

FARMLAND AUCTION

38 Acres Farmland *Swan Creek Twp* Saginaw Co

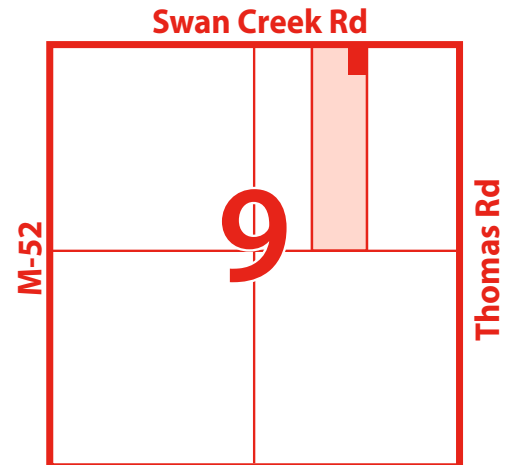
FRIDAY, JANUARY 17 * 12:00 NOON

(Sale held on site at the Farm)

38 Acres Productive Farmland

- 38 acres Vacant Farmland
- All tillable land
- Very productive Zilwaukee/Misteguay
- Soils
- Farm has adequate/random tile
- Good drainage outlet
- Farm NOT rented for 2025
- Good asphalt road frontage
- Great all-around productive farm

Section #9 * Swan Creek Twp Saginaw County



Visit www.PavlikLLC.com for all information,
Photos & maps.

Directions to the property and sale site:
½ mile East of M-52 on Swan Creek Rd.

Auction sale held on site at the farm.

"Walk it over, talk it over."

Then be sure to attend this
PAVLIK Farmland Auction!

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.

Patricia Lonsway & Carson Lonsway, Owners

CALL AUCTION COMPANY FOR MORE INFORMATION 989-463-4903

**PAVLIK
AUCTION
SERVICE**

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

Pavlik Auction & Real Estate, LLC., Alma, MI 48801
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