

Wednesday January 31, 11am Hillsdale County
 Wright Twp.
 Auction Held at 9453 Prattville Rd. Pittsford, MI 49271

WHALEN
 REALTY & AUCTION, LTD.
 P.O. Box 550
 Neapolis, OH 43547

Absolute Auction
Multi Parcel Method

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

815± ACRES
700± Tillable Acres

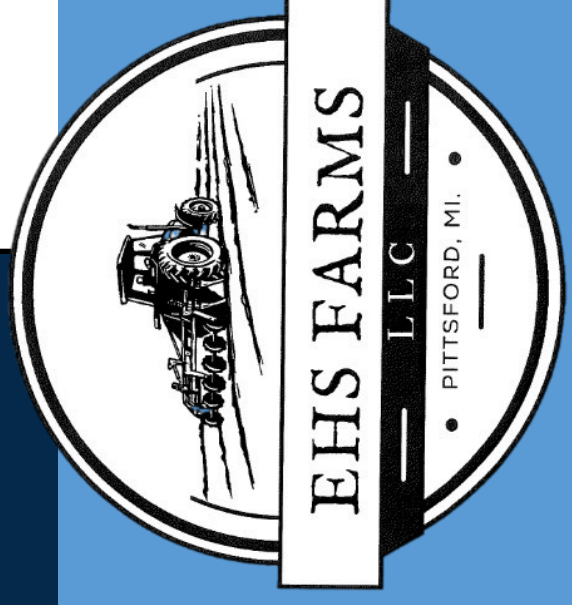
Open For Inspections:
 Monday January 22nd
 10am - 3pm

Auction of real estate in conjunction with
CENTURY 21 AFFILIATED- RICK ROTH 517-439-1000

AUCTIONEERS

Jason Whalen John Whalen Mike Murry George Bly Rick Roth

FARMILAND AUCTION
 WHALEN REALTY & AUCTION, LTD.



Owner: Stanley P Smith Trust
 Christina L Saul - Successor Trustee

Hillsdale County, Mi
 Wright Twp.

815± Acres

Contact
 Jason Whalen
 419.265.2019
 Auction Manager

No Buyer Premium

whalenauction.com 419.875.6317

Hillsdale County, Mi
LAND AUCTION

Wednesday January 31 2024, 11AM
 Wright Twp.

815± Acres
700± Tillable

Multi Parcel Method

Selling Absolute



Contact
 Jason Whalen
 419.265.2019
 Auction Manager

Open For Inspection: Monday January 22nd from 10:00am - 3pm

WHALEN REALTY & AUCTION, LTD.

