

FARMLAND AUCTION

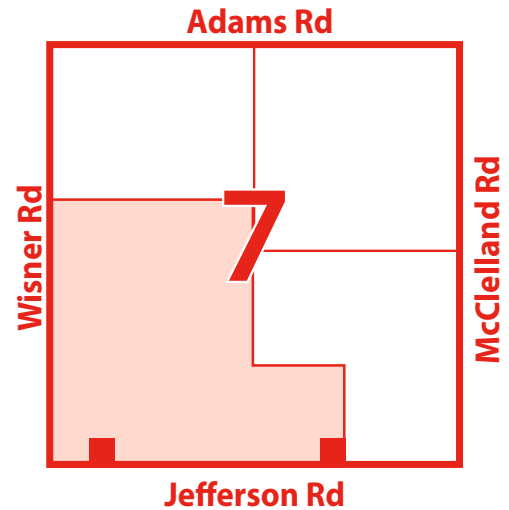
225 Acres Prime Farmland * Wheeler Twp. * Gratiot County

Sale held at Ithaca Community Center, ITHACA, MICHIGAN. Located at 120 N. Maple St. One block west of traffic light, downtown Ithaca, then turn north back of Fire Hall, Gratiot County.

THURSDAY, FEBRUARY 20 * 6:00PM

- 225 Acres Vacant Farmland
- 216.3 FSA tillable acres
- Parkhill, Capac & Selfridge soils
- Well tiled farm
- Road frontage on 2 sides
- Enrolled in PA-116
- No Wind Leases
- Farm rented for 2025 only. New Buyer to receive 2025 crop rental income
- Very productive and large farm parcel

**Section #7 * Wheeler Twp
Gratiot County**



Visit www.PavlikLLC.com for all maps aerials, and information.

DIRECTIONS TO THE FARM: From the west side of Breckenridge, turn north of M-46 on Wisner Rd 2 miles to the farm.

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

“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 \$10,000 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.

Jan Bigelow & Kathryn Bigelow, 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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