

REAL ESTATE

**Gladwin
County**

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County**

AUCTION

Osentoski Auction Service has been commissioned to sell at public auction the following Real Estate. Two locations see directions below.

THURSDAY, APRIL 23rd, 2026

10:30AM Parcel A and 1:00PM Parcel B & C

AUCTION HELD ON SITE



Parcel A: Butnam Twp, Sec 15.

152 Ac +or-, 134 Tillable, balance woods
Directions from Gladwin, M61 East 11 miles to Hockaday rd. North 10.31 miles to Grass Lake Rd, East 1 mile to corner of Leatonville Rd and Grass lake



Parcel B: Bentley Twp, Sec 10.

80 Acres 47.8 tillable, remainder woods

Parcel C: Bentley Twp. Sec 10

80 Acres, 9 tillable, remainder woods

Directions to Parcel B & C. From Gladwin, MI East on M61 6.2 miles to White Star, South on M30 12.5 miles to Estey Rd, 10.5 miles East to School Rd, North 6 miles, corner of School & Katzer Rd.

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.

2026 Taxes to be prorated at closing. Possession of farmland immediate.

Buyer to pay 3% buyers' premium, added to sale price. Deposit is to be held at United Title Agency, Bad Axe, 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, 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