Owner: Stanley P Smith Trust / Christina L Saul - Successor Trustee

419.875.6317

SAVE THE DATE
FARM EQUIPMENT AUCTION
 Saturday March 9 2024, 10am

Auction Held At 9453 Prattville Rd
 Pittsford, MI 49271



Equipment Selling Live & Online

815± ACRES

700± ACRES Tillable

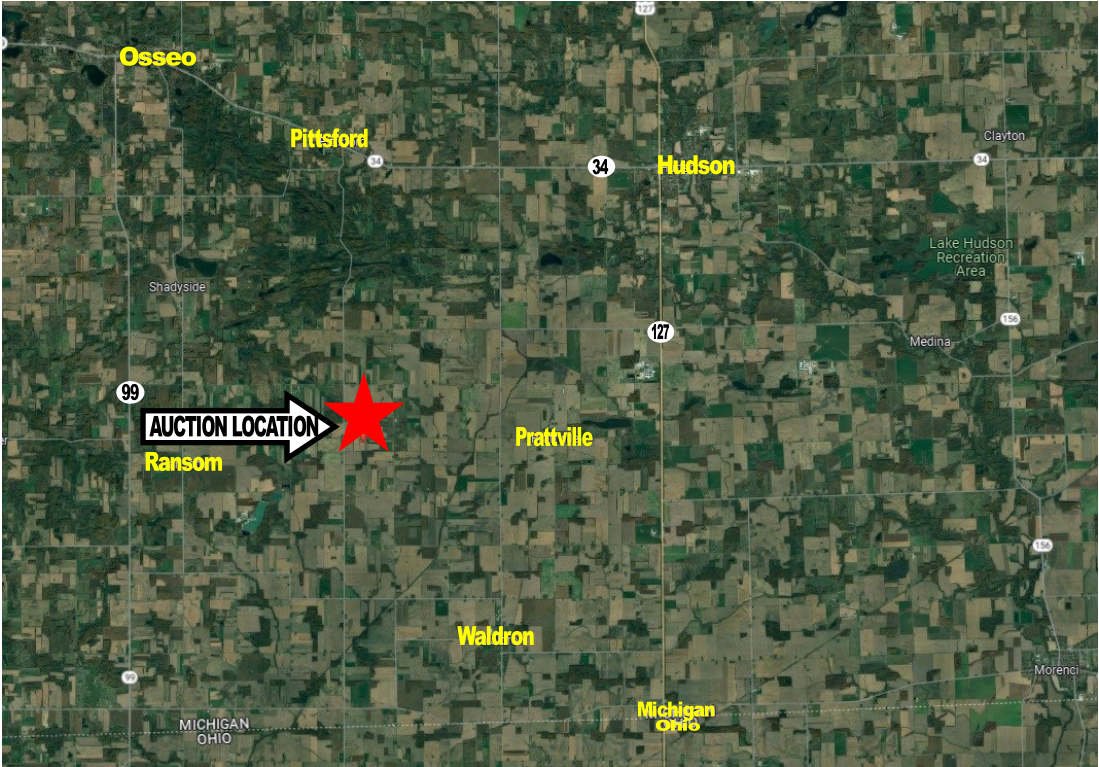
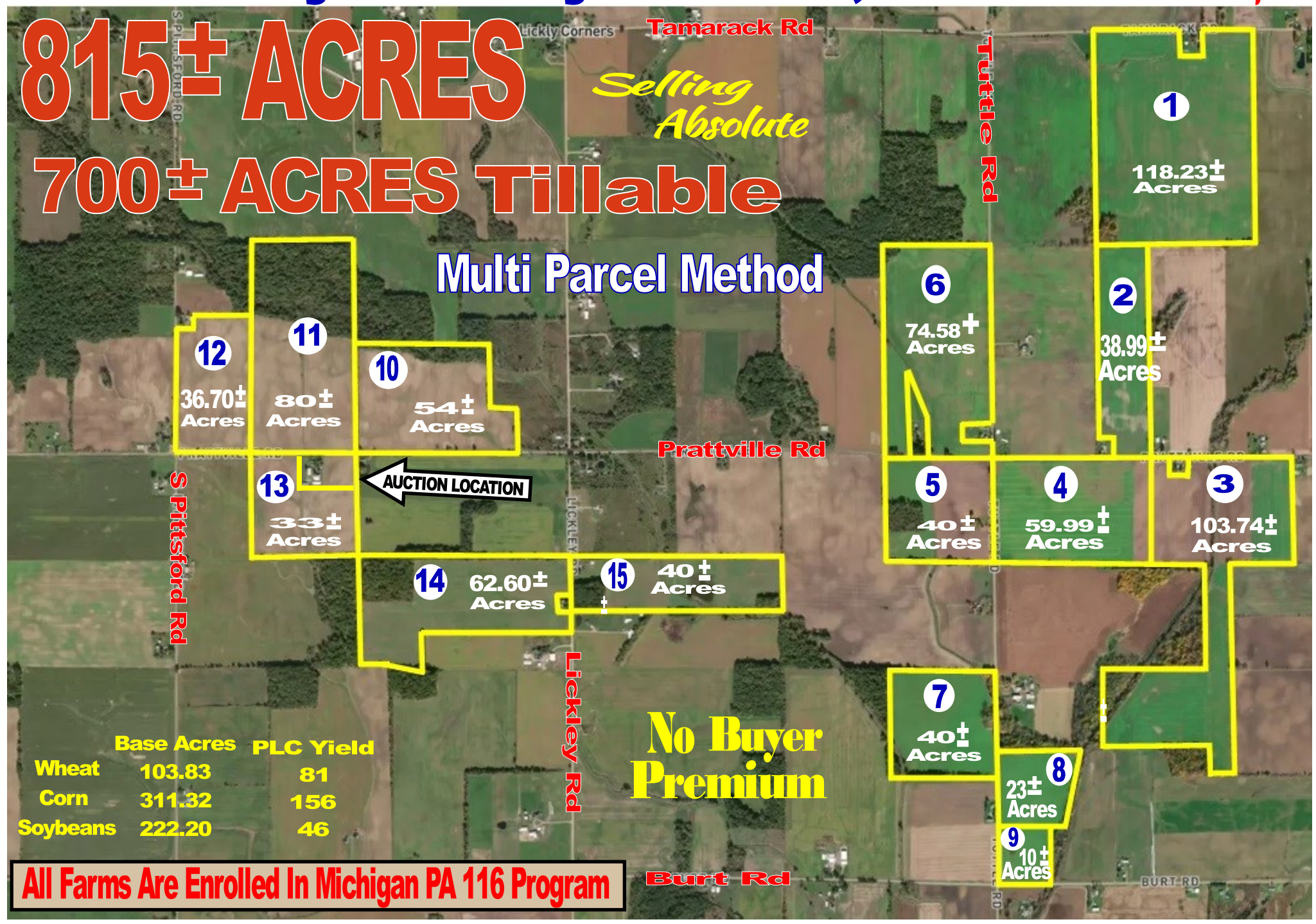
Selling Absolute

