

LIVE ESTATE of CHARLES TUNIS

REAL ESTATE AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. From Cass City, MI , 6 miles South to Deckerville Rd. East 2/3 mile , Look for signs.

THURSDAY ,SEPTEMBER 14th,2023

11:00AM - AUCTION HELD ON SITE

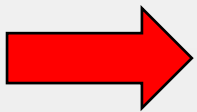
Tuscola County, Novesta Twp, Section 27.

140 Acres +or-, Offered in 2 parcels

Par A: 100 Acres +or-,68.62 Tillable & mostly Tiled, balance woods, 660 road ft, TaxID#018-027-000-1400-00 & 018-027-000-1500-00 & 018-027-000-0800-00. 2/3 mile East of Cemetery on Deckerville.

Par B: 40 Acres +or-,10.5 tillable, balance is woods, 1320' rd frontage. TaxID# 018-027-000-1300-00. 1 mile East from Cemetery & Deckerville Rd, to Englehart Rd, North ¼ mile.

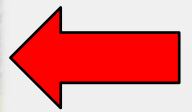
PARCEL A



100 Ac+or-



PARCEL B



40 Ac +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.
 2023 Taxes to be paid by seller. Seller to receive rent for 2023, Possession of farmland after 2023 crops are off.
 Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Valley 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. 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: 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