



P.O. Box 50  
Vassar, MI 48768



# ONLINE LAND AUCTION

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



1,165 Acres in (16) Tracts of Prime, Tiled  
Farmland in Huron Co. and Sanilac Co.!

email: [info@bidnow.us](mailto:info@bidnow.us) 989.823.8835

Bidding Open **March 1st through TUESDAY, MARCH 9TH @ 5:00 P.M.**

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

- Online Bidding and limit of liability** – All bidding will be done Online and is open to the public @ [www.BidNow.us](http://www.BidNow.us). 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 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.
- 3% Buyer's Premium:** A 3% buyer's premium will be added to the final bid price and become part of the purchase price.
- Acceptance of Bid:** The Seller has the right to a 72 hr. confirmation period to accept the offer following the auction. The high bidder will be called following the auction to confirm their high bid. Albrecht Auction will notify the high bidder of bid acceptance during the 72 hr. period.
- 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, March 9th while the Auction is closing at 5:00 p.m. Call for Details 989.823.8835 and ask for Dave or Drew.
- Earnest Money Deposits:** After the offer is accepted by the Seller, the successful bidder must sign the Purchase Agreement and deposit within 24 hours **10% deposit of high bid** in the form of personal or business check, cashier's check or certified check. The deposit will be made payable to **United Title Services** and will apply to the purchase price at closing. Your bidding is "NOT" subject to obtaining financing. Deposits are **non-refundable**, so make sure financing is arranged or you are capable of paying cash at closing.
- Closing:** The closing will be handled by **United Title Services of Bad Axe, MI**. Closing to be within 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.
- Possession:** Possession at closing. Ground can be worked prior to closing per separate agreement with Seller.
- Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
- Terms:** Cash or Conventional Mortgage at closing.
- Acreage/Survey:** All acreages, dimensions and proposed boundaries are based on current legal descriptions, USDA maps & aerial photos. If fields are re-measured by FSA office or buyer performs a survey and acreage amounts change, it will not affect sales price. The land is being sold by the Tract, not by the acre.
- Division Rights - Mineral Rights:** Division rights (splits) will transfer to the buyer. All mineral rights owned will transfer to the buyer.
- PA 116 & CRP:** All property will remain in PA 116. Properties with CRP contracts will be transferred to the new owners.
- Property Taxes:** Property taxes will be current and prorated to date of closing per local custom as though paid in arrears. Any special assessments would be current and assumed by buyer.
- Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
- Easements:** Sale of property is subject to any and all easements of record.
- Agency:** Albrecht Auction Service, LLC and its representatives are Exclusive Agents of the Seller.
- Group Feature/Bidding Extension Period:** Tracts #1 through #14 are in Huron Co. and will be in Group 1 (GRP1) and Tracts #15 and #16 are in Sanilac Co. and will be in Group 2 (GRP2). A 'Group' allows all Tracts tied to the Group to close at the same time. The bidding is scheduled to close/end at 5:00 p.m. on Tuesday, March 9th. If a bid comes on any Tract in a Group during the final 10 minutes of the auction, then ALL Tracts in that Group will enter into the 'Extension Period'. During the Extension Period the countdown timer will turn Red and the timer will continue to re-set to 10 Minutes\* on all Tracts in the Group every time a new bid comes in. Bidding will close on all Tracts in the group when there is no more bidding activity on any Tract in the group. \*Note: If the bidding extension period goes well beyond the auction's scheduled close time, the extension period may be shortened per the auction company's discretion. Pay close attention to the timer and bid **immediately** if you are outbid! In order to speed up the end of the auction, place your Max Bids prior to the extension period. You can bid more than the 'next required bid' by placing a 'Max Bid' and allowing the computer to bid for you as others bid against you. Placing a Max Bid also prevents you from missing out on a Tract at the end of the Auction should you lose internet service.
- Limit of Liability:** Auction company cannot be held responsible for any interruption in service, errors, and/or omissions, caused by any means and does not guarantee continual, uninterrupted or error-free service or use of the site. Bidder acknowledges that this auction is conducted electronically and relies on hardware and software that may malfunction without warning. The auction company, in its sole discretion, may void any sale, temporarily suspend bidding and re-open/re-sell any Tracts that were affected by any malfunction or for any other reason. The decision of the auction company is final.
- 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.
- It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.

# Online Land

# AUCTION

## Huron & Sanilac Counties

# 1,165<sup>±</sup> Acres

Offered in (16) Tracts

**DON'T MISS THIS OPPORTUNITY OF A LIFETIME TO PURCHASE THIS MANY FARMS IN HURON CO. AT ONE TIME!**

Bidding Open **March 1st through TUESDAY, MARCH 9TH @ 5:00 P.M.**

**Information Days:** Watch our Website for Information Days to be held in Bad Axe, MI - to be announced closer to Auction date! You will be able to make an appointment to meet with representatives from Albrecht Auction to discuss Tract details, view all maps, learn tips about the bidding software and procedures, etc. Note: feel free to make an appointment to meet in Vassar as well. Give us a call and ask for Dave or Drew!



View website for the following downloads: FSA Maps and '156' Records, Soil Maps, Plat Maps, CRP Info, Fertilizer Reports, Property Taxes, Title Work, Aerial Photography and Videos, Etc.

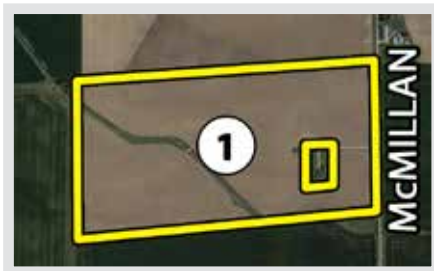
# 989.823.8835



# www.BidNow.us

# HURON COUNTY (Tracts #1 - #14)

**TRACT 1: 78.3± Acres, 77.5± tillable**, located on McMillan Rd., Pt. Austin, MI section 28 Hume Twp, Huron Co. This Tract has been deep ripped. The soils are primarily Shebeon loam (50.9%) and Grindstone loam (43.7%). Good tile with maps available. Parcel ID# 11-028-006-00. SEV \$267,700. PA116 through 2067.



**TRACT 2: 80± Acres, 74.53± tillable, 5.56± wooded**, located on McMillan Rd., Kinde, MI section 4 Meade Twp, Huron Co. This tract has been deep ripped, however 6.7 acres in the NE corner is in wheat. The soil is Shebeon loam (100%). The old tile was split to 40' spacing in 2017 with maps available. Parcel ID# 16-004-003-00. SEV \$296,700. PA116 through 2086.

**TRACT 3: 115.75± Acres, 108.14± tillable\*, 7.64± wooded, approx. 29.81± in CRP\***, located on McMillan Rd., Kinde, MI section 3 Meade Twp, Huron Co. All the land not in CRP is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The soil is primarily Shebeon Cobbly Loam (73.9%) and Avoca loamy sand (23.5%). Everything South of the ditch was split/re-tiled in 2009. The tile North of the ditch is older tile with maps available. Tracts 3 through 5 are tiled together. Parcel ID# 16-003-004-00. SEV \$371,600. PA116 through 2067. CRP contract #11544 (\$192.72/Ac through 9/30/28). \*Note: Tillable and CRP acreage are estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for details.

**TRACT 4: 40± Acres, 38± tillable\***, located on the corner of McMillan and Limerick Rd., Kinde, MI section 3 Meade Twp, Huron Co. The land is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The soil is primarily Shebeon cobbly loam (95%). Old tile Split/Re-tiled in 2009. Tracts 3 through 5 are tiled together with maps available. Parcel ID# 16-003-005-00. SEV \$137,400. PA116 through 2065. \*Note: Tillable acreage estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for the breakdown.

**TRACT 5: 40± Acres, 37.4± tillable\*, 17.42± CRP\***, located on Limerick Rd., Kinde, MI section 3 Meade Twp, Huron Co. The soil is primarily Shebeon cobbly loam (52.8%) and Avoca loamy sand (47.2%). All the land not in CRP is planted in Wheat with the crop going to the buyer. Renter fertilized and used Dyna-gro seed. The NW half of tract Not in CRP was Re-tiled in 2009. Tracts 3 through 5 are tiled together with maps available. Parcel ID# 16-003-006-00. SEV \$133,600. PA116 through 2065. CRP contract #11544 (\$192.72/Ac through 9/30/28). \*Note: Tillable and CRP acreage estimated on this tract due to USDA map combining tracts 3 through 5. See 'FSA Maps' download for the breakdown.

**TRACT 6: 265± Acres\*, 253± tillable\*, 60± CRP\***, frontage on 3 roads: Thomas, Limerick and Barrie Rd., Kinde, MI section 2 Meade Twp, Huron Co. The soil is primarily Shebeon loam (40%), Avoca loamy sand (32%) and Kilmanagh loam (12.2%). Approx. 152 Ac. recently split/re-tiled to 25' to 30' (this would be fields #4 and #12 on USDA map) and the rest of the tract has older tile. Tile Maps available. Parcel ID# 16-002-013-00. PA116 through 2067. CRP contract #11542 (\$196/Ac through 2028). Attention:



The homestead on Thomas Rd. is being removed from this tract (and the PA116 contract) on approx. 53± Acres. \*Note: The total acres, tillable and CRP acreages have all been estimated! The homestead parcel is being surveyed soon and exact size of this exception should be available prior to auction.

