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9453 Prattville Rd. Pittsford, MI 49271



**Tract
2**

**Thursday April 25, 2024 @ 11am.
Real Estate Auction**

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Tract 2- 7+/- Acres, State of Art 80' x 142' overall Custom-built building by Schockman Lumber, Henry Ohio w/poured foundation & 18' walls. Complete w/wash bay, tool room, parts mezzanine w/lift, custom ag office, stud walls ready for future kitchen & more. 2 Story 4-bedroom home w/1 car attached garage. 40' x 100' pole barn, 40' x 60' pole barn, 30' x 60' old 2 story barn & 12' x 30' chicken coop. This is a must-see property! So much to offer! Split off from Parcel #30 17 018 100 002 18 8 1, taxes to be determined. House has 1 year lease @ \$725/mo.

Building Specs

Custom built by Schockman Lumber, Henry Ohio w/poured foundation, 18' Walls

38' x 50' mezzanine parts room w/scissors lift.

29' x 40' well lit wash bay w/clean out pit

20' x 30' tool room

80' x 100' heated machinery storage

3-16' x 24' insulated automatic doors

1-16' x 30' insulated automatic door

19' x 24' custom office w/heat & A/C

20' x 20' stud framed kitchen

8' x 10' stud framed future bath & laundry center

19' Ceiling

Bathroom

4 Corner security camera w/remote access

Fire & Theft security

4 zone in floor radiant heat, propane radiant heat by Ryan and Bradshaw

Fully insulated & metal skinned inside & out, LED lighting

Water supply from house, septic tank for Ag Center by fertilizer storage, well east of house

Additional Buildings:

40' x 100 Grey pole barn, concrete floor, 100amp elec. Service, outside water

40' x 60' Red pole barn w/dirt floor

30' x 60' old 2 story barn w/30' lean too

12' x 30' chicken coop w/concrete floor



**PREVIEW:
Thursday April 18 from 11am-1pm.**



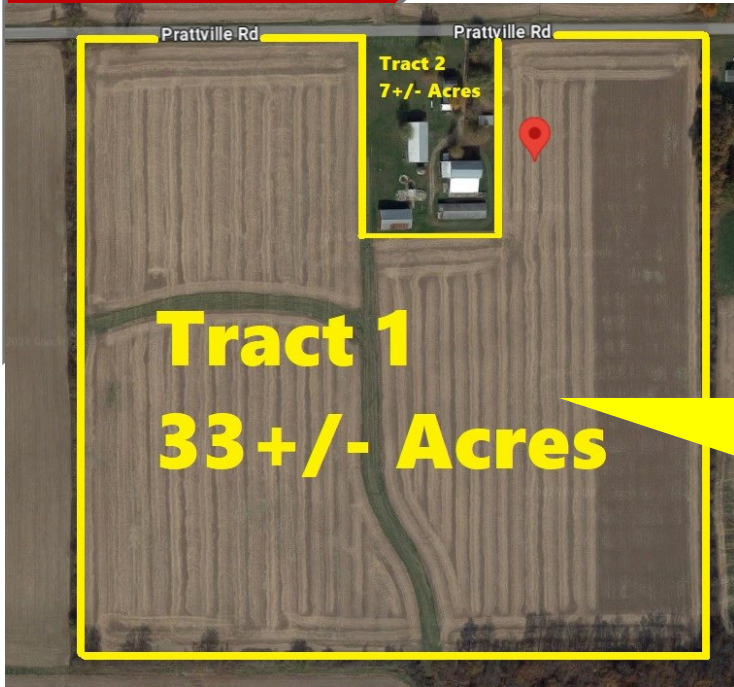
Tax Parcel	#30170181000021881, Wright Twp, Hillsdale Co	
Taxes	To Be Determined	
Exterior	Vinyl	
Roof	Metal	
Windows	Wood, vinyl	
Family Room	13'x 22'	
Kitchen	13'x 10'	Electric 200 amp
Office	7'x 7'	Water Drilled Well, east of house
Bedroom U	11'x 12'	Sewer Septic west of house
Bedroom U	8'x 10'	Heating Propane forced air
Bedroom D	8'x 10'	Hot Water 40 gallon propane
Bedroom D	10'x 14'	
Laundry	6'x 10'	
Baths	1 Full Main	
Enclosed Porch	5½'x 12'	
Garage	1 Car attached 11'x 22'	

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40+/- ACRES

OFFERED IN 3 TRACTS



Tract 1

Tract 1: 33+/- Acres of Prattville Rd., 30+/- tillable acres of Blount Loam. PLC Yield-wheat 81, Corn 156, Soybean 46. Approximately 600' of frontage. Parcel #30 17 018 100 002 18 8 1.

Due to new circumstances, the new buyer has decided to sell the property. Bid your price!

Tract 3

Tract 3-Combination of Tract 1 & 2, total 40+/- acres w/Barns & house.

Hillsdale County- Wright Twp- Waldron Schools

Owner: Ron Cox.

Terms: \$10,000.00 down on each tract in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling w/immediate confirmation "as is where is." No Buyer's Premium. Possession of farmland upon receipt of down payment. Possession of buildings at closing and possession of house upon tenant rights. 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.

whalenauction.com

AUCTIONEERS



Jason Whalen



John Whalen



Mike Murry



Rick Roth

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Auction of real estate in conjunction with
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