

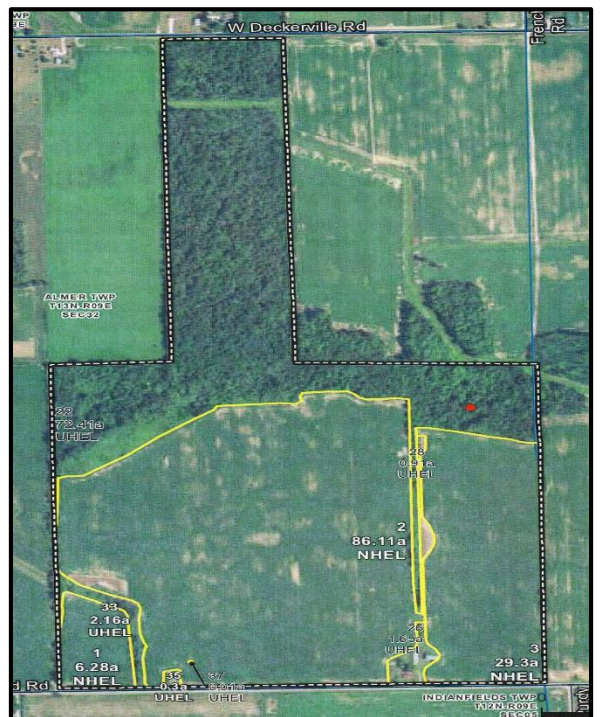
# LAND AUCTION

**Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction. Sale Location at: On the Grounds, 1 ½ miles west of Caro on Gilford Road, between Colling & Graff Roads, watch for signs.**

## Thursday, October 12 2017 at 11 a.m.

### 2 PARCELS TO BE SOLD SEPARATELY

- Parcel A: 160 +/- acres, 125 +/- tillable, 35 +/- wooded, 002-032-000-1300-00, SE ¼ of Section 32 Almer Township, along Gilford Road
- Parcel B: 40 +/- acres, mostly wooded, 002-032-000-0200-00, E ½ of W ½ of the NW ¼ Section 32, Almer Township, along Deckerville Road



### TERMS OF SALE:

- 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. Deposit is to be held at Valley Title. Closing to be held at 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.



Caro: (989) 673-7777

Cass City: (989) 872-4377

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.

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