

LAND AUCTION



76.5 AC± | 2 TRACTS | HURON CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/30/26 **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: UBLY HEIGHTS GOLF & COUNTRY CLUB
2409 E. ATWATER ROAD, UBLY, MI 48475

Offered at live auction near Ubyly, MI. Huron Co, MI 76.5± acres with great road frontage and tons of potential. Will be offered in 2 tracts by the acre. Farmland has grid tile and is currently in a wheat crop. The seller will retain the wheat crop.

This type of income-producing property with development opportunities and hunting property all in one does not come to market very often in this area.



TRACT 1 DESCRIPTION- 50± ACRES

Here's your chance to own a great piece of land! Tract 1 consists of 50± acres, with 27.5± acres highly productive, tilled farmland and the balance old pasture mixed with small timber. The tillable acres are grid-tiled and are made up of Guelph-Londo and Parkhill Loam Soils. These soils, combined, boast an NCCPI score of 69.29, which is very high, proving the soil's productivity!

Tract 1 also has access to two gravel roads, which provide excellent building sites if you're looking to build your dream home! The timber and pasture areas of the tract provide excellent deer and turkey hunting, and the large drain/creek runs with year-round water! This type of income-producing development opportunity and hunting property, all in one, does not come to market very often! Schedule an appointment today to see this outstanding tract and don't miss auction day!

Deeded acres:	50±
Soil Types:	Guelph-Londo and Parkhill Loam
Soil PI/NCCPI/CSR2:	69.29
CRP Acres/payment:	No CRP
Taxes:	TBD
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2026
Survey needed?:	Survey to be completed after the offer is accepted
Brief Legal:	Pt N ½ NE ¼ S35 T15N R13E Huron Co MI
PIDs:	Pt 01-035-001-00
Lat/Lon:	43.6942, -82.915
Zip Code:	48475

TRACT 2 DESCRIPTION-26.5± ACRES:

Here's another chance to own another highly productive tract. Tract 2 consists of 26.5± acres, including 15.5± acres of prime, tillable, tilled farmland. This tract also boasts an NCCPI score of 69.29 and is made up of Guelph-Londo and Parkhill Loam Soils. These soil types are very productive, producing some of the area's best crops.

Tract 2 also provides excellent building sites off of Munford Rd. These building sites offer breathtaking views of the timbered acreage on the property, which offers excellent deer and turkey hunting. Tract 2 also has a drainage/creek that offers water for the wildlife year-round. This is a tract of land you're not going to want to miss out on! Call us today to schedule a showing before auction day!

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL 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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