



67 Ac. Farm w/ Home, Buildings, & a Cabin in the Woods!



ONLINE AUCTION

@ www.BidNow.us

BIDDING OPEN 4/17 THROUGH TUESDAY, APRIL 24TH @ 6:00 P.M.
VASSAR, MI (TUSCOLA COUNTY)

This Property is Being Sold by Online Auction.
Register to Bid @ www.BidNow.us
We Can Place Bids For You - Call 989.823.8835 for Info.

See Many Photos on Website!
Call for Viewing – Ask for Dave or Drew
Go to www.BidNow.us and watch the aerial video!

Address: 4657 Larbee Road, Vassar, MI (Tuscola County).

Directions: Take M-46 8 Miles East of the M-15 intersection in Richville or 7 Miles West of the M-24 and M-46 intersection to Ringle Rd., then 1 1/2 Miles North of M-46 to Larbee Rd. Then go West 1/3 Mile to dead end. Located in Juniata Township, Tuscola County, Section 21, T12NR8E.

Tuscola County: Located in Juniata Township, Tuscola County, Section 21, T12NR8E. **Legal Desc:** W 1/2 of SE 1/4 N of MC RR. 01/01/2012 Combination of 014-021-000-1900-00 ; 014-021-000-1950-00. SEV: \$214,800 (at 50%); 2017 Taxes: Summer \$1,047.08, Winter \$2,890.84. Vassar Public Schools. Zoning 101 Agricultural.

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 (April 24th) 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!

Call for an appointment to view this property – Ask for Dave or Drew!

This 67 Acre Property is Selling as One Parcel!

FEATURES: 67.16 +/- Surveyed Acres consisting of approx. 38 tillable acres which includes some pasture land. The farmland is currently planted in Rye. There are approx. 25 +/- acres of woods! There is a 2 bedroom, 2 bath 1,488 sq. ft. **manufactured home**. In 2003 a 16' x 18' family room was added and the home was rebuilt from the ground up w/ new wiring, plumbing and insulation. It sits on a 6" slab with rat wall. It has 2 decks for enjoying the total seclusion and abundant wildlife. Next to the house is a 24' x 32' 2-car garage plus work area. There is also a 28' x 72' x 16' h. insulated **workshop** with 14' h. overhead doors. It has a 16' x 48' lean-to which includes an office which opens to the shop and additional cold storage. This property also features a 40' x 80' x 14' h. **newer pole barn** with 24' and 16' x 14' h. sliding doors. The floor is gravel and could be used for horses, machinery or storage of any kind! There are also (2) **other livestock barns** (1 with indoor grain storage).

Tucked in approx. 18 acres of woods on the South end of the property you will find an **adorable 2 bedroom, 2 bath 'off the grid cabin'** built by Tom with wood harvested off the farm! It was built with red oak, ash, hickory and cherry and has hard wood and ceramic tile flooring. The cabin has a walkout basement, l.p. gas, battery powered, and total seclusion!

This would make a great hunting camp and the property adjoins thousands of wooded acres of State land. There is also a section of approx. 7 acres of woods on the front of the property that would provide for additional hunting with the potential of a secluded building site along the stream which meanders through the woods. There are approx. (100) mature trees that have been previously marked, so there is an immediate potential income for timber!

NOT INCLUDED IN THE SALE: The following items will be offered in a separate online auction ending on **May 8** at www.BidNow.us: 5,000 bu. Grain Bin/Dryer; the T-posts and high-tensile wire fencing surrounding 40 ac.; appliances in both homes; (2) pellet burners in house and garage; wood furnace in shop building; wood stove and cast iron gas stove in cabin; the cabin batteries are included and can be charged by a 22k generator (not included).

- SEE TERMS OF SALE & PHOTOS ON BACK OF FLYER -



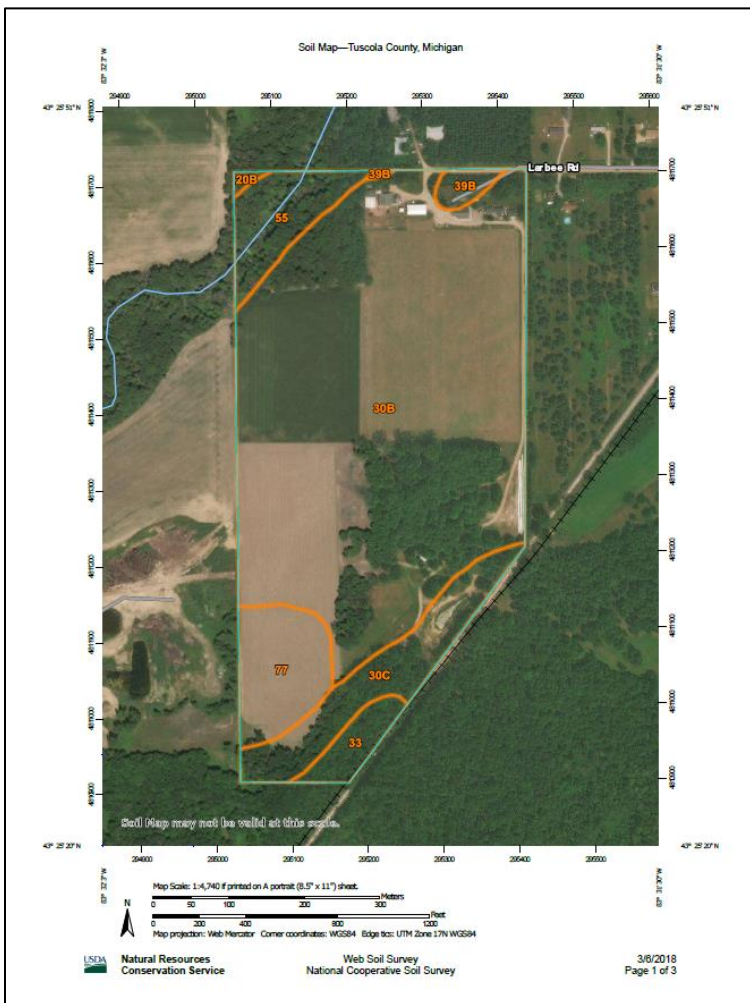
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**Aerial Video of Entire Property and
More Photos
Available @ [www.BidNow.us!](http://www.BidNow.us)**



See website for available downloads: Soil Map, Survey, Preliminary Title Work & Property Tax Info.

Financing: For info. on obtaining financing, please call Shaun at Greenstone Farm Credit Services in Caro @ 989.673.6128

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 72 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, April 24th while the Auction is closing at 6:00 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 checks, cashier's checks or certified check in the following amount: **10% deposit of high bid**. Checks would be made out to the title company. 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 **Mid State Title, Vassar, 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. Title company closing fee of \$250 will be divided evenly between the Buyer and Seller.
7. **Possession:** Possession will be at closing in approximately 45 days.
8. **Title:** Seller shall provide an Owner's Policy of Title Insurance to the purchaser.
9. **Terms:** Cash or Conventional Mortgage at closing.
10. **As Is:** This property is being sold As Is, Where Is and all inspections must be completed prior to bidding. Property selling with no contingencies. Any personal belongings left on premises at time of closing will go with the property unless other arrangements have been made.
11. **Division Rights:** All division rights (splits) will transfer to the buyer.
12. **Mineral Rights:** All mineral rights owned will transfer with the property. Seller makes no warranties with respect to such rights.
13. **Property Taxes and Special Assessments:** Property taxes will be prorated to day of closing per local custom. Any special assessments will be current and assumed by the Buyer at closing. There is an assessment for the Moore drain. See property taxes posted on website for details.
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.