

ESTATE of FRED POWELL SR.

REAL ESTATE AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. Directions from Cass City, MI. 4 miles north to Bay City Forestville Rd, 5 1/3 east to location, watch for signs.

THURSDAY ,OCTOBER 17th,2024

11:00AM - AUCTION HELD ON SITE

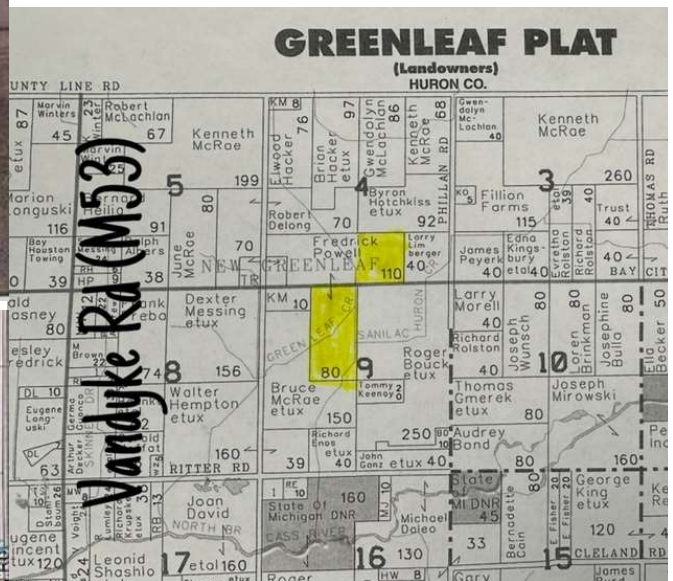
Sanilac County, Greenleaf Twp, Section 9 & 4.

Bay City Forestville Rd. Cass City,MI

120 Acres +or-, Offered in 2 parcels

Par A: 80 Acres +or-, 76 +or- is tillable and tilled every 50', map available. Balance woods

Par B:40 Acres +or-, 37 +or- tillable and tilled every 50', map available



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.

2024 Taxes to be paid by seller. Seller to receive rent for 2024, Possession of farmland after 2024 crops are off.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Community 1st 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: osentoski Realty Co



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