

25 Acres Tiled Farmland ONLINE AUCTION

@ www.BidNow.us



**BIDDING OPEN 10/23 THROUGH TUESDAY, OCTOBER 30th @ 5:00 P.M.
BAY PORT, MI (HURON 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 More Info on Website!
Feel free to walk the property!
Prime Tiled Farmland!

Approx. Address: 9449 Haist Road, Bay Port, MI (Huron County)

Directions: Located 4 ½ Miles South of Bay Port on M-25/S. Unionville Road to Haist Road, then East 1 Mile on Haist Road to Corner of Haist and Bay Port Road.

Huron County: Located on the corner of Haist Road and Bay Port Road in Section 30 of Winsor Township.

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 (October 30th) 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 – 989.823.2550 Ask for Dave or Drew!

Selling to Settle the John E. Albrecht Trust

FEATURES: Approx. 25 Acres (20.28 Tillable) and 3.8 Acres in CRP. Land is in PA116. Highly Productive Tiled Land with soils listed as Kilmanagh Loam and Bad Axe Fine Sandy Loam.

View more details on our website by clicking on 'Real Estate Links'. Information available including: Title Work, Property Tax Info, Soil Map, CRP Contracts and Plat Map. Call if you would like this real estate information mailed to you.

Also, see more details and terms on back of this flyer.

- CALL DAVE OR 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



Land Details

- SEV: \$101,300 (\$202,600)
- CRP Contract available online.
- Soils: Approx. 19 Acres of Bad Axe Fine Sandy Loam and 5.7 Acres of Kilmanagh Loam (including the CRP land). See Soil Map on our website.
- FSA Aerial: Shows 20.28 Acres Tillable and 3.8 Acres Tillable. FSA Aerial available on our website.
- Nextera Wind Lease: There is a lease on the property. More details coming.
- Land is in PA 116.
- Drainage ditches on all sides.
- See complete property tax info on our website (www.bidnow.us) under 'Real Estate Links'

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 Tuesday, October 30th while the Auction is closing at 5:00 p.m. Call for Details 989.823.2550 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 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 **United Title Company, Bad Axe, 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.
7. **Possession:** Possession of the land will be at closing.
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 maps and current legal description.
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. **Wind Lease:** There is currently a wind lease on the property. Call for more details.
14. **Property Taxes:** Property taxes will be prorated to day of closing per local custom.
15. **Transfer Taxes:** State and County Transfer Taxes will be paid by the Seller.
16. **Easements:** Sale of property is subject to any and all easements of record.
17. **Agency:** Albrecht Auction Service, LLC and its representatives are Exclusive Agents of the Seller.
18. **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.
19. **It is illegal** to discriminate against any person because of religion, handicap, race, sex, family status or national origin.