedence over printed matter herein.

Must bring cash or certified check. If using personal check, you must have letter of bank credit.

Cass City (989)872-4377  
Caro (989)673-7777

Your auctioneers & bid spotters: Martin, David, Ken & Tavis Osentoski.  
Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities