



255.38± Acres
Vacant Tiled Farmland
ONLINE AUCTION



@ www.BidNow.us

BIDDING OPEN FEB. 22nd through TUESDAY, MARCH 1st @ 5:00 P.M.
ALGER, MI (ARENAC COUNTY)

This Property is Being Sold by Online Auction.
 Feel Free to Walk the Property Any Time!
OWNER: Gary Steinman

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

Description: 255.38 Acres +/- of tiled farmland offered in (3) tracts. Land was tiled at 40' in 2015 and tile map is available on website. Soils consist of Brevort Sandy Loam, Twining-Belding Sandy Loam, Brevort Fine Sandy Loam, Iosco Loamy Sand, Sims Loam, Wainola Loamy Fine Sand, Richter Sandy Loam, plus some others. Soil Maps available on website.

Tract 1: 95.38 Ac. +/- tiled land w/ frontage on both M-33 and W. Lagrand Rd. 88.36 Ac. tillable per FSA map posted on website. Tax ID# 008-0-004-300-005-02, Zoned 102 Agriculture, SEV:\$98,900. Winter tax: \$1,042, Summer: \$641. Located in Moffatt Twp., Arenac Co. Section 4. See full legal desc. on Title Work posted on website.

Tract 2: 80 Ac. +/- tiled land w/ frontage on W. Lagrand Rd. Tract 2 & 3 tillable acres are combined as 140.53 Ac. on the FSA map posted on website. Tract 2 has approx. 11 Ac. of Woods. Seller retaining deer hunting rights for 10 years. Tax ID# 008-0-009-200-005-00, Zoned 102 Agriculture, SEV:\$83,000. Winter tax: \$576, Summer: \$354. Located in Moffatt Twp., Arenac Co. Legal Desc: T20N R3E Sec 9, E 1/2 of NW 1/4.

Tract 3: 80 Ac. +/- tiled land w/ frontage on W. Lagrand Rd. Tract 2 & 3 tillable acres are combined as 140.53 Ac. on the FSA map posted on website. Tract 3 has approx. 7 Ac. of Woods. Seller retaining deer hunting rights for 10 years. Tax ID# 008-0-009-100-010-00, Zoned 102 Agriculture, SEV:\$83,700. Winter tax: \$481, Summer: \$296. Located in Moffatt Twp., Arenac Co. Legal Desc: T20N R3E Sec 9, W 1/2 of NE 1/4.

Property Location: From I-75, Take Exit 202 M-33 (Alger/Rose City) and Head North on M-33/Alger Rd 1 1/2 Miles, then East on W. Lagrand Rd. Tract 1 has frontage on M-33 and W. Lagrand Rd.. Tract 2 and 3 have frontage on W. Lagrand Rd.

Approx. Address if using Google or Iphone: 2460 Brock Rd., Alger, MI.

Approx. Address if using Mapquest: 2449 M-33, Alger, MI.

Auctioneer's Note: Feel Free to walk the property any time. 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 or you can also come to our office to bid from our computers while the bidding is closing on Tuesday Night. Register online for your permanent bidder's number or call our office to register!

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. The bidding is scheduled to close at 5:00 p.m. on Tuesday, March 1st. If bidding occurs during the last 10 minutes of the auction, you will see 'extended bidding' in red letters and the clock will reset back to 10 minutes remaining. This will continue until there is no bidding activity for a 10 minute period at which time 'extended bidding' will change to 'completed'. The seller will then have 48 hours to accept the offer. Upon acceptance of the offer, we will then meet with the buyer to sign the purchase agreement and receive the 10% non-refundable earnest money deposit. See more terms on the back of this flyer.

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

View more details on our website and see Terms on back of this flyer.

Information available on website including: FSA maps, soil maps, tile map, title work, property tax info, etc. Call if you would like this real estate information mailed to you.

Call Dave or Drew @ 989.823.8835 FOR MORE INFO or Email Questions to Dave@BidNow.us



Albrecht Auction Service, LLC
 P.O. Box 50
 Vassar, MI 48768



Phone: 989.823.8835
 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. **5% Buyer's Premium:** A 5% 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 48 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 on Vassar on Tuesday, March 1st 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 48 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 **United Title of Bad Axe, 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. The title company closing fee will be shared between the buyer and seller. Closing to be within 30 days following the auction or as soon thereafter as applicable closing documents have been completed. **Note:** If you need more than 30 days to close, please call to discuss prior to bidding. Call Dave or Drew @ 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 aerial photos 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 with the exception of the deer hunting rights on tract 2 and 3 which will be retained by the Seller for 10 years.
13. **Property Taxes:** All of the taxes due this year will be the responsibility of the purchaser, not the seller, without proration. 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.

