

FARM LAND AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, Sale Location: On the Grounds along Bradford Road, about ¼ mile South of Akron Road, Tuscola County.

**Thursday, Dec 6, 2018
11 a.m. SHARP**

VACANT LAND: 39 +/- Acres, 35 +/- tillable farmland, Gilford township, Section 4, Bradford Rd, between Akron and Dutcher Roads. Parcel ID: 012-004-000-0100-02



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, and closing to take place at Valley Title, 1100 East Caro Rd, Caro, MI 48723.
 - 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 call or text Tavis Osentoski (989) 551-2010, or Evan Osentoski: 989-551-6600
 - Visit our web site: www.osentoskiauction.com, email: tavisosentoski@yahoo.com or eosentoski@gmail.com



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.

Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities