

STUART & JOAN MERCHANT ESTATE FARMLAND AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, 2 miles North of Cass City, MI 5549 Cemetery Rd.

THURSDAY, OCTOBER 18th 2018

**112
ACRES**

11:00AM

AUCTION HELD ON SITE

PRIME AGRICULTURAL GROUND

Tuscola County, Elkland Township, Section 16

112 Acres + or -.Tillable & random tiled. 8A Tappan Londo Loam and 20B Guelph Londo Loam

Two parcels

PARCEL A: 77 2/3 + or - Acres,PARCEL B: 35.28 + or - Acres



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.
 2018 taxes to be paid by seller. Possession after 2018 fall crops are taken off.
 Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Valley Title Agency and closing location.
 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 First Right of 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: osentoskierealtyco.@frontier.com



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