Multi Parcel Method

No Buyer Premium

	Base Acres	PLC Yield
Wheat	103.83	81
Corn	311.32	156
Soybeans	222.20	46

All Farms Are Enrolled In Michigan PA 116 Program



- Tract 1**— 118.23+/- Acres on Tamarack Rd., containing 115+/- tillable acres and 1.83+/- acres of woods. Contains Glynwood-Blount Complex & Blount Loam soils. Approximately 1675 combined feet of frontage. Pittsford Schools. Taxes \$2,060.75/Year, Parcel #30 17 009 100 003 09 8 1
- Tract 2**— 38.99+/- Acres on Prattville Rd., 37.52+/- tillable acres of Pewamo Silt Loam, Blount Loam & Matherton Loam. Approximately 430' of frontage on Prattville Rd. Waldron Schools. Taxes \$822.84/Year, Parcel #30 17 009 300 004 09 8 1
- Tract 3**— 103.74+/- Acres on Prattville Rd., 90+/- tillable acres of Blount Loam, Conover Loam, Thetford Loamy Sand & Glynwood-Blount. Approximately 1438' combined frontage. Waldron Schools. Taxes \$1,890.49/Year, Parcel #30 17 016 200 006 16 8 1
- Tract 4**— 59.99+/- Acres at corner of Prattville & Tuttle Roads, 58.6 tillable acres of Thetford Loamy Sands, Blount Loam, & Pewamo Silt Loam. Approximately 1,950' frontage on Prattville Rd. & 1,300' on Tuttle Rd., Waldron Schools. Taxes \$2,945.82/Year, Parcel #30 17 016 100 007 16 8 1
- Tract 5**— 40+/- Acres at corner of Prattville & Tuttle Rds., 30.94+/- tillable acres of Blount Loam. 6.8+/- acres of woods & 4.8+/- acres at old home site. Approximately 1,310' frontage on Prattville Rd. & 1,300' on Tuttle Rd., Waldron Schools. Taxes \$1,587.43, Parcel #30 17 017 200 002 17 8 1
- Tract 6**— 74.58+/- Acres at northwest corner of Prattville & Tuttle Rd., 68.27+/- acres of Blount Loam, Glynwood-Blount & Matherton Loam. 3.11+/- acres of woods. Approximately 1,017' combined frontage on Prattville & 2,414' combined frontage on Tuttle Rd., Waldron Schools. Taxes \$3,244.05/Year, Parcel #30 17 008 400 006 08 8 1
- Tract 7**— 40+/- Acres on Tuttle Rd. with 33.64 tillable acres of Blount Loam & Thetford Loamy Sand. 6.06 acres of woods in back. Approximately 1,280' of frontage on Tuttle Rd., Waldron Schools. Taxes \$914.44/Year, Parcel #30 17 017 400 006 17 8 1
- Tract 8**— 23+/- Acres on Tuttle Rd., Approximately 19+/- tillable acres of Thetford Loamy Sand, Conover Loam & Sloan Silt Loam. Approximately 915' of frontage on Tuttle Rd., Waldron Schools. Taxes \$471.63/Year, Parcel #30 17 016 300 001 16 8 1
- Tract 9**— 10+/- Acres on Tuttle Rd. & Burt Rd., Approximately 9+/- acres tillable of Conover Loam. Approximately 675' frontage on Tuttle Rd. & 725' on Burt Rd. Waldron Schools. Taxes \$198.32/Year, Parcel #30 17 016 300 002 16 8 1
- Tract 10**— 54+/- Acres on Prattville Rd., 46.29+/- tillable acres of Blount Loam, Morley Loam, & Glynwood-Blount Complex. Approximately 1,960' of frontage on Prattville Rd, Pittsford Schools. Taxes \$1,037.19/Year, Parcel #30 17 007 400 001 07 8 1
- Tract 11**— 80+/- Acres on Prattville Rd., 45.53+/- tillable acres of Blount Loam, Glynwood-Blount Complex & Morley Loam. 33.16+/- acres of woods, Approximately 1,320' of frontage. Pittsford Schools. Taxes \$1,097.27/Year, Parcel #30 17 007 300 004 07 8 1
- Tract 12**— 36.70+/- Acres at corner of Pittsford Rd. & Prattville Rd., 34.21+/- tillable acres of Blount Loam & Glynwood-Blount Complex. Approximately 920' of frontage on Prattville & 1,530' of frontage on Pittsford. Pittsford Schools. Taxes \$580.32/Year, Parcel #30 17 007 300 003 07 8 1
- Tract 13**— 33+/- Acres on Prattville Rd., 30+/- tillable acres of Blount Loam. Approximately 600' of frontage. Acreage size to be determined by split of house & barn. Waldron Schools. Taxes to be determined. Parcel #30 17 018 100 002 18 8 1
- Tract 14**— 62.60+/- Acres on Lickley Rd., 52.06 tillable acres of Blount Loam. 9.72 acres of woods. Waldron Schools. Taxes \$1,283.13/Year, Parcel #30 17 018 200 004 18 8 1
- Tract 15**— 40+/- Acres on Lickley Rd., 31.21+/- tillable acres of Blount Loam. Has old mobile home & barns. 9+/- acres of woods. Approximately 660' of frontage. Waldron Schools. Taxes \$969.76/Year, Parcel #30 17 017 100 003 17 8 1

Open For Inspection: Monday January 22nd from 10:00am - 3pm

Terms: \$20,000.00 down on each tract in certified funds w/balance at closing. Closing will be held on or before 45 days.. Have finances ready, selling absolute to the highest bidder "as is where is." No Buyer's Premium. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials. See whalenauction.com for more information.



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