

REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, located from Cass City, MI West to Dodge Rd, 2 South to Akron, West 1 1/4 mile to address 4450 Akron Rd, Cass City, MI

THURSDAY, MAY 3rd, 2018 11:00AM AUCTION HELD ON SITE 80 ACRE ORGANIC FARM

Tuscola County, Ellington Twps, Section 11

Parcel A. 76 Acres +- 46.6 tillable tiled farmland. 15 Acres +- in CRP set aside program through 2022, \$180 per acre. Balance wooded.

Parcel B: 3 Acres +- , 4 or 5 Bedroom home, 2.5 baths, 2 car attached garage, 30x40 pole building ,LP Hot water heat. Roof 10 years.

Parcel C: All of the above.



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.

Assume & assign CRP program

Immediate possession of farmland upon accepted offer.

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 Lola Flores (989)551-3577

Visit our web site: www.osentoskiauction.com, email: lolasellshomes@yahoo.com

OSENTOSKI
Realty Co.

AUCTIONEERING

Cass City (989)872-4377

Caro (989)673-7777

LOLA (989)551-3577

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