

# LAND AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate: Sale location at 3151 Frankford Rd, Caro, MI 48723; at the corner of Frankford and Murray Roads. Directions: Deckerville Road to Murray Road, then South 2.5 miles to corner (look for signs)

**Thursday, April 4, 2024  
Commencing at 11 a.m.**

## TUSCOLA COUNTY – WELLS TOWNSHIP – SECTION 9

**Parcel A: 80 +/- Acres, with 2 older homes and outbuildings. About 45 +/- acres with random tile and 31 +/- acres recreational. Parcel ID numbers: 022-009-000-0700-00 & 022-009-000-0600-00**

**Parcel B: 40 +/- Acres, mostly tillable and random tiled. Located at SE Corner of Mushroom and South Murray Rds. Parcel ID: 022-009-000-0500-00**



PARCELA



PARCELA



PARCEL B

**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.

Taxes to be pro-rated at closing.

Buyer to pay 3% buyers premium, added to sale price. Deposit and closing to be held at Valley Title, 1100 East Caro Road, Caro, MI 48723.

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.

For more details and to preview property prior to the day of the auction contact Tavis Osentoski, 989-551-2010.

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



Cass City (989)872-4377  
Caro (989)673-7777

Tavis Osentoski: 989-551-2010

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.

Your auctioneers & bid spotters: Martin, David, Tavis and Evan Osentoski. Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities