

# REAL ESTATE AUCTION

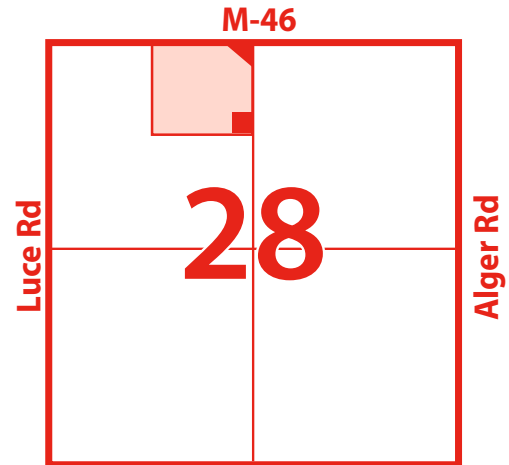
**33.68 Acres on M-46 \* Pine River Twp \* Alma, MI**

**FRIDAY, JANUARY 10 \* 12:00 NOON**

(Sale held on site at the Property)

- 33.68 Acres Vacant Land
- Approx. 22 tillable acres
- 9 acres of woods at the back
- Road frontage on 2 sides, including
- Not rented for 2025
- Not enrolled in PA-116
- Currently zoned Agriculture.
- Adjacent properties are zoned as Commercial.
- 1 ½ miles west of US-127
- Very unique property and location

**Section #28 \* Pine River Twp  
Gratiot County**



Visit [www.PavlikLLC.com](http://www.PavlikLLC.com) for all information,  
Photos & maps.

Directions to the property and sale site:  
1 ½ miles west of US-127 on M-46. To the corner  
of M-46 & Smith Rd.

Feel free to walk/inspect the  
property at your convenience.

## 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:** Seller 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.

**Paul & Beth Lux, Owners**

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

**PAVLIK  
AUCTION  
SERVICE**

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

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