

# ESTATE OF KAREN & HAROLD WILLS REAL ESTATE LIVE AUCTION

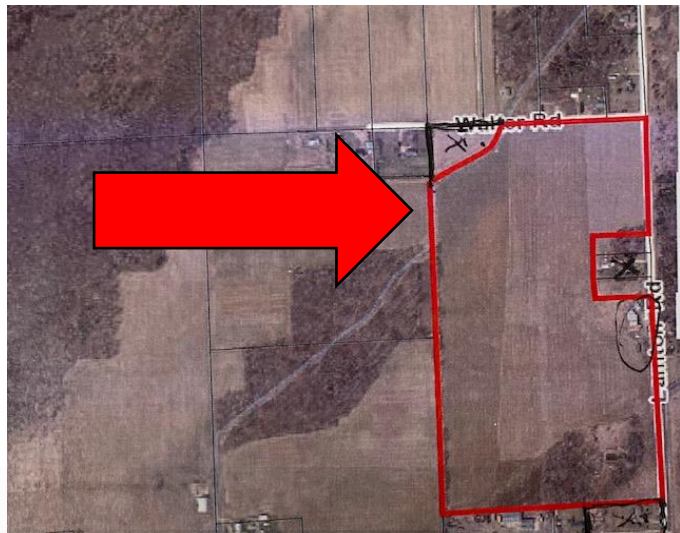
Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction. From Cass City 3 miles East to Greenland Rd, North ¼ to sale site.

## SATURDAY JUNE 17th 2023

### 11:00AM - AUCTION HELD ON SITE

**Tuscola County, Elkland  
Twp, Section 25**

68 Acres +or-, 56 +or-  
Tillable & Tilled &  
Random Tilled  
remainder Outer  
buildings.



#### 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 assume PA 116.

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

Possession after crops are off for 2023 , Buyer to receive rent for 2023.

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. Absolute Auction

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](http://www.osentoskiauction.com), email: [osentoskirealtyco@frontier.com](mailto:osentoskirealtyco@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