



82.34 Ac. +/- Productive Farmland ONLINE AUCTION



@ www.BidNow.us

**BIDDING OPEN MAY 7th THROUGH THURSDAY, MAY 14th @ 5:00 P.M.
SAGINAW, MI (SAGINAW COUNTY)**

**This Property is Being Sold by Online Auction.
Feel Free to Walk the Property Any Time!
OWNERS: Majestic Farms, LLC**

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

82.34 Acres +/- Highly Productive Tiled Farmland

Approx. 82.34 Acres (approx. 75.3 tillable) of Highly Productive Tiled Soils consisting of mostly Sloan-Ceresco complex, Chesaning-Cohoctah complex and Pella-Frankenmuth complex. Planted in Sugar Beets in 2018.

Property Location: Land is located at **6190 East Rd. (M13)** with frontage also on Moore Rd., Saginaw, MI, Spaulding Twp. Section 26 and 25 w/ (3) tax id #'s selling as (1) Parcel. Includes a 40' x 80' x 15' Tall Pole Barn with 25' x 14'9" and a 12' x 14' O.H. Doors, 200 Amp Service and Alarm System, Partial Cement Floor, City Water at Road, Natural Gas. Approx. 9.1 Ac. in CRP along drain. 11 Acres are located on the East side of the road.

Legal Description: See (3) Separate Legal Descriptions and SEV's on the 'Tax Info' download available on our website.
Tax Info: Parcel ID #'s: 25-11-4-26-1001-001 (38.37 Ac. w/ Barn), 25-11-4-26-4001-002 (33.63 Ac. in PA116) and 25-11-4-25-2006-000 (on East Side of 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. Register online for your permanent bidder's number or call our office to register! Call our office and ask for Dave for details on how the bidding will take place online!



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

View more details on our website.

Information available including: Title Work, Property Tax Info, FSA Tillable Acres 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 989.823.8835 FOR MORE INFO or Email Questions to info@BidNow.us -



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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 Thursday, May 14th while the Auction is closing at 5:00 p.m. Call for Details 989.823.8835 and ask for Dave.
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 **Mid State Title of Vassar, 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. **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 worked 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 surveys and legal descriptions.
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.