**TRACT 7: 44.48± Acres, 42.75± tillable, 0.21± wooded, 42.75± in CRP**, located on the corner of Limerick and Thomas Rd., Kinde, MI, section 11 Meade Twp, Huron Co. The soil is primarily Avoca loamy sand (53.7%) and Shebeon loam (36.2%). The land is tiled but no further info or maps. Parcel ID# 16-011-005-40. SEV \$143,700. PA116 through 2080. CRP contract #11543 (\$177.55/Ac through 9/30/28).

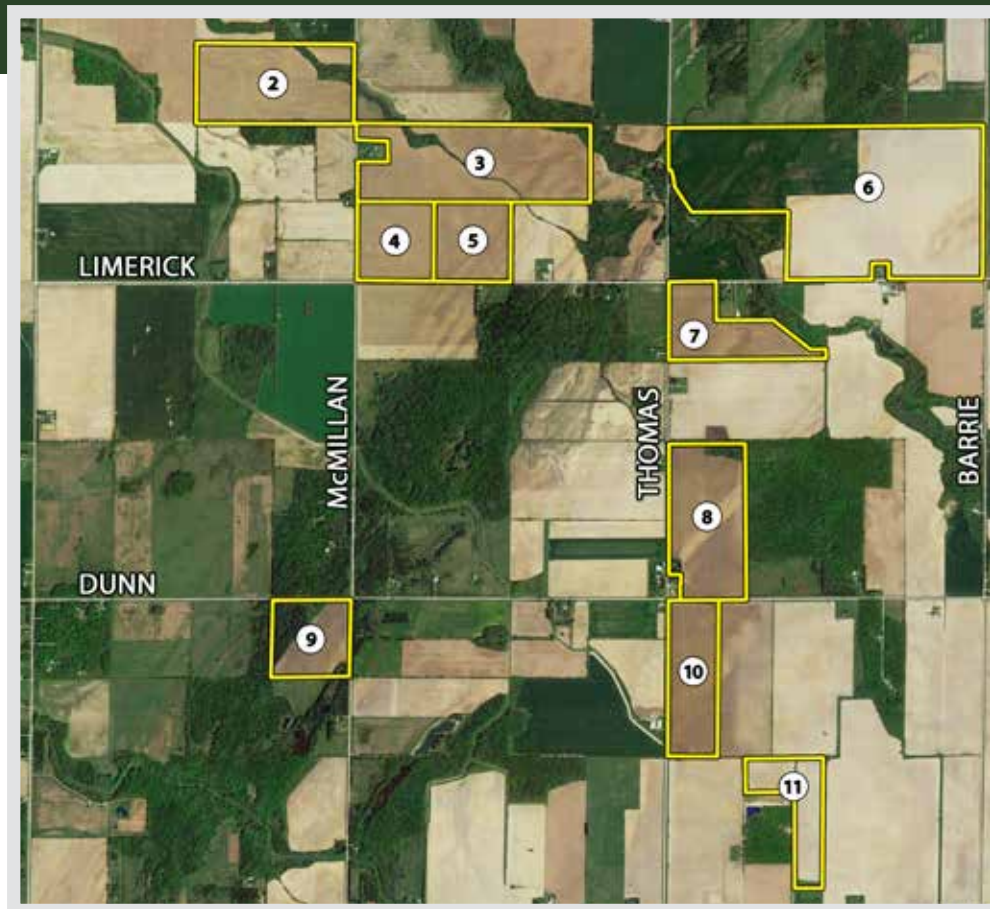
**TRACT 8: 77.88± Acres, 69.19± tillable, 4.3± wooded, 8.99± in CRP**, located on corner of Dunn and Thomas Rd., Kinde, MI section 11 Meade Twp, Huron Co. The soil is primarily Kilmanagh loam (43.1%), Shebeon loam (38.3%) and Avoca loamy sand (18.7%). Land is said to be tiled, but no further info or maps. Parcel ID# 16-011-009-00. SEV \$285,100. PA116 through 2075. CRP contract #11288 (\$186.86/Ac through 9/30/26).

**TRACT 9: 40± Acres, 23.67± tillable, 14.61± wooded, 23.67± in CRP**, located on corner of Dunn and McMillan Rd., Filion, MI section 16 Meade Twp, Huron Co. Said to be a good deer hunting property. Land was re-seeded in 2020 and said to be tiled 50' to 60'. No maps available. The soil is primarily Corunna sandy loam (31.8%), Avoca loamy sand (27.8%), Covert sand (27.1%) and Boyer loamy sand (12%). Parcel ID# 16-016-001-00. SEV \$136,900. PA116 through 2080. CRP contract #11273 (\$196.87/Ac through 9/30/26).

