

ESTATE of RICHARD McCOLLUM

REAL ESTATE AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. Directions from Unionville, 3.5 miles South on Unionville Rd (M24) to 4711 N Unionville Rd. Unionville or from Caro, MI 11 miles NW on Unionville Rd (M24) to address.

THURSDAY ,JANUARY 23rd,2025

11:00AM - AUCTION HELD ON SITE

Tuscola County, Akron Twp, Section 24

50 ACRES - All tiled & tillable acreage



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.

2025 Taxes to be prorated at closing. Possession of farmland to be determind.

Buyer to pay 3% buyers premium, added to sale price. Deposit is to be held at Community 1st Title Agency , Caro, MI and also 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.

Subject to court approval.

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: osentoskierealtyco@frontier.com

OSENTOSKI
Realty Co.

AUCTIONEERING

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