

# FARMLAND

## AUCTION

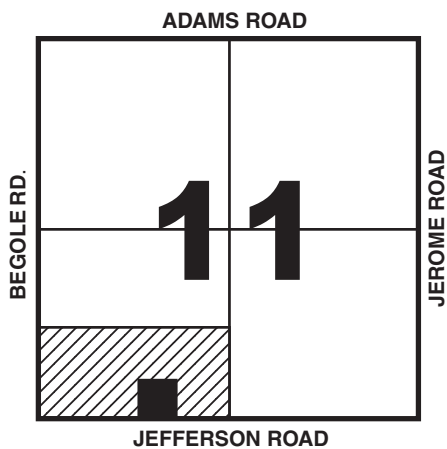
**170 ACRES • PRIME FARMLAND • GRATIOT COUNTY**

Sale held at Pine River Township Hall, ST. LOUIS, MICHIGAN. Located at 1495 W. Monroe Rd. (M-46). Half-way between Alma and St. Louis on M-46. Gratiot County.

**WEDNESDAY, SEPTEMBER 28 ★ 6:00 PM ★**

### PARCEL #1

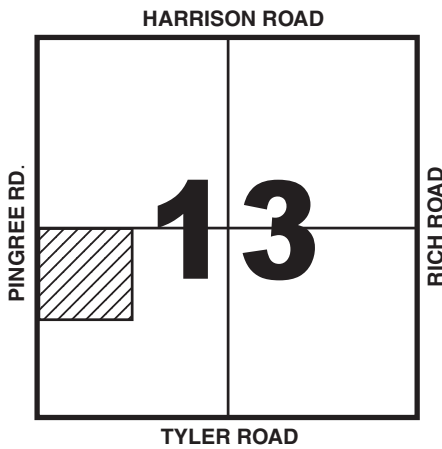
**Sect. #11  
Pine River Twp.  
Gratiot County**



- 70 Acres vacant farmland
- 68 tillable acres
- Mostly Capac Loam w/ some Selfridge Loam & Menominee Loamy Sand
- Sufficient random plastic tile
- Enrolled in PA-116
- Farm NOT rented for 2012
- Good productive farm

### PARCEL #2

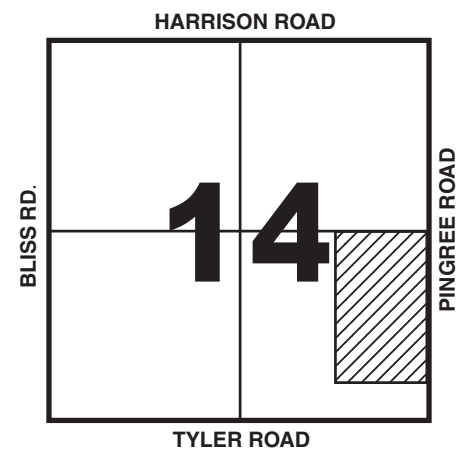
**Sect. #13  
Sumner Twp.  
Gratiot County**



- 40 Acres vacant farmland
- 38 tillable acres
- Mostly Parkhill Soil w/ some Metamora Sandy Loam Soil
- Sufficient random tile
- Enrolled in PA-116
- Farm NOT rented for 2012
- Nice all-around farm

### PARCEL #3

**Sect. #14  
Sumner Twp.  
Gratiot County**



- 60 Acres vacant farmland
- 56.5 tillable acres
- Metamora sandy loam & Gladwin Loamy sandy soils
- Good random tile
- Enrolled in PA-116
- Farm NOT rented for 2012
- Good productive farm

### PARCEL #4

Combination of Parcels 2 & 3 together. Entire 100 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.

**ERIC ANDERSON, OWNER**

**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