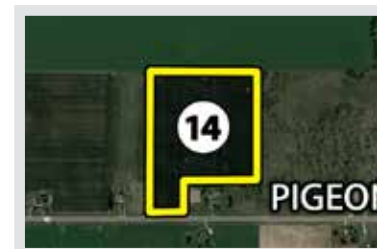
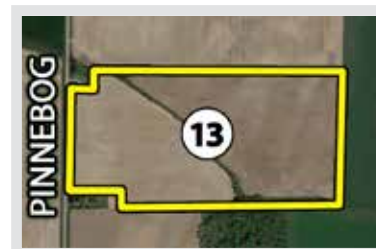
**TRACT 10: 53.33± Acres, 50.11± tillable**, located on corner of Thomas and Dunn Rd., Filion, MI section 14 Meade Twp, Huron Co. The soil is primarily Shebeon loam (44.8%), Kilmanagh loam (40.4%) and Avoca loamy sand (14.8%). Land was tiled in between to 30' to 35' in 2000. Tile Maps available. Parcel ID# 16-014-004-00. SEV \$192,700. PA116 through 2066.

**TRACT 11: 35.57± Acres, 31.85± tillable**, located on Filion Rd., Filion, MI section 14 Mead Twp, Huron Co. This Tract has no road frontage and is accessed by a 30' x 600' recorded easement off Filion Rd. The back NW field is currently accessed by crossing the neighbor's property North of the woods on a permission basis. It will be up to the neighbor if this will continue. To have your own access, a culvert would have to be installed to cross the ditch. The soil is primarily Kilmanagh loam (55.4%), Shebeon loam (25%) and Avoca loamy sand (19.5%). Land is said to be re-tiled between old tile but no maps available. Parcel ID# 16-014-005-00. SEV \$140,400. PA116 through 2075.

**TRACT 12: 21.91± Acres, 20.2± tillable, 2.67± wooded**, located on Filion Rd. just East of M53, Filion, MI section 18 Lincoln Twp, Huron Co. Fall Rye Planted. The soil is primarily Rapson loamy sand (59.5%), Kilmanagh loam (23.1%) and Shebeon loam (10.8%). Land is said to have older tile. No maps available. Parcel ID# 14-018-010-00. SEV \$66,300. PA116 through 2081.



**TRACT 13: 77± Acres, 71.95± tillable, 2± wooded, 39.86± in CRP**, located on Pinnebog Rd., Elkton, MI section 29, Meade Twp, Huron Co. The soil is primarily Avoca loamy sand (32.9%), Kilmanagh loam (21.5%), Wasepi loamy sand- loamy substratum (19.8%), Pipestone sand- Erie-Huron lake plain (14.6%) and Shebeon loam (11.2%). The land is said to have older tile but wetness is never a problem. No maps available. Parcel ID# 16-029-005-00. SEV \$239,800. PA116 through 2091. CRP contract #11155 (\$173.03/Ac through 9/30/26).



**TRACT 14: 25± Acres, 23.83± tillable**, located on Pigeon Rd/M142, Bad Axe, MI section 9 Colfax Twp, Huron Co. The land is planted in Wheat with the crop going to the Buyer. The renter used Pioneer seed at 2.7 units/Ac. and fertilizer. The soil is primarily Kilmanagh loam (66.2%), Shebeon loam (14%) and Corunna sandy loam (13.6%). Said to have older tile with no maps available. Parcel ID# 06-009-009-00. SEV \$97,200. PA116 through 2081.

**All Tracts in Auction are available to farm this year! There will be fees for fertilizer and growing crops on some tracts w/ info. available on our website.**

# SANILAC COUNTY (Tracts #15 & #16)

**TRACT 15: 115± Acres, 95.56± tillable according to FSA (the renter says 97 tillable), 19.66± wooded**, located on Phillian Rd., Cass City, MI section 3 Greenleaf Twp, Sanilac Co. The North forty had sugar beets in 2020 and now a Rye cover crop. The South field was in Wheat in 2020, then roundup followed by radish seed, roundup again and then fall tillage. The soil is primarily Parkhill loam (40.9%), Richter and Tonkey bouldery sandy loam and loam (17.5%), Guelph loam and silt loam (13.5%). Said to have older tile with no maps available. Parcel ID# 130-003-300-010-00. SEV \$336,300. PA116 through 2078. Note: Tract 15 and 16 are in Sanilac Co. and will be in 'Group 2' which will extend together during the 'bidding extension period' but will not be tied with the Huron Co. Tracts 'Group 1' at the end of the auction. See more info under 'terms and conditions' or call with questions



**TRACT 16: 56.24± Acres, 53.23± tillable, 0.75± wooded**, located on Bay City Forestville Rd., Cass City, MI section 1 Greenleaf Twp, Sanilac Co. The land is in Alfalfa that is 2 years old. The soil is primarily Guelph loam and silt loam (53.6%) and Washtenaw sandy loam and loam (20.7%). Said to have older tile with no maps available. Land is planted in Hay. Parcel ID# 130-001-300-020-01. SEV \$165,000. PA116 through 2073.

