



100 Ac. +/- Vacant Hunting Land ONLINE AUCTION



@ www.BidNow.us

**BIDDING OPEN OCTOBER 21st THROUGH WEDNESDAY, OCTOBER 28th @
5:00 P.M.**

**This Property is Being Sold by Online Auction.
Feel Free to Walk the Property Any Time!**

**Register to Bid @ www.BidNow.us
We Can Also Place Bids for You!
Call 989.823.8835 for Info.**

100 Acres +/- Vacant Hunting Land

100 Ac. +/- Vacant Hunting Land part of the WRP program that includes a 2 Acre unencumbered building site with old barn and believed to have an old well on the property. Right by the Miden City State Game Area and the thousands of acres it has to offer. Ponds laid out with waterfowl in mind but there's also a large deer population in the area. About 3,960 ft of road frontage and an easement in place to access the back 20 Acres.

Location: Corner of Mills & Brady, Palms, MI. Located 2 Miles South of Palms and 4 Miles North of Deckerville. Directions: Turn N off Deckerville Rd onto Ruth Rd, Drive N 4 Miles and turn W onto Mills Rd. Property will be on the South side of the Rd less than 3 Miles down.

Legal Description: (80 Ac) T13N R14E SEC 11 W 1/2 OF NW 1/4 80.0000 A. - (20 Ac) To change after split process.

Tax Info: Parcel ID #250-011-200-030-00 (80 Acres). SEV \$162,500. Parcel ID #250-011-300-030-10 (20 Acres). SEV \$163,200.

Property Class: 101, AGRICULTURAL Deckerville Schools, Wheatland Twp Sec. 11. SEV of 20 Ac is based off current 80 ac parcel.

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 (March 12th) 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 Drew with questions @ 989.823.2550.

View more details on our website.

Information available including: Property Tax Info, WRP Regulations & 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 DREW @ 989.823.2550 FOR MORE INFO -



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

**P.O. Box 50
Vassar, MI 48768**



Phone: (989) 823-8835

Fax: (989) 823-2543

E-mail: info@BidNow.us

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 Thursday, March 12th 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 deposit 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 **Fidelity Title of Sandusky, MI**. The successful bidder will be required to sign the purchase agreement immediately upon acceptance of offer. The 10% 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. ***Closing to take place after successful split from the township and new legal is provided for the back 20.*** **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. Ground can be hunted prior to closing per separate agreement with Seller.
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:** ***A survey is being done for the split of the south 20 acres.*** 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. There are NO windmill easements. ***When surveyed, there will be an easement put in place along the East side of the ditch for current culvert use and access as part of the 20 Acre parcel.***
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.