

REAL ESTATE & PERSONAL PROPERTY AUCTION

78 Acres Vacant Farmland

* Essex Township * Clinton County – St. Johns, MI

The Wheeler & Shirley Wilson Estate, will offer for sale the following Real Estate, and will sell personal property items at public auction on site at **4440 W. Maple Rapids Rd., ST. JOHNS, MICHIGAN**. Or: North of St. Johns on US-127 to Maple Rapids Rd. Turn West 2 ½ miles to the Auction site. Or 4 miles East of Maple Rapids on Maple Rapids Rd. Watch for auction sale direction signs. Clinton County

SATURDAY, SEPTEMBER 7 * 10:00 AM *

(Real Estate sold on site at 12:00 Noon)

- 77.9 Acres vacant farmland w/ 56.27 FSA tillable acres
- Balance is woods & brush
- Good mixture of productive soils
- Random tile, good drainage outlet
- Not in PA-116
- Farm rented for 2024 Only.
- Buyer to receive 2024 crop rental income
- Asphalt road frontage

See: www.PavlikLLC.com for all pictures, Maps, aerials & information

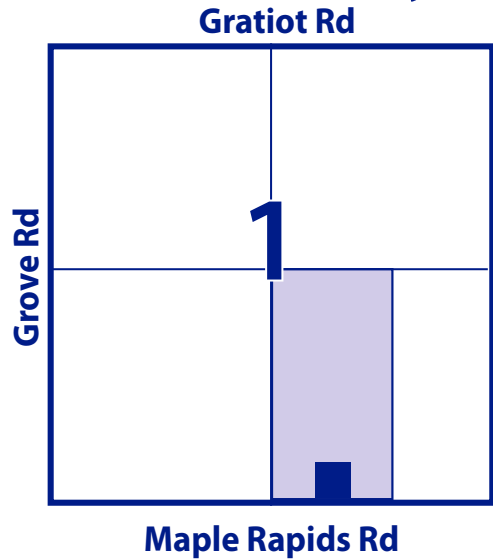
Feel free to inspect the farm at your convenience

"Walk it over, Talk it over"

Then be sure to attend this

PAVLIK FARMLAND AUCTION

Section #1 * Essex Twp Clinton County



AUCTION TERMS & CONDITIONS

1.) TERMS: CASH OR BANK FINANCING. If seeking bank financing, must arrange PRIOR to sale. **2.) EARNEST DEPOSIT:** Buyer must put \$2,000 down at conclusion of auction & sign Buy/Sell agreement. **3.) CONFIRMATION OF SALE:** Subject to approval of sellers. **4.) REAL ESTATE TAXES:** Buyer to pay all 2024 taxes **5.) POSSESSION:** Possession will be at closing. **6.) EVIDENCE OF TITLE:** Sellers will furnish title insurance & deed to the buyer. **7.) CLOSING:** Approximately 30 days from date of auction. **8.) OPENING BID:** No minimum opening bid. Open to the public. **9.) ANNOUNCEMENTS:** Any announcement made by auction company on date of auction take precedence over printed or oral statements.

Vehicle, Fishing Boat

2003 Buick LeSabre Custom. Only 27k miles, 4 door, black exterior, grey cloth interior, excellent condition—14' Aerocraft aluminum fishing boat, 3 seats, Evinrude 15hp outboard, gas tanks, battery & S/A trailer

Tractor, Mower, Tools

Ford 4000 gas tractor w/ Freeman trip bucket, 3pt., pto--John Deere LT166 mower, 48", hydra-stat drive—log splitter w/ gas engine, hitch—DR 8.5HP gas pull lawn vacuum—Toro 24" snow blower—small JD mower—3pt. 12" post hole auger—chain saw—radial arm saw—bench sander—bench grinder—bench top drill press w/ vise—Craftsman pedestal bench grinder—old walk behind cultivators—router & stand—scroll saw—ice auger—fish spears—stihl gas trimmer—ice fishing items—6x6 insulated ice fishing shanty—many old manuals—primitive bench—Rigid pipe wrench—small vise on stand—live trap—treble lights—gold clubs—Lincoln 225 welder—6' 3pt back blade—draw bar—pull lawn sweeper—folding chairs—6' wood picnic table—bikes—lawn trailer—lawn seeder—sections of picket fence—push mower—bolt bins, full—galv. Pails—axes & shovels—old wood windows—many sections of School lockers—pot belly stove—gas cultivator—small trailer—barn lumber—20# tanks—small hunting heaters—fishing poles—old screen doors—mole traps—wood work benches—large wood extension ladders—rakes/shovels—wood tool box—cement chickens—car ramps—jack stands—alum. Shovels—wood crates—hand tools—sockets sets—wash tubs—primitive table—bushel baskets—barn boards—# scale—deer horns—forks—storage bins—nuts/bolts—old hunting coat—hose/wire—treadle sewing machine—rocking horse—scrap steel—overhead fuel barrel—old barn doors



Wheeler & Shirley Wilson Estate

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

**PAVLIK
AUCTION
SERVICE**

**JOHN PAVLIK &
JOHN C. PAVLIK, SR.**
AUCTIONEERS/REALTORS

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