

128 Ac. +/- Vacant Tiled Farmland ONLINE AUCTION

@ www.BidNow.us



**BIDDING OPEN JULY 31st THROUGH WEDNESDAY, AUGUST 7th @ 5:00 P.M.
FRANKENMUTH, 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.**

**View Maps, Tax Info, Title Work, Etc. Online!
Feel Free to Walk the Property Any Time!**

Parcel #1: Approx. 55 Acres +/- located in NE 1/4 of Section 4, Frankenmuth Township, Saginaw County. The FSA aerial map shows 61.5 tillable acres but the number is off because the West boundary South of the R.R. track is including some of the neighbor's property. The property has road frontage on Bradley Rd. and S. Dehmel Rd. There is a driveway off S. Dehmel Rd. The property has a R.R. track running through it and the property South of the tracks is accessed by an existing crossing that is just across the boundary line on the neighbor's property to the West. There will be an easement given by the neighbor to use the existing driveway off Bradley Rd. all the way to the R.R. crossing. **Approx. Address:** 9662 Bradley Road, Frankenmuth. Located 4 miles North of Frankenmuth on M-83 to Bradley Road, then West 1 Mile to corner of Bradley and South Dehmel Roads. Parcel #1 Property ID#: 14-11-6-04-1001-000.

Parcel #2: Approx. 73.25 Acres +/- located in NE 1/4 and SE 1/4 of Section 33, Blumfield Township, Saginaw County. The FSA aerial map shows approx. 70.87 tillable acres. Parcel #2 is made up of two property ID #s that are adjoining and will be sold as one parcel. **Bradley Road Address:** 9581 Bradley Road, Frankenmuth. Located 4 Miles North of Frankenmuth on M-83 to Bradley Road, then West 1 1/2 Miles. The home has been surveyed off on 1.23 acres and will not be included with the parcel. There is also an access to this parcel off South Dehmel. Approximate address for the driveway on S. Dehmel Rd. is 1412 S. Dehmel Rd., Frankenmuth. (2) Property ID#s: #06-12-6-33-4004-000 is approx. 38.75 acres with the house split off, and #06-12-6-33-1003-000 is approx. 34.49 Acres on S. Dehmel Road.

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 (August 7th) 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.

This land is being sold to settle the Gladys M. Ehrlinger Revocable Living Trust.

Mostly Tappan-Londo Loams and Some Sumava Sandy Loam. The land is tiled (see tile maps). Land is in PA116. The home is not selling and has been split off of Parcel #2. The land will be available to work up after the 2019 crops are harvested.

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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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 Wednesday, August 7th 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.
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 and PA116:** Property taxes will be current and prorated to date of closing per local custom. Any special assessments would be assumed by buyer. The land is in PA116.
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.