

# LAND AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, from Caro, MI North 5 miles on Van Geisen to corner of Van Geisen & Fenner Rd.

**THURSDAY, DECEMBER 2nd, 2021**

**Commencing at 11:00AM ON SITE**

**TUSCOLA COUNTY, JUNIATA TWPS, SECTION 2**



18.66 Acres +or-  
16.75 Tillable Acres  
Surveyed  
Drainage ditch  
Patch of woods  
2 Road frontages



**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 Valley Title Agency and closing location.

Possession after closing

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.

Seller has Right of First Refusal.

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 Lola Osentoski Miller at (989)551-3577

Visit our web site: [www.osentoskiauction.com](http://www.osentoskiauction.com), email: [lolasellshomes@yahoo.com](mailto:lolasellshomes@yahoo.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  
LOLA (989)551-3577

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