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FOR SALE BY BIDS

80± Acres, Shiawassee County, Michigan

Offered in One Tract

BIDS DUE: Monday, January 29, 2024

Contact Agent for Additional Details!

Highlights:

- Nice two story farmhouse with oak trim
- Tillable land for income with outbuilding
- Wooded areas with excellent hunting and recreational use opportunities

For additional information, please contact:

Steve Herr, AFM/Agent | (810) 569-5638

SHerr@FarmersNational.com

Property Information

Directions to Property:

10980 Byron Road, Byron, Michigan 48418. Farm is 2 miles directly North of Byron.

Legal Description:

Section 11, Township 5 N, Range 4E, S 1/2 of the SE 1/4 Except RR. Parcel# 016-11-400-001

Property Description:

The home is in excellent shape, with original oak trim throughout the home, all refurbished a few years ago. Antique chandeliers in the dining and living rooms, with 4 bedrooms and one bath, all on a total of 80 rolling acres of ground. Property includes 35 +/- acres of tillable land, enough cropping lease value to pay the taxes on the farm. Excellent hunting opportunities with crops and possible food plots development, or hobby 4H farm for the kids with livestock projects.

Farm Data:

Cropland	35 acres
Other	43 acres
Buildings	2 acres
Total	80 acres

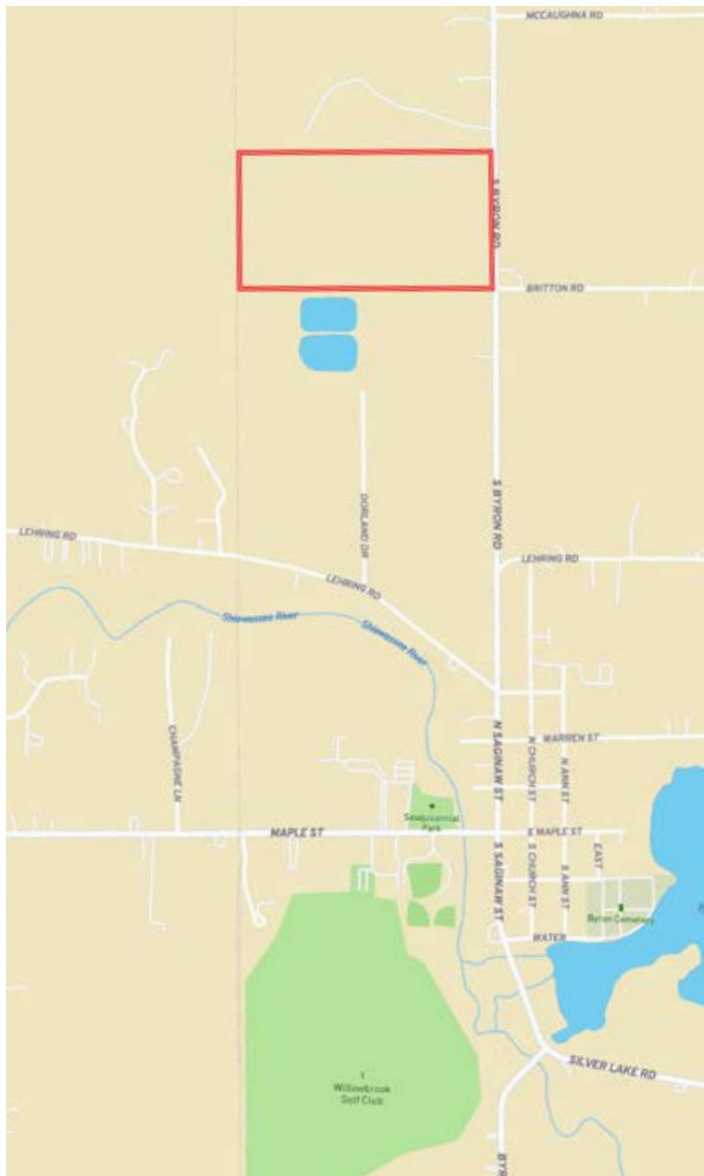
Taxes: \$2,148.00

Buildings:

Two story farmhouse - Good condition, home is in good condition with solid Oak throughout the house. Some updates are needed.

Outbuilding - Storage shed with metal roof

Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MsB	Metamora sandy loam, 2 to 6 percent slopes	17.7	22.64	0	71	2e
OmC	Owosso-Miami sandy loams, 6 to 12 percent slopes	13.97	17.87	0	68	3e
CarabA	Carlisle muck, 0 to 2 percent slopes	13.94	17.83	0	11	5w
OmB	Owosso-Miami sandy loams, 2 to 6 percent slopes	8.74	11.18	0	69	2e
MsA	Metamora sandy loam, 0 to 2 percent slopes	7.69	9.84	0	72	2w
CvraaB	Conover loam, 0 to 4 percent slopes	4.98	6.37	0	47	2w
Bw	Brookston loam, 0 to 2 percent slopes	3.69	4.72	0	79	2w
BrB	Boyer sandy loam, 2 to 6 percent slopes	2.41	3.08	0	48	3s
Bt	Breckenridge sandy loam	1.69	2.16	0	59	2w
BmC	Boyer loamy sand, 6 to 12 percent slopes	1.55	1.98	0	45	3e
BrC	Boyer sandy loam, 6 to 12 percent slopes	1.19	1.52	0	47	3e
WeB	Wasepi sandy loam, 2 to 6 percent slopes	0.63	0.81	0	56	3e
TOTALS		78.18(*)	100%	-	56.51	2.79

For Sale By Bid 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 February 23, 2024, or such other date agreed to by the parties.

Earnest Payment: A \$10,000 earnest money deposit payment is required from the person/entity awarded the property on January 30, and upon signing of the purchase agreement/sales contract. 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, Owosso, MI.

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, Owosso MI the required earnest payment. The Seller will provide an owners policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on February 23, 2024, 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, Owosso MI.

Sale Method: The real estate will be offered in one individual tract. **Written bids will be received at the office of Stephen Herr, AFM - Email at SHerr@FarmersNational.com, or PO Box 615, Flushing, MI 48433 up to January 29, 2024, 5:00 PM EST.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. Those submitting the highest written bids will be notified and invited to participate in an oral biddings to be held at by phone on January 30, 2024.

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: Mary Evelyn Bailey Trust, Suzanne Bailey, Trustee.

Additional Comments: The top three bidders will be contacted on January 30th for an opportunity to place final bid.

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