

REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, located from Bad Axe, MI ,6 miles North to Fillion Rd, 10 miles East to Parrisville Rd, 1 ½ miles South to sale site.

THURSDAY, MAY 16th, 11:00AM
On Site, Parisville Rd, Parcel A

43.6+or- ACRES +or-
Huron County, Bloomfield & Rubicon Twps.- Two parcels

PARCEL A, Huron County, Bloomfield Twp, Sec 27, 28.60 Acres +or-, tillable & tilled every 25', possession immediately after wheat crop is harvested, taxes to be prorated, buyer to assume PA116

PARCEL B: Huron County, Rubicon Twp, Sec 18, 15 +or-, Acres, 12 tillable, land is leased through 2021, buyer will receive 2019 rent and pay 2019 taxes, buyer to assume PA116, Directions are from sale site, 1 ½ miles North, 2 ½ miles East, corner of Fillion and Karg Rd.

PARCEL A



PARCEL B



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 United Title Agency, Bad Axe, MI

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. Possession immediately.

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: osentoskirealtyco@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