

LAND AUCTION SALE

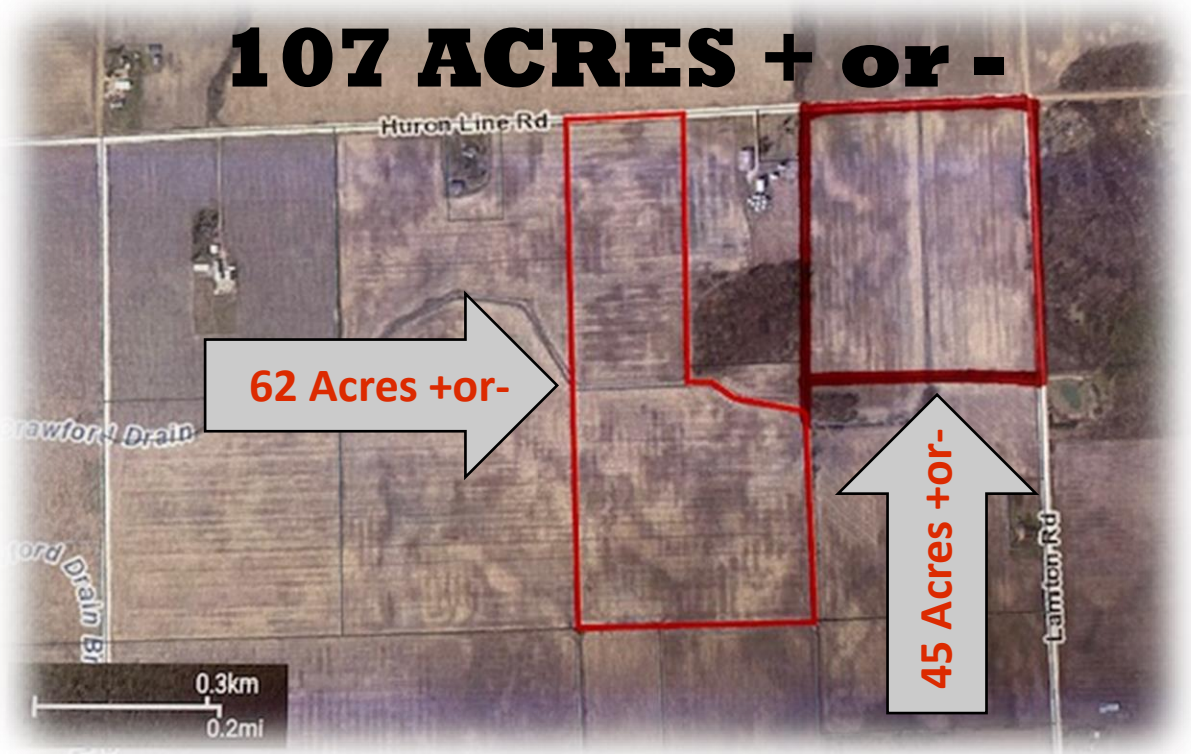
Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate Auction, from Cass City, MI 4 miles North, east on Bay City Forestvile Rd to Grassmere Rd, North to corner of Grassmere & Huron Line Rd.

THURSDAY, JULY 20th, 2023

AUCTION HELD ON SITE 11:00AM

**Tuscola County, Elkland Township, Section 1
107 ACRES +or- Land is Certified Organic
All tillable & tilled, two fields.**

107 ACRES + or -



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.
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 harvested for 2023. Seller to pay 2023 taxes and receive the rent.
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.
Seller has Right of First Refusal.
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



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.
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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