

ESTATE of ELMER & EVELYN PEYERK REAL ESTATE AUCTION PEYERK ACRES LLC

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. Located from Bad Axe, MI. 7 miles North on Vandyke Rd, to Filion Rd, 4 miles East to Sullivan Rd, ½ mile South to property, watch for signs.

THURSDAY, OCTOBER 24th, 2024

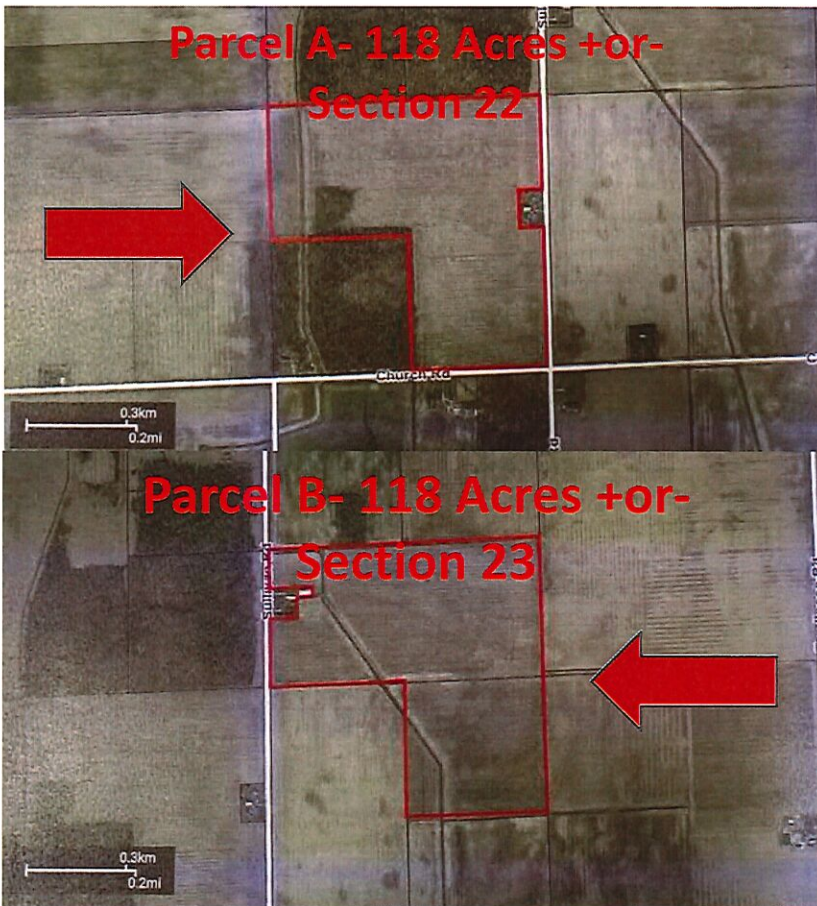
11:00AM - AUCTION HELD ON SITE

Huron County, Lincoln Twp, Section 22 & 23.

236 Acres +or-, Offered in 3 parcels, All tilled & tillable

Par A: 118 Acres +or-

Par B & C Together : 118 Acres +or-



Tiled & Tillable



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 United 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: osentoskiarealtyco@frontier.com



<p>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</p>	<p>Not responsible for accidents at sale or stolen items. All property "sold as is" with no guarantees or warranties. ALL SALES FINAL</p>	<p>Announcements made at sale take precedence over printed matter herein.</p>	<p>Must bring cash or certified check. If using personal check, you must have letter of bank credit.</p>
--	---	---	--

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