



# 106 Ac. +/- Vacant Farmland ONLINE AUCTION

@ [www.BidNow.us](http://www.BidNow.us)



**BIDDING OPEN OCT. 1<sup>st</sup> THROUGH TUESDAY, OCTOBER 15<sup>th</sup> @ 5:00 P.M.  
BAD AXE, MI (HURON COUNTY)**

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

**Feel Free to Walk the Property Any Time!  
Open House Dates (or by appointment):  
Thurs. 9/12 from 12-5pm & Tues. 9/17 from 12-3pm**

**Parcel #1: 70 Acres +/-** which includes the home and outbuildings at 755 Truax Rd., Bad Axe, MI. Consisting of (2) Tax ID #s: 27-006-004-00 (40 Ac. w/ Home, SEV \$129,800) and 27-006-005-00 (30 Ac. on the corner of Truax & Crockard, SEV \$92,200). FSA map shows approx. 60.24 tillable acres after we deducted 1.5 acres from the tillable acreage for neighbor's field that was being farmed (see map). Consists of primarily Belleville loamy sand and Boyer loamy sand. Call for an appointment to inspect home. Tile Info: According to the Trustee, the land was tiled maybe 50 years ago. The low spot in the West field (near r.r. track) was tiled approx. 10 years ago.

**Parcel #2: 36.93 Acres +/-** on the South Side of Truax Rd., Tax ID: 27-006-014-00 (SEV \$95,300). FSA map shows 30.8 tillable acres. There is a residence on this parcel that is not included which has 205' of frontage by 654' deep. Consists of primarily Boyer loamy sand, Shebeon loam and Corunna sandy loam. Tile Info: The Trustee thinks it might have been tiled about 50 years ago, but is not guaranteed.

**Address:** 755 Truax Rd., Bad Axe, MI. **Located:** in Section 6 of Verona Twp, Bad Axe, MI (Huron Co.).

**Directions:** North of Bad Axe 2 ½ Miles on M53 to Truax Rd., Then East ½ Mile on Truax.

**Bidding Procedure:** The parcels will be Sold Individually by Online Bidding on [www.BidNow.us](http://www.BidNow.us). If bidding comes in 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 (October 15<sup>th</sup>) 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 Carol Marie Wahl Trust No. 1**

Mostly Belleville loamy sand, Boyer loamy sand, Shebeon loam and Corunna sandy loam. The land has some tile (see notes on parcel descriptions). Land is not in PA116. The home and barn is being sold with Parcel #1 and is available to inspect by appointment. The land will be available to work up after the 2019 crops are harvested.

**Open House Dates (or by appointment): Thursday, Sept. 12th from 12-5pm & Tuesday Sept. 17th from 12-3pm**

**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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**Website: [www.BidNow.us](http://www.BidNow.us)**





### **ONLINE REAL ESTATE AUCTION TERMS & CONDITIONS @ [www.BidNow.us](http://www.BidNow.us):**

1. **Online Bidding** – All bidding will be done Online and is open to the public @ [www.BidNow.us](http://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](http://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, October 15th 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 **United Title Agency of Bad Axe, 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.