

REAL ESTATE and PERSONAL PROPERTY



★ 98 Rolling Acres of Farm Land, 5 Bedroom Home and Out Buildings Offered @ PUBLIC AUCTION ★

PROPERTY LOCATED: 1 Mile South of Leroy, MI on 180th to 14 Mile Rd, East 1 Mile to 170th Ave. South 2 Miles to Sale. 12500 170th Ave., Leroy, MI 49655. Follow Yoder Bros. Auction Signs!

SATURDAY, AUGUST 10TH, 2024 @ 10:00 A.M. - Leroy, MI
Real Estate Offered @ 12:00 Noon

OFFERED AS 2 INDIVIDUAL PARCELS AND AS A COMBINATION



PARCEL #1 68 Acre Farm - Includes: 46 Rolling Acres of productive farm land with 22 acres currently in hay, 24 acres currently being used for pasture land. Also includes: 14 beautiful acres of hardwood maple forest. 2 Story Home with 5 bedrooms, 2 baths with full basement and large Deck, featuring 2800 sq. ft. of living area. Well maintained lawn and large garden area. Out Buildings include: 30x72 Horse and Cattle Barn with a 28x64 add-on loafing shed, 40x56 New pole barn, and 40x38 Storage shed.

PARCEL #2 30 Rolling Acres of farmland currently used for pasture, peaceful country setting, great building site potential.

PROPERTY FEATURES:

- ❖ NEW TO THE MARKET ❖
- ❖ RURAL COUNTRY SETTING ❖
- ❖ BLACKTOP ROAD ❖
- ❖ PINE RIVER SCHOOL DISTRICT ❖
- ❖ OSCEOLA COUNTY ❖

Property Tax No. : 67-14 032 021 01

REAL ESTATE TERMS: If you are the successful bidder there will be a \$5,000 down payment day of sale in the form of cash, cashiers check, or personal check with bank letter of guarantee. Balance due at closing within approx. 45 days - possession at closing. Your bidding is not conditional upon financing, be sure and have arranged financing if needed. 2% Buyers Premium Fee will be added to final bid price. DEED: Seller shall provide warranty deed and title insurance. ACREAGE: All dimension and proposed boundaries are approximate. TAXES: to be prorated to the date of closing. SURVEY: If survey is needed it will be split 50/50 with Buyer and Seller. APPROVAL OF BID PRICES: Final bid price is subject to approval of the seller within 24 hours. Broker participation welcome with buyer registered with Remax of Big Rapids at least 48 hours prior to auction.



Joe McNally
Broker/Owner

231-202-2222

joemcnallyhomes@gmail.com

1411 N State Street • Big Rapids MI 49307
 Website: thebrokerjoe.com

OPEN HOUSE DATES

Saturday, July 27th
 10 am to 12 Noon
 Or By Appointment



HORSES

- ROSS & BOSS - Team of 14 Yr Old Black Percheron Geldings, a well matched farm team w/ long tails. Good willing workers that can still get a lot of work done
- RANGER - 14 Yr Old S.B. Gelding, Sierra Kosmos grandson, all trot, T.S.S., used by school children past 5 years
- MISTY - 12 Yr Old S.B. Dutch Cross Mare. Nice Big Strong Surray Horse w/foal by her side sired by Dancing-N-Looped. This is the last foal sired by Dancing-N-Looped
- LADIE - 11 Yr Old S.B. Broodmare, exposed to Lucky Koz by Dream on Koz

CARRIAGE & HORSE RELATED ITEMS

- O.H. Style Surray - Nice Cond • O.H. Style Single Buggy - Nice Cond • 1 Horse Pioneer Wagon w/ Diamond Plate Bed • E.Z. Entry Road Cart • Set Bio Draft Harness • Med. Size Set of Leather Work

Harnesses • Pony Cart • Driving Breast Harness • Farrier Tools • Assorted Horse Tack

TRACTORS

- JOHN DEERE 5400 Diesel Tractor w/J.D. 541 Loader 4x4, 3 Pt, 2 Remotes, 4465 Hrs, SN# 240296, Nice Cond
- J.D. Q.A. Forks • J.D. Bale Spear

