

# LAND AUCTION



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L-1600127

## 56+/- Acres, Sanilac County, Michigan Thursday, January 7, 2016 • 10:00 AM

Port Sanilac Bark Shanty Community Center  
135 Church Street • Port Sanilac, Michigan

[www.FarmersNational.com](http://www.FarmersNational.com)

**Property Location:** Two and a half miles south of Carsonville, Michigan.

**Legal Description:** Section 30, T11N, R16E  
Parcel # 210-030-100-010-0

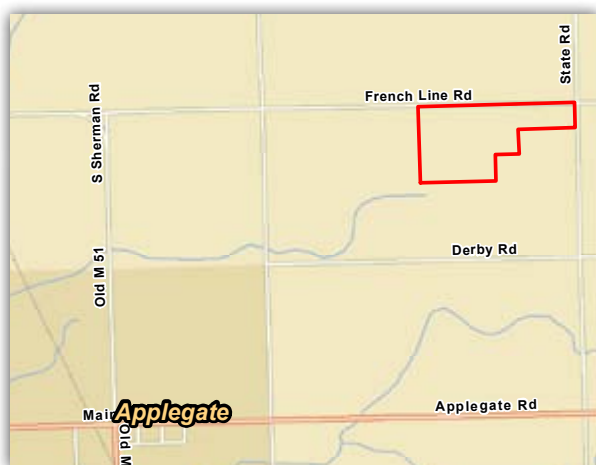
**Property Description:** Very productive soils, excellent Alfalfa/Silage growing farm. Close to grain and dairy markets.

### Farm Data

Cropland 56 acres

### Taxes:

- Winter \$568
- Summer \$492
- Total \$1,060



**For additional information, please contact:**

**Steve Herr, Farm Manager, Agent**

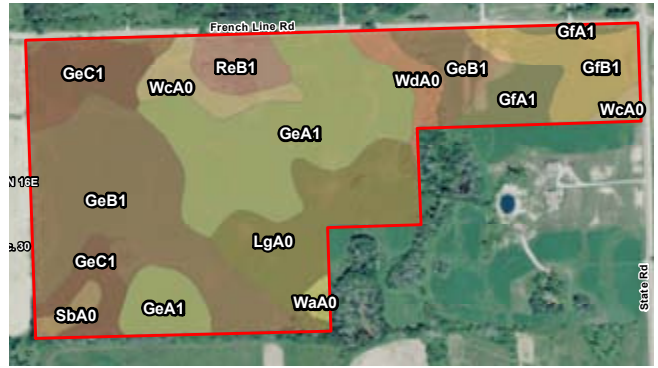
Lapeer, Michigan

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MAP SYMBOL	NAME	NON IRR LCC	CORN YIELD	BEANS YIELD	ACRES
GeB1	Guelph loam, 2 to 6 percent slopes, slightly eroded	Ile	120	35	15.3
GeA1	Guelph loam, 0 to 2 percent slopes, slightly eroded	I	120	35	14.3
LgA0	London loam and silt loam, 0 to 2 percent slopes	Ilw	131	40.5	7.2
GeC1	Guelph loam, 6 to 12 percent slopes, slightly eroded	Ille	120	35	5.5
GfB1	Guelph loam and silt loam, 2 to 6 percent slopes, slightly eroded	Ile	120	35	3.9
GfA1	Guelph loam and silt loam, 0 to 2 percent slopes, slightly eroded	I	120	35	2.5
WcA0	Washtenaw loam and silt loam, 0 to 2 percent slopes	Vw	140	45	2.4
ReB1	Grattan sand, 2 to 7 percent slopes, slightly eroded	Vls	55	---	2.1
WdA0	Washtenaw sandy loam and loam, 0 to 2 percent slopes	Vw	---	---	1.6
SbA0	Saverine and losco fine sandy loams, 0 to 2 percent slopes	Ilw	118	37.8	0.7
WaA0	Wallkill loam, 0 to 2 percent slopes	Vw	---	---	0.4
<b>TOTAL</b>			<b>115.6</b>	<b>33.6</b>	<b>56.0</b>

## AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Seller will pay those real estate tax installments due and payable through February 29, 2016.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on or before February 28, 2016.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Community First Title Agency in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Community First Title Agency the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on or before February 29, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed funds, bank draft, or by wire transfer.

**Sale Method:** The property will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner

resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of the Farmers National Company and the Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection on any/all tracts.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller(s):** Gerardus and Marian Van Der Ham

**Auctioneer:** Joe Sherwood, Sherwood Auction Services, LLC

