



39 TILLABLE ACRES - ORGANIC FARM ★ IN RURAL CLARE COUNTY, MI ★ REAL ESTATE AUCTION

PROPERTY LOCATED: 4 Miles North of Cid's Marathon in Clare on South Clare Ave. (Old 27) to Adams Rd., East 1 Mile to Eberhart Ave., South 1/4 Mile. Located on Southwest corner of Eberhart and Adams Rds. 6076 Eberhart Ave., Clare, MI 48617. Follow Yoder Bros. Auction Signs!

FRIDAY, APRIL 26TH, 2024 @ 6:00 P.M. • Clare, MI
OFFERED IN 3 INDIVIDUAL PARCELS AND AS A COMBINATION



For More Photos see
GoToAuction.com
/2109



PARCEL #1 29 open tillable acres currently in pasture with original Homestead. Includes older 2 story, 3 bedroom, 1 bath farm house with 1940 sq. ft. of living area. Partial Michigan Style basement, vented LP heat. Outbuildings: 40x78 Barn with hay loft area and 22x65 Storage shed.

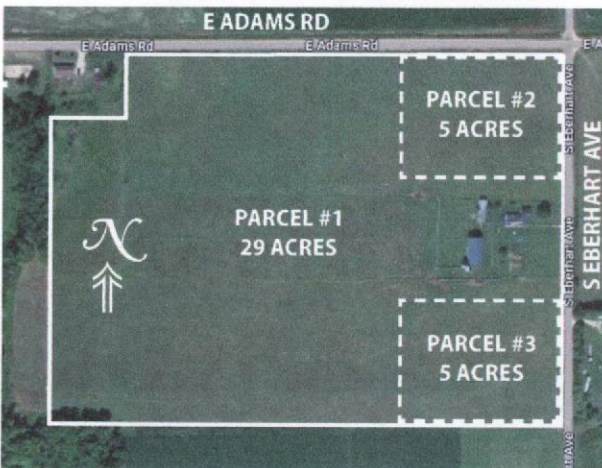
PARCEL #2 5 acres open tillable land. Nice building site. Located on Eberhart and Adams Rd. frontage.

PARCEL #3 5 acres open tillable land. Nice building site. 430' of Road Frontage on Eberhart Ave.

PROPERTY FEATURES:

- NEW TO THE MARKET
- GOOD PRODUCTIVE SOIL
- CLARE SCHOOL DISTRICT
- QUIET PEACEFUL SETTING
- CERTIFIED ORGANIC SOIL

Property Tax No. : 015-002-200-09

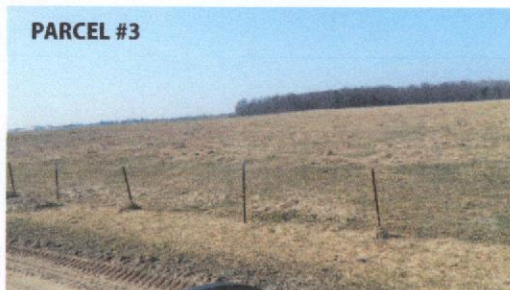


OPEN HOUSE DATES

Wednesday, April 3rd • 4 to 6 pm
Wednesday, April 17th • 4 to 6 pm

Or By Appointment

PARCEL #3



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. **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. **MINERAL RIGHTS:** Included - Owned by seller. **Broker participation welcome with buyer registered with Payton Properties at least 48 hours prior to auction.**

OWNERS: ELI and ELLA SHROCK

Yoder Brothers Auction Service

Specializing in Successful Auctions
Auctioneers: LeRoy and Willis Yoder

9484 S. Rogers Ave., Clare, MI
PH: 989-386-9082



PEYTON PROPERTIES, LLC
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