

# LAND AUCTION

**Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate:** Sale location at: 4176 Estey Road, Rhodes, MI 48652-9710. The Auction location is near the intersection of School and Estey Roads – watch for Auction signs.

## Thursday, Dec 5, 2024 at 11 am

**Section 23, Bentley Township, Village of Rhodes, Gladwin County**  
**THESE TWO PARCELS ARE BEING SOLD AS ONE**

**Parcel A: 020-023-200-013-00, comprised of a home, outbuildings, tilled and tillable acreage and wooded/recreational ground.**



**Parcel B: 020-023-001-06, comprised of tilled and tillable acreage and wooded/recreational ground.**



**NOTE: Of the total 114 +/- Acres, approximately 50 +/- acres and tillable and tilled, with the balance of woods and buildings.**



**TERMS OF SALE:** To close within 30 days. Buyer to pay 3% buyers premium. Must be qualified w/ bank letter of Credit or Proof of Funds satisfactory to auctioneer to purchase. Taxes to be pro-rated at closing. 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**

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.

**Tavis Osentoski: 989-551-2010** Auctioneers & clerks acting as sales agents only & assume no guarantees, no liabilities