REAL ESTATE AUCTION SALE

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, from Bad Axe, MI. 9 miles SW on M53 to Rescue Rd, ½ mile West to 3301 Rescue Rd.

SATURDAY APRIL 29th, 2023

AUCTION HELD ON SITE 11:00AM

Huron County, Sheridan Twp, Section 19. 80 Acres+ or-, 40 +or- Virgin, non timbered woods. 29 +or – tilable acres. Additional 10 acres +or- could be cleaned up and farmed. Consisting of lg 4 BR, lg family room, Basement. 50x72' pole building, half cement, new roof on home & pole in 2021.

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 for 2023 to be paid by buyer. Buyer has rights to farm land 2023.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at United Title Agency and closing location.

Possession after closing on home & building.

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.

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

OSENTOSKI Realty Co.
AUCTIONEERING

Cass City (989)872-4377
Caro (989)673-7777
MARTY 989-550-3400

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