

LAND AUCTION

90 AC± | 1 TRACT | OGEMAW CO, MI



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/9/26 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: ON-SITE

4762 SERGENT RD, GLADWIN, MI 48624

The cattle industry is on fire and here's your chance to get your foot in the door or add to your cattle operations portfolio. Located just in Ogemaw County, Halls Calf Ranch, a Michigan location, where the Hall family has specialized in raising cattle for various agricultural purposes. When first pulling into the drive, you will notice the beautiful landscape and attention to detail that have gone into building this amazing operation. Driving in, you pull up to the 40x60 shop and office of the ranch, where there is also the extremely modern milk-replacer mixing and loading set-up for preparing the milk for the calves. From there, you travel through the yard and notice the large 40x200 warming barn, a completely climate-controlled/ventilated barn that creates the ideal environment for baby calves to stabilize them when they arrive. This barn also serves as a heated/climate-controlled shop for working on the farm's larger equipment. Next, you then see the massive 105,000± sq ft calf hutch/grower barns set up, which consists of 21 barns and can house over 500 head of calves. This area has been set up to be extremely efficient and provide the best care possible for growing great calves. From there, you'll notice the 22± acres of tillable farmland that can provide both feed and bedding for the cattle that live on the ranch. This 22± acres boasts a NCCPI Score of 45.56 and is made up of Nester Fine Sandy Loam. Driving through the tillable acres, you then see the large 60x160 commodity shed that's set up to store whatever the Ranch needs! This part of the farm also provides breathtaking views of the mature timber that consists of hard maples and oaks. This timber provides excellent deer and turkey hunting opportunities. If all of this wasn't enough, the farm also has a 2000± sq ft home located on it that provides living quarters for the farm manager. The current farm manager is willing to consider staying on and working with the new owners if they need help. This farm/operation is top-notch and is a must-see if you're looking to expand your cattle operation or start a new business venture raising cattle. Contact us today for a private showing before auction day! You're NOT going to want to miss this one!



Deeded Acres:	90±
FSA Farmland Acres:	22±
Soil Types:	Nester Fine Sandy Loam
Soil PI/NCCPI/CSR2:	45.56
Taxes:	\$12,260
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey needed?:	No survey needed
Brief Legal:	90± acres located pt W ½ SE ¼ and pt E ½ SE ¼ SW ¼ S33 T21N R1E Ogemaw Co MI
PIDs:	003-033-010-01, 003-033-008-91
Lat/Lon:	44.1634, -84.3145
Zip Code:	48624

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com

SHAD WOODRUFF, AGENT: 989.330.4032 | shad.woodruff@whitetailproperties.com

JEFF CHILMAN, AGENT: 989.205.2355 | jeff.chilman@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215 | Shad Woodruff, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.330.4032 | Jeff Chilman, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.205.2355



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