

FARM LAND AUCTION

HURON COUNTY

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction. Sale Location: On the Grounds, located at 2110 MacDonald Rd, Port Hope. Directions: Take Sand Beach Rd (M-142) to MacDonald Rd, then 4.2 Miles North to address.

THURSDAY DEC 13 2018 AT 11 AM SHARP



PARCEL A: 120 +/- Acres with home and 3 barns/sheds. Approx. 110 +/- Acres tillable and tilled every 66'. Home is 4 Bedroom 1 Bath, 2 story brick home. Tax ID: 02-033-006-00. Bloomfield Township, Section 33.

PARCEL B: 117 +/- Acres in 2 parcels (sold as 1). Approx. 90 +/- Acres tillable and tilled every 66'. Balance is wooded. Tax ID: 02-029-011-00 and 02-029-008-00. Bloomfield Township, Section 29

TERMS OF SALE: 10% non-refundable cash deposit is due at sale. Balance due at closing. To close within 30 days. Possession 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 United Title, 209 East Huron Ave, Bad Axe, MI 48413.

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 reserves right to accept or reject any and all bids/or sell to less than the highest bidder.

For more details and to preview property prior to the day of the auction contact Tavis Osentoski: 989-551-2010.

PA 116 on all parcels to transfer to new owners.



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, Tavis and Evan Osentoski. Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities