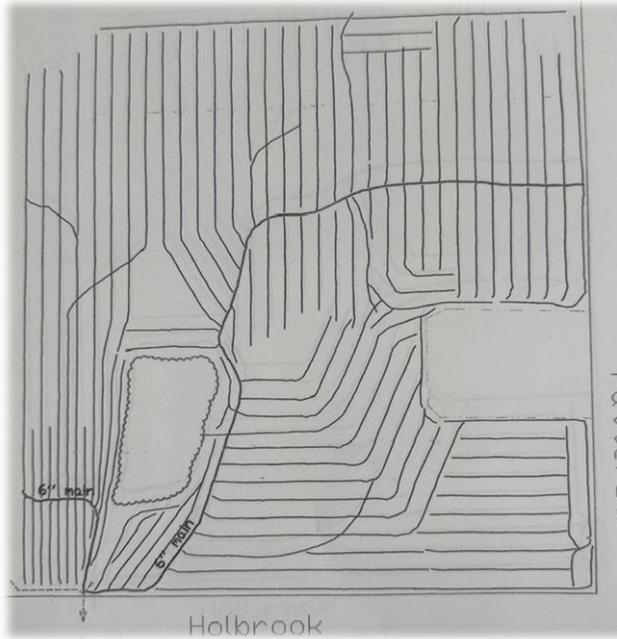


# REAL ESTATE FARMLAND AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. Directions from Ubly, MI . 3 Miles South to Bay City Forestville Rd. 1 mile West to Patterson Rd.  $\frac{3}{4}$  mile South to address.

**THURSDAY, MARCH 26th, 2026**

**11:00AM - AUCTION HELD ON SITE**  
**Sanilac County, Austin Twp, Section 8**  
**38 ACRES – 34 is tiled & tillable acreage**



**Tiled in 2019  
3" by 40' Spacing**

**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 determined.  
Buyer to pay 4% buyers' premium, added to sale price. Deposit is to be held at Community First Title Agency, Sandusky, 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.  
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](http://www.osentoskiauction.com), email: [osentoskirealtyco@frontier.com](mailto:osentoskirealtyco@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