

ORGANIC FARM AUCTION

130 ACRES +/-

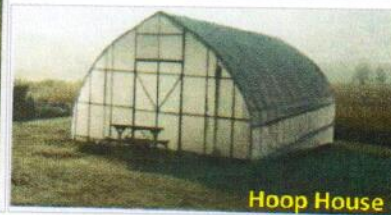
Osentoski Auction Service is commissioned to sell at public auction the following Real Estate Auction. **Sale Location: 4550 Barnes Road, Clifford.** Driving Directions: from Marlette – 4 Miles South on M-53, turn West onto Barnes Road, go 5 Miles to address.

11 A.M. Thursday, February 22, 2018

Parcel A: 127 +/- Acres (approx. 22 +/- Acres woods). Farmland is certified organic. Burlington Township, Section 27, Parcel ID: 004-027-006-00

Parcel B: 3 +/- Acres with Home and Buildings. Two-story, 3 BD 2 BA home, 1315 +/- sq ft, 2 car attached garage, 40x80 tool shed with electricity, 12x15 storage building, 30x64 hoop house.

Parcel C: Consists of Parcel A + Parcel B sold as one



TERMS OF SALE:

- Subject to Township split approval.
- 10% Cash deposit is due at sale. Balance due at closing.
- 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. Title work, deposit escrow and closing to be handled by Valley Title, Caro.
- 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 **Tavis Osentoski (989) 551-2010** or **Evan Osentoski: 989-551-6600.**

OSENTOSKI
Realty Co.

AUCTIONEERING

Tavis Osentoski: 989-551-2010

Evan Osentoski: 989-551-6600

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.

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

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