

FARMLAND

AUCTION

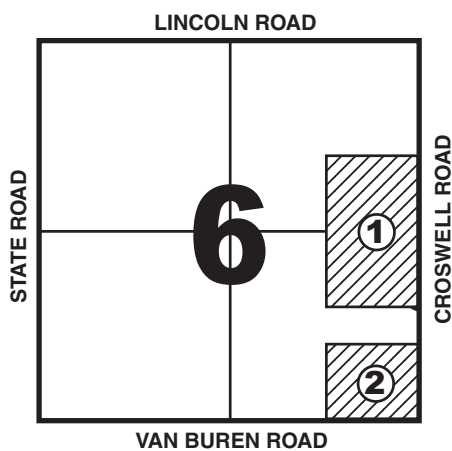


83 ACRES • PRIME FARMLAND • GRATIOT COUNTY

Sale held at Ithaca Community Center, ITHACA, MICHIGAN. Located at 120 N. Maple Street (One block West of traffic light, downtown Ithaca, then turn North; back to Fire Hall). Gratiot County.

THURSDAY, SEPTEMBER 29 ★ 6:00 PM ★

**SECTION #6
EMERSON TOWNSHIP
GRATIOT COUNTY**



PARCEL #1

- 63 ACRES VACANT LAND
- APPROX. 60 TILLABLE ACRES
- GOOD MIXTURE OF SOILS
- RANDOM PLASTIC TILE
- FARM ENROLLED IN PA-116
- FARM NOT RENTED FOR 2012
- GOOD PRODUCTIVE FARM

PARCEL #2

- 20 ACRES VACANT LAND
- APPROX. 18 TILLABLE ACRES
- GOOD MIXTURE OF SOILS
- LAND SYSTEM TILED W/ PLASTIC
- FARM ENROLLED IN PA-116
- FARM NOT RENTED FOR 2012
- NICE ALL-AROUND FARM

PARCEL #3

COMBINATION OF PARCELS 1 & 2 SOLD TOGETHER.
ENTIRE 83 ACRES SOLD AS 1 UNIT.

AUCTION TERMS & CONDITIONS

- 1) **TERMS: CASH OR BANK FINANCING.** If seeking bank financing, must arrange PRIOR to sale.
- 2) **EARNEST DEPOSIT:** Buyer must put \$1,000 down at conclusion of auction & sign Buy/Sell agreement.
- 3) **CONFIRMATION OF SALE:** Subject to approval of sellers who have 48 hours after conclusion of auction to approve final bids.
- 4) **REAL ESTATE TAXES:** Seller to pay all 2011 taxes.
- 5) **POSSESSION:** Possession to be at closing.
- 6) **EVIDENCE OF TITLE:** Sellers will furnish title insurance & warranty deed to the buyer.
- 7) **CLOSING:** Approximately 30 days from date of auction.
- 8) **OPENING BID:** No minimum opening bid. Open to the public.
- 9) **ANNOUNCEMENTS:** Any announcement made by auction company on date of auction take precedence over printed/or oral statements.

**W.D. (DOC) & CARY SMITH
DAN & PATTY MACHA, OWNERS**

**PAVLIK
AUCTION
SERVICE**



CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

**JOHN PAVLIK &
JOHN C. PAVLIK, SR.**

AUCTIONEERS/REALTORS

Pavlik Auction & Real Estate, LLC., Alma, MI 48801
www.PavlikLLC.com

