LAND AUCTION

66.5 AC± | 1 TRACT | HURON CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/22/26 **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: SHERWOOD ON THE HILL

6625 3RD ST, GAGETOWN, MI 48735

Highly Productive Agricultural Land | Grid-Tiled | Ready for Production

Discover an excellent opportunity to own 66.5± acres of productive agricultural land, featuring approximately 59 tillable acres and 7.5± acres of timber with a pond. This versatile tract offers a strong combination of agricultural potential, established drainage improvements, and natural features.

Previously enrolled in the Conservation Reserve Program (CRP), the property is currently not enrolled and is available for a return to agricultural production immediately. The tract is currently established in a mix of warm- and cool-season grasses, providing a starting point for the next owner to transition the acreage back into their preferred farming operation or enroll it back in CRP and turn it into a Hunting Mecca!

The property features grid drain tiling to support field drainage and agricultural productivity. With a NCCPI score of 52.55 and soils consisting of Wasepi and Bach silt loam, this tract offers an attractive opportunity for farmers looking to expand their existing operation or for investors seeking quality agricultural real estate.

Beyond its tillable acreage, the additional 7.5± acres of timber and a pond provide natural diversity and recreational appeal, adding to the property's overall versatility.

Whether you're looking to expand your farming operation, invest in productive farmland, or acquire a well-rounded agricultural property, this 66.5± acre tract deserves a closer look

A quality agricultural tract with productive potential, established drainage infrastructure, and a desirable mix of tillable ground and natural features. An excellent opportunity to add acreage to an existing operation or secure a versatile farmland investment.



Deeded acres:	66.5±
FSA Farmland Acres:	59±
Soil Types:	Wasepi and Bach Silt Loams
Soil PI/NCCPI/CSR2:	52.55
CRP Acres/payment:	No CRP currently-Expired
Taxes:	$603
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to current tenant's rights for 2026
Survey needed?:	No survey needed
Brief Legal:	66.5± acres pt N ½ SW ¼ S20 T15N R11E Huron Co MI
PIDs:	PID 10-020-011-00
Lat/Lon:	43.70675, -83.21325
Zip Code:	48735

BUYERS PREMIUM:	5%
TAXES:	Prorated to date of close
TENANCY:	Open tenancy for 2027
RENTS:	No rent
MINERALS:	Seller-owned rights will convey
CLOSING COSTS:	Seller to provide title search and title insurance, balance split 50/50
CLOSING DATE:	On or before 30 days from seller acceptance
DOWN PAYMENT:	10%
POSSESSION DATE:	At closing
SURVEY:	None Needed
SELLER:	Olson and Spain
SALE ORDER:	By the acre
SALE METHOD:	Sells Subject to seller acceptance

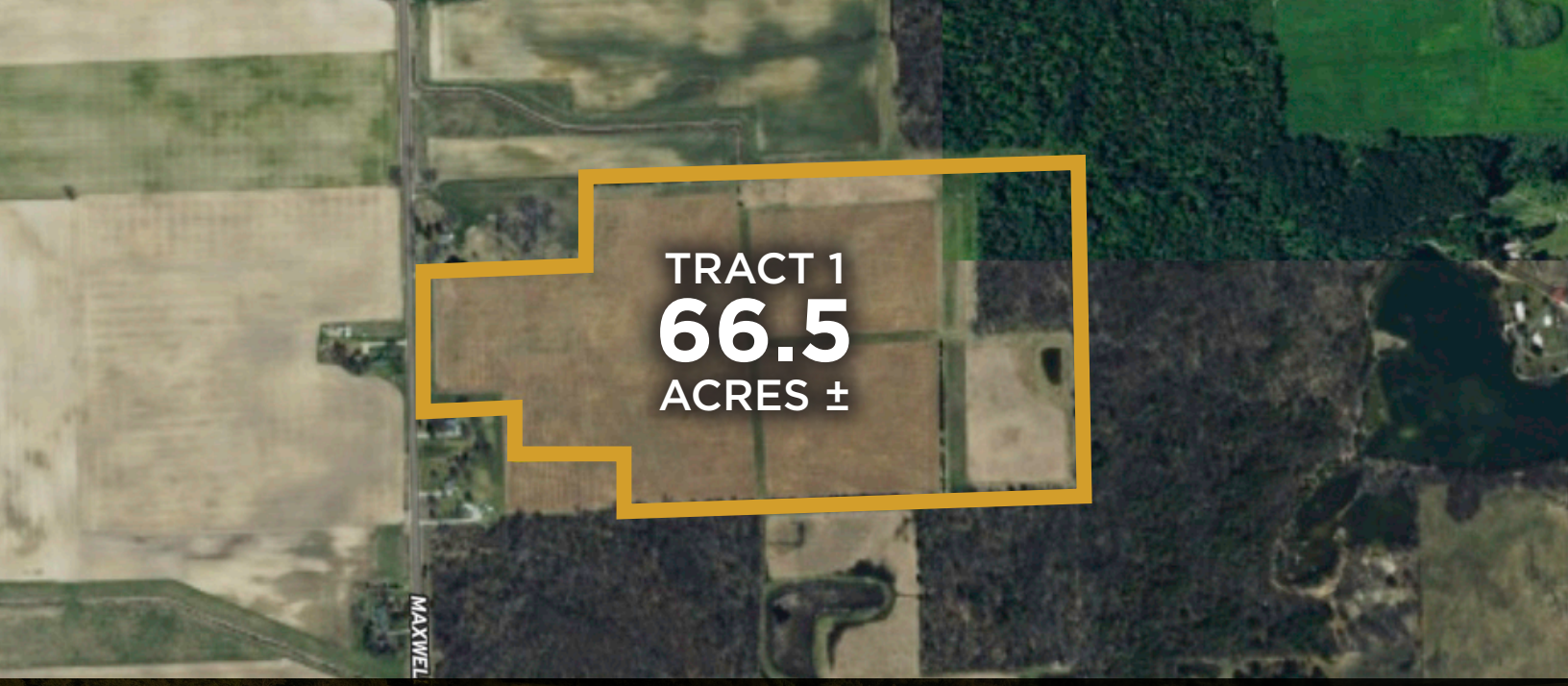
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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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



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