

FARMLAND

REAL ESTATE AUCTION

Doug Clunis Sr, Doug Clunis Jr. & Kim Clunis

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, located from Elkton, Mi 2 miles East on Pigeon Rd (M142) to corner of Moore Rd and Pigeon Rd (M142)

THURSDAY, , NOVEMBER 8th, 2018

11:00AM SHARP

AUCTION HELD ON SITE

98 + or - ACRES FARMLAND

Huron County, Oliver Twps, Section 11

Parcel A. 60 +or- Acres, Building complex, 48 acres tillable, tiled every 66', Consisting of large cement pad for feed, 3 Million gallon lagoon, 101x224 loafing barn. 2 other smaller buildings for cattle,

2 Story, 3 bedroom home, 1 bath house. Assume PA116

Parcel B: 38 +or- , 33 tillable tiled farmland, No PA116



TERMS OF SALE:

10% Cash deposit is due at sale. Balance due at closing . To close within 45 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 United Title Agency and closing location.

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. Subject to court approval.

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: osentoski Realty Co. @frontier.com

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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
MARTY OSENTOSKI
989-550-3400

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