

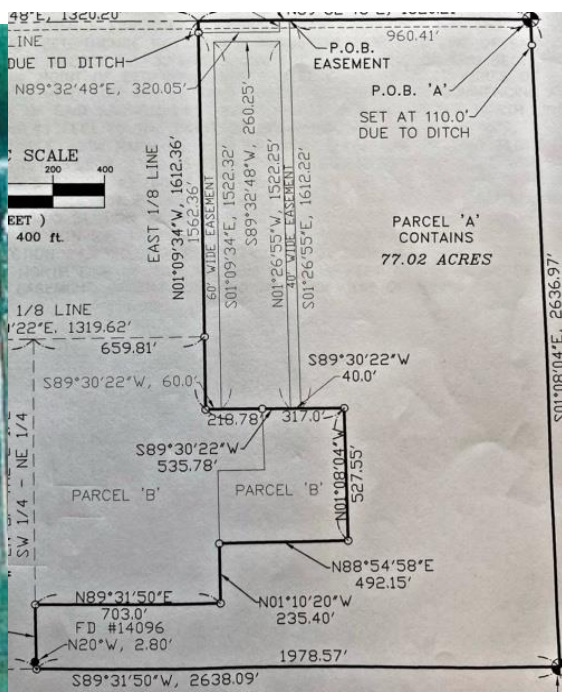
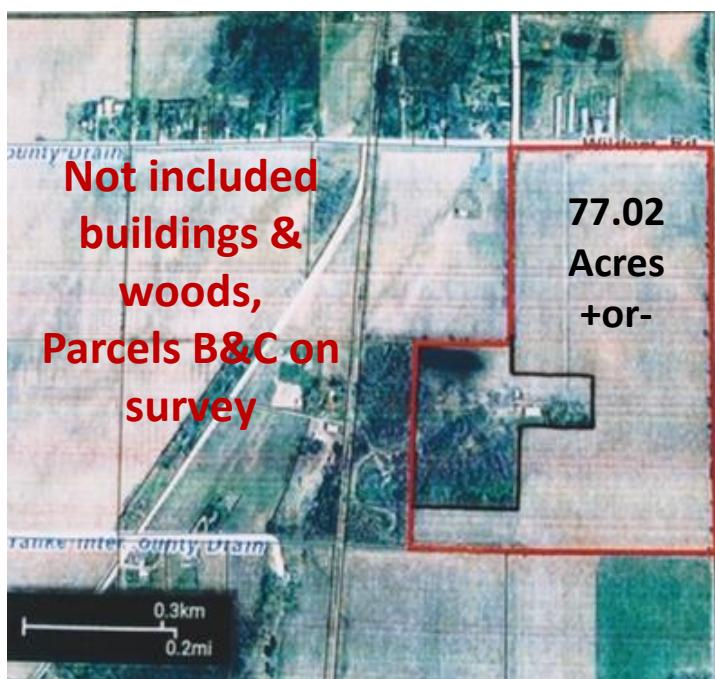
REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, located from Sebawaing ,MI. 3 miles South on M25 to Wildner Rd, 1 /2 mile West ,behind USA schools, to 3051 Wildner Rd, Unionville,MI

THURSDAY, NOVEMBER 12th, 2020

11:00AM On Site

77.02 +or- ACRES- Surveyed- Tillable & Tiled
Tuscola County, Akron Twps, Section 24



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, Caro, MI
 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. Possession after fall harvest is completed..
 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, email: osentoskirealtyco@frontier.com



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
 MARTY(989)550-3400

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