

LAND AUCTION



82.36 AC± | 2 TRACTS | TUSCOLA CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/24/25 | **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: EAGLES HALL
651 S STATE RD, VASSAR, MI 48768

Offering 82.36± acres in two tracts of land just west of Mayville on W Saginaw Rd. These primarily tillable tracts offer great additions to your farming operation, recreational, hunting and home-building sites. Utilities are available and these tracts offer something for everyone: income, hunting and building sites.



TRACT 1 DESCRIPTION:

Here's your chance to own some productive farmland with numerous recreational aspects. This 44± acre tract has 35± acres of tillable farmland that boasts a NCCPI score of 57.78! It's made up of Spinks, Marlette and Capac Sandy loams that are known for growing some of the area's best crops. The tillable acres are currently planted into winter wheat. The current operator is paying \$125.00 per acre cash rent, which will go to the new owner and provide excellent cash flow. The operator has also agreed to be bought out of their contract if you want immediate possession of the farming rights. If recreational land is what you are after, then this farm is a blank canvas that could be turned into one of the best hunting farms in the area! The rolling landscape provides travel corridors leading back to the timbered northernmost part of the property. Here, you will find excellent areas providing inside corners where you can plant food plots to ambush the area's big bucks! This property has something for everyone; whether you're looking to add to your farming operations land portfolio or build your own whitetail mecca, this property provides it! Give us a call to view this property before it's sold!

Deeded Acres: 44.9 acres
FSA Farmland Acres: 35 ± acres
Soil Types: Spinks, Marlette and Capac Sandy Loams
Soil PI/NCCPI/CSR2: 57.78
CRP Acres/Payment: NO CRP
Taxes: \$1,807.84
Lease Status: Open Tenancy for 2025 crop year, after Wheat Crop is Harvested
Possession: Immediate possession subject to current tenants' rights for 2025
Survey needed?: No survey needed
Brief Legal: PT SE ¼ S27 T11N R9E
PIDs: 011-027-000-2600-04
Lat/Lon: 43.3384, -83.3947
Zip Code: 48744

TRACT 2 DESCRIPTION:

I get excited when I see farms like this one. This farm is a blank canvas that a serious whitetail deer hunter can turn into a Big Buck Factory. It's the perfect mix of tillable and timbered acres. The tillable acres on this tract are made up of Marlette and Capac Sandy loams and actually boast a NCCPI score of 68.87, which is one of the highest ratings in the area. These 25± tillable acres provide breathtaking views of the farm with elevation changes providing travel corridors and inside corners throughout the property that will allow you to harvest a buck of a lifetime. The timbered 12± acres are a mix of hardwoods such as oaks and maples and vary all the way to brush and mature Pines. This timber provides amazing bedding areas for the whitetails that call this farm home. Another important aspect of this farm is city utilities such as natural gas, water and power, all on the road! The elevation changes on this property provide amazing views and building sites. Currently, the tillable acres are planted into winter wheat and the current operator is paying \$125.00 per acre cash rent. The current operator will also allow the new owner to buy them out of their contract and take immediate possession of the crop if they choose to want it. Give us a call to see this property before it's sold!

Deeded Acres: 37.46 Acres
FSA Farmland Acres: 25.89 ± acres
Soil Types: Marlette and Capac Sandy Loams
Soil PI/NCCPI/CSR2: 68.87
CRP Acres/Payment: NO CRP
Taxes: \$1,889.35
Lease Status: Open Tenancy for 2025 crop year, after Wheat Crop is Harvested
Possession: Immediate possession subject to current tenants' rights for 2025
Survey needed?: Survey Included
Brief Legal: Pt SW ¼ S26 T11N N R9E
PIDs: 011-026-000-1600-00
Lat/Lon: 43.3403, -83.3761
Zip Code: 48744

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC (6505388676) | E.J. Nogaski, Michigan Broker, License # 6502412289 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215 | Mike Turner, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 248.770.4898



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