

ANDERSON ESTATE LIVE REAL ESTATE AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction. From Cass City, MI, 10 miles North to Camboro Rd, 1/3 East to 4660 Camboro Rd, Owendale, or 5 miles South of Elkton to Camboro, East to address.

THURSDAY ,JUNE 22nd 2023

11:00AM - AUCTION HELD ON SITE

Huron County, Grant Twp, Section 3.

80 Acres +or-, Consisting of 44 + or – tillable acres, 30 Acres of mature woods, 1250 Sq ft Home,3 Bedroom, 1 Bath, 2 Car garage, Metal roof.20x50 barn, 30x40 shed.



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.

2023 Taxes to be prorated. Buyer to receive rent for 2023, Possession of farmland after 2023 crops are off.

Possession of home & buildings at closing.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Community First 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. Absolute Auction

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: osentoskierealtyco@frontier.com

OSENTOSKI
Realty Co.
AUCTIONEERING

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