Farmers National Company

www.FarmersNational.com

L-2300500



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

120± Acres, Saginaw County, Michigan

Thursday, October 19, 2023 | 6:30 PM

Carriage House | 1908 Pearl Street, Chesaning, Michigan

Highlights:

- Excellent row crop farm: tiled/well-drained
- Productive Parkhill-Conover Loam soils
- Two pole barns with cement floors; barn and large steel shed
- Excellent recreation/deer hunting in the 40 acres of woods with established trails
- Located on paved Highway M57 with easy farm access

For additional information, please contact:

Steve Herr, Broker, AFM | (810) 569-5638

SHerr@FarmersNational.com

Bidding starts | Tuesday, October 10, 2023, at 8:00 AM
Bidding ends | Thursday, October 19, 2023, at close of live event

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:
Ten miles west of Chesaning on Highway M57. One-quarter of a mile west of Brennen and Highway M57 intersection (south side of Highway M57).
Address: 17251 W. Brady Road (M57), Oakley, Michigan.

Legal Description:
- **Tract 1:** NW 1/4 NE 1/4 40 ACRES SEC 17 T09N R2E being Tax Parcel #07-09-2-17-1002-000, 40 acres
- **Tract 2:** E 1/2 NE 1/4 NW 1/4 20 ACRES SEC 17 T09N R2E being Tax Parcel #07-09-2-17-2001-000, 20 acres
- **Tract 3:** W 1/2 OF E 1/2 OF NW 1/4 & E 1/2 OF SE 1/4 OF NW 1/4 60 ACRES SEC 17 T9N R2E being Tax Parcel #07-09-2-17-2003-000, 60 acres

Improvements:
- Two pole barns with cement floors
- Barn with dirt floor
- Large steel-sided shed
- Small grain bin
- Home on site is uninhabitable

Farm Data:

• **Tract 1:**	
Cropland	32.87 acres
Timber	4.13 acres
Buildings	3.00 acres
Total	40.00 acres
• **Tract 2:**	
Cropland	9.00 acres
Timber	11.00 acres
Total	20.00 acres
• **Tract 3:**	
Cropland	47.00 acres
Non-crop	1.00 acres
Timber	12.00 acres
Total	60.00 acres

FSA Information:

	Base	Yield
Corn	45 acres	141 bushels
Soybeans	27 acres	42 bushels

Taxes:
- **Tract 1:** $769.58
- **Tract 2:** $94.28
- **Tract 3:** $385.64

Property Location



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkhabA	Parkhill-Conover loams, 0 to 3 percent slopes	22.14	57.19	0	54	2w
124A	Selfridge loamy sand, 0 to 3 percent slopes	13.99	36.14	0	53	3w
24	Parkhill loam, 0 to 1 percent slopes	2.59	6.69	0	62	2w
TOTALS		38.72(*)	100%	-	54.19	2.36

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkhabA	Parkhill-Conover loams, 0 to 3 percent slopes	9.81	49.85	0	54	2w
24	Parkhill loam, 0 to 1 percent slopes	9.2	46.75	0	62	2w
124A	Selfridge loamy sand, 0 to 3 percent slopes	0.67	3.4	0	53	3w
TOTALS		19.68(*)	100%	-	57.71	2.03

Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PkhabA	Parkhill-Conover loams, 0 to 3 percent slopes	21.54	36.81	0	54	2w
24	Parkhill loam, 0 to 1 percent slopes	16.62	28.4	0	62	2w
124A	Selfridge loamy sand, 0 to 3 percent slopes	14.98	25.6	0	53	3w
58B	Covert sand, 1 to 6 percent slopes	4.49	7.67	0	28	4s
10C	Grattan sand, 4 to 12 percent slopes	0.83	1.42	0	27	6s
26A	Pipestone sand, loamy substratum, 0 to 3 percent slopes	0.05	0.09	0	38	4w
TOTALS		58.51(*)	100%	-	53.62	2.47





Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 1, 2023, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Cislo Title Agency (220 West Main Street, Suite B, Owosso, Michigan 48867).

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Cislo Title Agency the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 1, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Cislo Title Agency.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Frank G. Zyrowski Trust

Auctioneer: Joe Sherwood; Sherwood Auction Service, LLC

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, October 10, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 6:30 PM on Thursday, October 19, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.