



97 Ac. +/- In (2) Parcels ONLINE AUCTION



@ www.BidNow.us

**BIDDING OPEN DEC. 3rd THROUGH TUESDAY, DECEMBER 10th @ 5:00 P.M.
FREELAND, MI (SAGINAW COUNTY)**

**This Property is Being Sold by Online Auction.
Register to Bid @ www.BidNow.us
We Can Place Bids For You - Call 989.823.8835 for Info.**

**Feel Free to Walk the Property Any Time!
Call for an Appointment to Inspect the Home and
Buildings!**

D.R. Erskine Trust – 97 Acres +/- Tiled Farmland w/ Home and Outbuildings offered in (2) Parcels!

Parcel 1: 76 Acres +/- Tiled Farmland which includes a 2 BR ranch home and several outbuildings at 5985 N. River Rd, Freeland, MI. Call for an Appointment to inspect the home!

Legal Description: E ½ of NE ¼ of Sec 33 Tittabawassee Twp. with exceptions. Located on the corner of N. Thomas Rd. and Vasold Rd. with N. River Rd. running on an angle across the N.E. Corner of the parcel. Consisting of (2) Tax ID #: #29-13-3-33-1002-000 (56.13 Ac. w/ home and building, SEV \$248,400) and #29-13-3-33-1004-000 (20 Ac. SEV \$53,800) which has an address of 5000 N. Thomas Rd., Freeland. Both Tax ID #s are contiguous and selling as One Parcel. The land is believed to have Older Systematic tile that is working well. The land is currently planted in corn. **Please call for an appointment to see the home and buildings. Broker participation is being offered, call for details. Home Details:** approx. 1,500 sq. ft., 2 BR, 1 ½ bath, partial basement, attached 2 car garage, well water and septic, city water is available at the road, natural gas, newer roof and eaves in last 10 years, gas fireplace, alarm system (not monitored), ‘pool house’ has bathroom (no pool), asphalt driveway, home built in 1957 and in good condition. **Barns & Shed:** Electric, propane furnaces (no tanks), hot water heater and water in barn, water in shed. Barn & Shed sizes: 52’ x 64’, 55’ x 67’, 24’ x 68’, 24’ x 32’.

Parcel 2: 20 Acres +/- Farmland which is currently planted in corn. Property is located ¼ mile South of Tittabawassee Rd. on Lone Rd., directly across the road from 4686 Lone Rd., Freeland, MI. Located in N ½ of SE ¼ of NW ¼ of Sec. 4, Thomas Twp. Tax ID #28-12-3-04-2005-000, SEV \$36,000. The parcel is believed to be tiled, but the family has no tile info.

Bidding Procedure: The parcels will be Sold Individually by Online Bidding on www.BidNow.us. If bidding occurs during the last 10 minutes of the auction, both parcels will be in ‘extended bidding’ which means both parcels will remain open until 10 minutes passes with no bidding on either parcel. You will not have to worry about one parcel closing while bidding extends on the other parcel. Call if you have questions.

Auctioneer’s Note: Please call our office if you need assistance bidding. We can place bids for you ‘live’ over the phone on auction night as the bidding is ending w/ prior arrangements. You can also come to our office in Vassar to bid ‘live’ on auction night (December 10th) by appointment. Register online for your permanent bidder’s number or call our office to register! Call our office and ask for Dave or Drew for details on how the bidding will take place online!

Feel free to walk the property anytime – call Dave or Drew with questions @ 989.823.8835.

View more details on our website.

Information available including: Title Work, Property Tax Info, FSA Map, Soil Map & Plat Map. Call if you would like this real estate information mailed to you. Also, see terms and conditions on back of this flyer.

- CALL DAVE OR DREW @ 989.823.8835 FOR MORE INFO -



**Member Michigan &
National
Auctioneer's
Associations**

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Vassar, MI 48768**



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Website: www.BidNow.us





ONLINE REAL ESTATE AUCTION TERMS & CONDITIONS @ www.BidNow.us:

1. **Online Bidding** – All bidding will be done Online and is open to the public @ www.BidNow.us. Anyone can watch the bidding throughout the 7-day auction period. Bidders will be required to register for a bidder number unless they are already a current online registered bidder @ www.BidNow.us. Albrecht Auction reserves the right to call a bidder at any time during the auction to question the person's credentials. Albrecht Auction reserves the right to reject a bid/bidder if believed to be in the best interest of the Seller.
2. **3% Buyer's Premium:** A 3% buyer's premium will be added to the final bid price and become part of the purchase price.
3. **Acceptance of Bid:** The Seller has the right to a 24 hr. confirmation period to accept the offer following the auction. The high bidder will be called following the auction to determine a time to meet to sign the purchase agreement.
4. **Phone Bidding:** This is an Online Auction but buyers can place bids over the phone w/ Albrecht Auction if they have made prior arrangements. You can also make arrangements to bid on our computers at the office in Vassar on Tuesday, December 10th while the Auction is closing at 5:00 p.m. Call for Details 989.823.8835 and ask for Dave or Drew.
5. **Earnest Money Deposits:** After the offer is accepted by the Seller, the successful bidder must deposit within 24 hours the earnest money deposit in the form of personal or business check, cashier's check or certified check in the following amount: **10% deposit of high bid**. The deposits will apply to the purchase price at closing. Your bidding is "NOT" subject to obtaining financing. Deposits are **non-refundable**, so make sure your financing is arranged or you are capable of paying cash at closing.
6. **Closing:** The closing will be handled by **Mid State Title of Vassar, MI**. The successful bidder will be required to sign the purchase agreement immediately upon acceptance of offer. The earnest money deposit will be held by the title company. Closing to be approx. 45 days following the auction or as soon thereafter as applicable closing documents have been completed. **Note** : If you need more than 45 days to close, please call to discuss prior to bidding. Call Dave @ 989.823.8835.
7. **Possession:** Possession at closing subject to current tenant's rights. Buyer can work the ground after 2019 crops are harvested.
8. **Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
9. **Terms:** Cash or Conventional Mortgage at closing.
10. **Acreage:** All acreages, dimensions and proposed boundaries are based on FSA aerial maps and current legal description.
11. **Survey:** If a survey is performed by the Buyer and acreage amounts change, it will not affect the sale price. The land is being sold by the parcel, not by the acre.
12. **Division Rights - Mineral Rights:** All division rights (splits) will transfer to the buyer. All mineral rights owned will transfer to the buyer.
13. **Property Taxes:** Property taxes will be current and prorated to date of closing per local custom. Any special assessments would be assumed by buyer.
14. **Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
15. **Easements:** Sale of property is subject to any and all easements of record.
16. **Agency:** Albrecht Auction Service, LLC and its representatives are Exclusive Agents of the Seller.
17. **Announcements:** Announcements made on the website will take precedence over printed and/or verbal statements. Information in the flyer and other printed materials has been obtained from sources deemed reliable but the seller and/or Albrecht Auction Service, LLC makes no guarantees as to its accuracy. The real estate is being sold in the 'As-Is, Where-Is' condition with no expressed or implied warranty of any kind. The seller, broker and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. If there would be a malfunction with the server which hosts the online auction, Albrecht Auction reserves the right to extend the auction until the problem is corrected.
18. **It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.