

# SWEENEY ESTATE LAND AUCTION SALE

**THURSDAY, February 29th, 2024 · Commencing at 11:00 A.M**

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate located from Cass City MI, 4 miles North to Bay City Forestville Rd, East 2 miles to corner of Bay City Forestville Rd and Buehrley Rd.

## **AUCTION HELD ON SITE**

**Tuscola & Huron Counties 315.32 +or- Acres  
Tuscola County- Elkland Township, Section 2**

**Parcel A:** 115 +or- Acres, 110.53 +or- tillable, random tiled

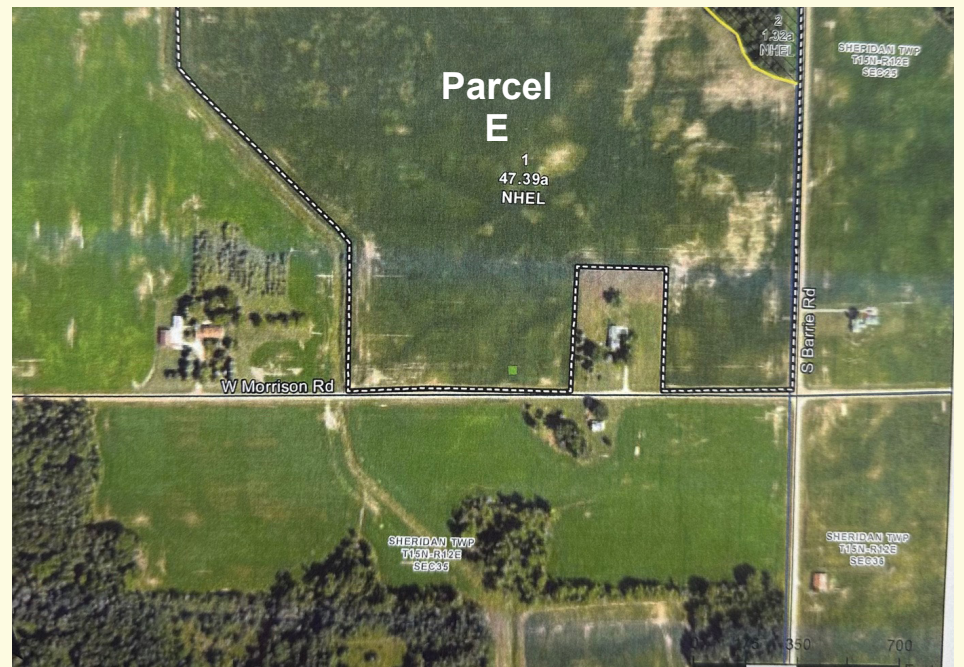
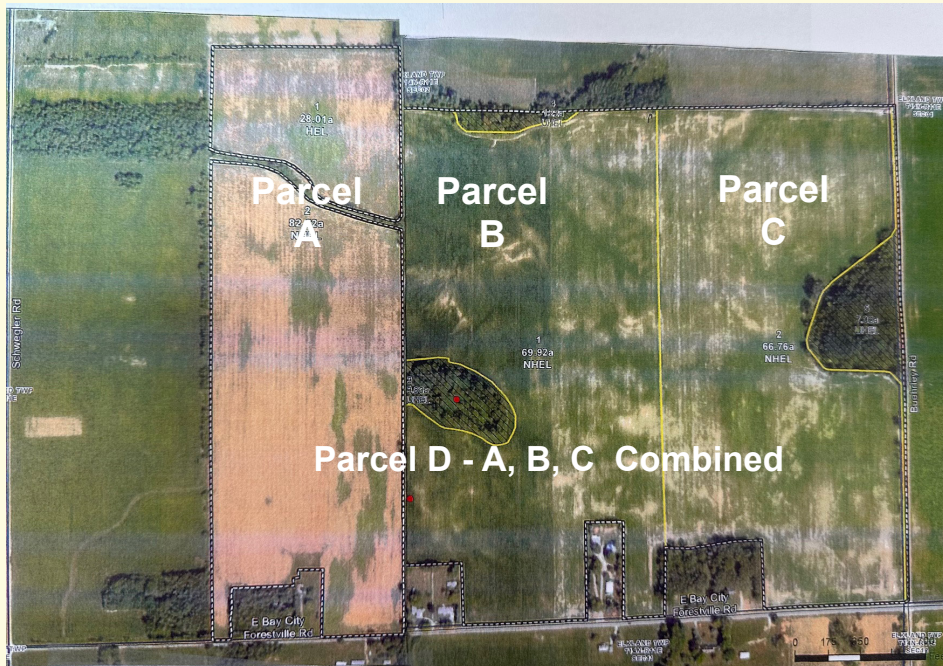
**Parcel B:** 76 +or- Acres, 69.92 +or- tillable

**Parcel C:** 75.82 +or- Acres, 66.76 +or- tillable, 7.5+or- wooded, systematic and random tiled

**Parcel D:** A,B,C Parcels combined. 266. 75 +or- Acres, 247 +or- tillable.

## **Huron County - Sheridan Twp-Sec 26**

**Parcel E:** 48.5 +or- tillable & ravine tiled Location of this parcel from Bad Axe, MI 7.5 miles South to Morrison Rd, 1 mile West to corner of Morrison Rd & Barrie Rd. Parcel E will be sold at Parcel A site.



## **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 2% buyers premium, added to sale price. Deposit is to be held at United Title Agency and closing location. Possession at closing, Taxes for 2024 paid by buyer. 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. Right of First Refusal. For more details and to preview property prior to the day of the auction contact Martin Osentoski, (989)550-3400.

If there is PA116 will be assumed and assigned by the buyer.

Visit our web site: [www.osentoskiauction.com](http://www.osentoskiauction.com), email: [osentoskiirealtyco@frontier.com](mailto:osentoskiirealtyco@frontier.com)

### **VISIT OUR WEB SITE:**

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[osentoskiirealtyco@frontier.com](mailto:osentoskiirealtyco@frontier.com)

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E-mail address: [osentoskiirealtyco@frontier.com](mailto:osentoskiirealtyco@frontier.com)

**OSENTOSKI**  
REALTY AND AUCTIONEERING

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

**TERMS:** Cash or checks with proper I.D.  
Nothing removed from the premises  
until settled for. US Funds!  
**CLERK:** Osentoski Auction Service

**Not responsible for accidents at sale or  
stolen items. All goods sold with  
no guarantees or warranties.  
ALL SALES FINAL**

**Announcements made at sale  
take precedence over printed matter  
herein.**

**Out of State Buyers and Out of Country Buyers:  
Must bring cash or certified check.  
If using personal check, you must have letter of  
bank credit or equipment will not be released  
until checks are cleared.**