FARM MACHINERY

- NEW HOLLAND 273 Sq. Baler - Also 31 Hp Vanguard Engine 1 Yr Old • NEW IDEA 30-A Hay Mower w/9' Bar & Honda Engine converted to Horse Drawn • JOHN DEERE 9' 5 Bar Hay Rake • 2 - JOHN DEERE Hay Wagons - 16' w/Treated Bed • PEQUEA 20' Feeder Wagon w/New Tires • Ground Drive Fertilizer Spreader • LAND PRIDE 6' Brush Mower • 7' 3 Pt York Rake • 3 Pt 16" Post Hole Auger • 3 Pt Bale Spear • JOHN DEERE Model M Manure Spreader • 3 Sect. Spring Tooth Harrow • 1 Section Spring Tooth Harrow • 42' Hay Elevator w/Motor • J.D. 22' Hay Elevator w/Electric Motor • NEW HONDA 8 HP Engine w/Reduction Gear &

PTO • HONDA 5 HP Motor • HONDA 4 HP Motor

MAPLE SYRUP EQUIPMENT

- LEADER 4'x6' Evaporator w/Drop Flue Pan, Nice Cond
- 400 Gallon S.S. Bulk Storage Tank • 300 Gallon Sap Storage Tank

LAWN & GARDEN

- TORO Proline 52" Walk-Behind Mower w/Sulky Compressor • Acetylene Torch Set • Bench Top Drill Press • MILLER Stick Welder w/Engine • Bench Top Drill Press • 2 - 500 Gallon Air Tanks • 500 Gallon Propane Tank • 100 Lb. Propane Tank • HONDA 7500 Watt Generator • RYOBI 5500 Watt Generator • ATIMA 3000

SHOP, FARM & OUTDOOR MISC. ITEMS

- INGERSALL RAND 25 Gallon Air Compressor w/Brilliant 10 HP Engine • Electric 10 Gallon PORTER Cable Air Compressor • Acetylene Torch Set • Bench Top Drill Press • MILLER Stick Welder w/Engine • Bench Top Drill Press • 2 - 500 Gallon Air Tanks • 500 Gallon Propane Tank • 100 Lb. Propane Tank • HONDA 7500 Watt Generator • RYOBI 5500 Watt Generator • ATIMA 3000

Watt Generator • 2 Bale Round Bale Feeder • 3 Round Bale Feeder • Cattle Mineral Feeder • STOCKMANS CHOICE Cattle Shute • Draft Horse Shoeing Stock • 5 - 8' Poly Grain Feeders • 5 - Water Troughs • 300' Water Hose • Poly Wheel Barrow • Misc. Fencing Supplies • Wood Post & T Posts • Fuel Tank w/Stand • Hunter Green Stand-in Seam Metal • Roll of H.D. Rubber • Fanning Mill • Air Compressor - Only Unit • 3 Bunk Air Dried Live Edge White Pine • 3 Bunks 1" Random White Pine 2x6x12 Bunk White Pine • 2 MISC. GOODIE WAGONS!

HAY & BALAGE

- 249 Round Bales - Wrapped Alfalfa & Orchard Grass Balage, 1200+ Lbs. Can be removed this fall

LARGE FREEZER & HOUSEHOLD

- 4'x5'x12' Shop Built Freezer Unit w/Attached Compressor for line shaft hook-up • MAYTAG Wringer Washer w/Flex Shaft • Spinner w/Flex Shaft & HONDA 4 HP • Gas Fridge • 2 Gas Stoves • 8' Folding Tables

OWNERS: JASON and RUTH WANNER

For More Photos see GoToAuction.com #2109

Yoder Brothers Auction Service
 Specializing in Successful Auctions
 Auctioneers: LeRoy and Willis Yoder
 9484 S. Rogers Ave., Clare, MI
 PH: 989-386-9082

AUCTIONEERS NOTE: Sale Order: 10:00 am Misc. Goodie Wagons, 12:00 Noon Real Estate followed by Farm Machinery and Horses. Mark your calendar and plan on attending this unique country auction with us! Hope to see ya there! ...LeRoy

AUCTION TERMS: Cash or approved check with proper I.D. Nothing to be removed until settled for. Not responsible for accidents. Lunch on grounds. All announcements made day of sale take precedence over all printed materials. Out of state buyers must have bank letter of credit. Absentee and phone bids welcome to Pre-Qualified customers.