

LAND AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, from Bad Axe MI, 6 ½ miles SW of Bad Axe on M53(VanDyke)

THURSDAY, FEBRUARY 3rd, 2022

AUCTION HELD ON SITE 11:00AM

Huron County, Sheridan Twps, Section 7

16 Acre Hobby Farm (Formally Apple Orchard)Mature fruit trees.

2 Story 3-5 Bedrooms, 2 Full baths, Large kitchen, formal dining room & living room. 48 X 60 Shed has separate workshop, can be heated w/ woodstove. Additional shed with road frontage, store front, formally apple processing business. 2 Coolers & water hook up, gas hot water, with bath. Large barn on property. Class A road. Great business opportunity.



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 United Title Agency and closing location.

Seller has Right of First Refusal, Possession Immediately

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.

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

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
MARTY 989-550-3400

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