

REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, from Cass City, 7 1/8 East to 4921 Cass City Rd.

THURSDAY, OCTOBER 15th, 2020

11:00AM

AUCTION HELD ON SITE

**Sanilac County, Greenleaf Twps., Section 26 & 35
159 +or- Acres total, 123 tillable. on paved road.**

Parcel A: Section 35, 80 Acres, 65 ½ tillable +or-, consisting of 1 ½ story, 4 bedroom, 1.5 bath country home. Very clean and spacious, apx 1300 sq. ft. 30x40 pole building.

Possession of home at closing.

Parcel B: Section 26, 79 Acres, 58 tillable, balance woods

Parcel: C, All of the above.

4 Bedroom home, 1.5 bath,
30x40 pole building

Immediate occupancy on home.

159 +or- Acres



2- Parcels



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 Community First Title Agency, Sandusky, MI and closing location.

Possession after crops are harvested in the fall.

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.

Seller has Right of First Refusal.

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: osentoski Realty Co.

**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