

LAND AUCTION



202.33 AC± | 2 TRACTS | ST. CLAIR CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/16/24 | **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: COMMUNITY BUILDING

8345 COUNTY PARK DR, GOODELLS, MI 48027



TRACT 1 DESCRIPTION:

Here's a multi-use farm if I have ever seen one. This property consists of 40± acres of prime farmland that runs over ½ mile deep off of Wadhams Road. Perfect for today's larger farm equipment to get in and get the job done without folding or working around trees or fence lines. This farm is made up of Latty Complex soils and boasts a NCCPI score of 60.0! Big, cleared, productive pieces of farmland do not come for sale in this area very often. If crop farming isn't in your plans, this piece of land would fit perfectly to be fenced off and turned into a working ranch or equine stable! With over 300± feet of road frontage on paved Wadhams Road, this parcel also offers excellent building sites to build your dream home! This farm's location is second to none! Located minutes from both I-69 and I-94, ensures you quick access to grain elevators to move your crop or shopping in St. Clair, Port Huron and even Canada! Give us a call to view this property before it's sold at auction!

Buyers Premium: 5%
Deeded Acres: 40± acres
Soil Types: Latty Complex
Soil PI/NCCPI/CSR2: NCCPI 60.0
CRP Acres/payment: No CRP
Taxes: Estimated \$1576.34
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: PT N ½ SE ¼ S28 T5N R16E St Clair Co, MI
PIDs: 30-028-3001-020
Lat/Lon: 42.8362,-82.5623
Zip Code: 48079

TRACT 2 DESCRIPTION:

Here's the farm everyone asks for! Big acreage that generates income and big timber to hold and produce big whitetails! This 162± acre tract has it all! Let's start with the tillable. The 93± acres of tillable on this tract boasts a NCCPI score of 58.67 and is made up of Allendale-Lenawee-Toledo Complex soils. The farmland is clear, flat and perfect for today's large farm equipment. Large tracts of farmland in this area are extremely tough to come by. Access is amazing with over 2000± feet of road frontage off of Rattle Run Road. Also, the property has access from the east off of Hyslop Road, an unimproved road that dead ends at the property and offers excellent access to the timber! The 69± timbered acres are second to none! Loaded with mature hardwoods such as acorn-producing oaks and syrup-producing maples, this timber is the outdoorsman's dream! The timbered acres also have thick, nasty bedding areas scattered throughout that hold a large population of whitetails. Small elevation changes within the timber also act as natural funnels for the wildlife as they transition from bedding to feeding. The area is known for producing some big whitetail and long beards and offers outstanding hunting opportunities. This farm also offers some amazing building sites that showcase spectacular views of the timber! If an investment opportunity is what you're looking for, the property is signed up with DTE Energy for a potential solar lease. More information is available on this if you're interested. Also, the property has been leased for hunting in the past, which would provide extra income for potential investors. This property has it all, farming opportunities, excellent deer and turkey hunting, several building sites, and amazing investment opportunities! Give us a call to schedule a showing of this property before it sells at auction!

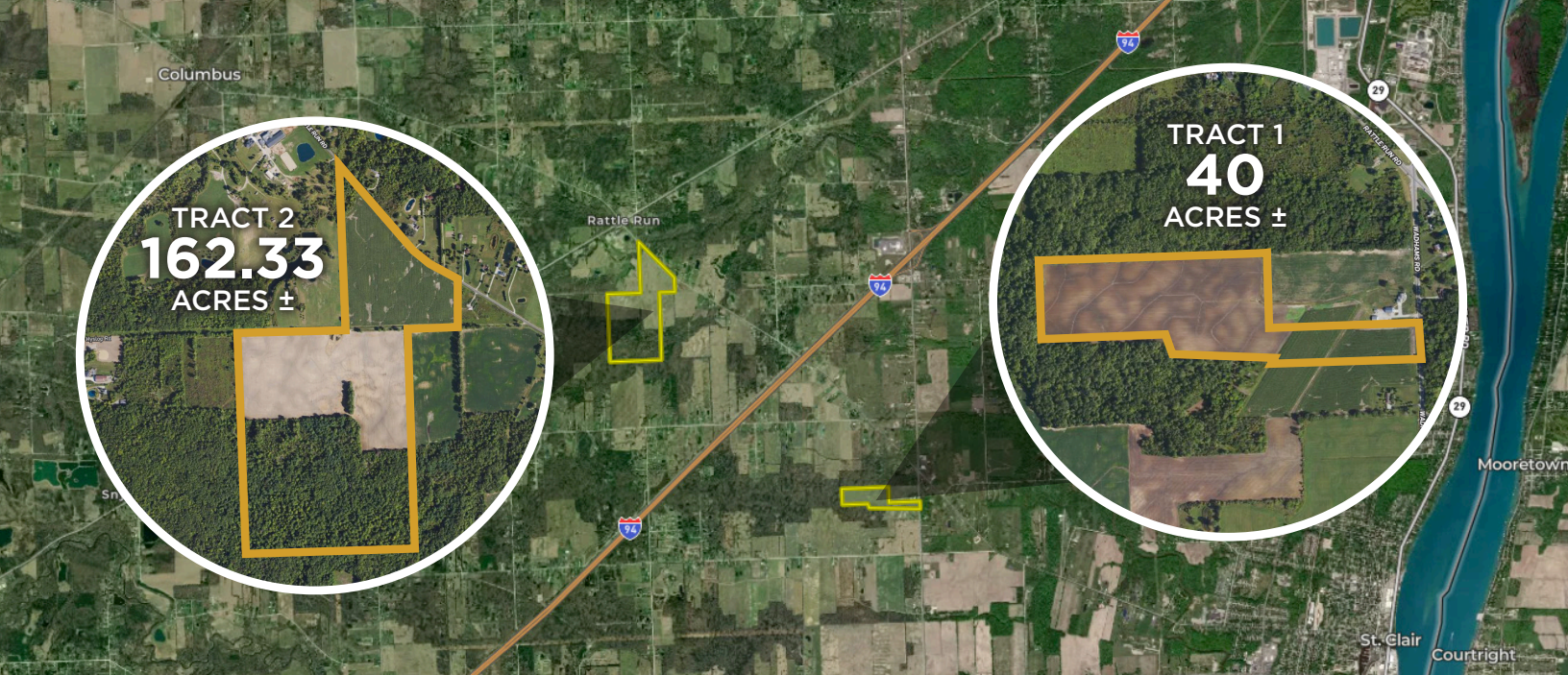
Buyers Premium: 5%
Deeded Acres: 162± acres
Soil Types: Allendale-Lenawee-Toledo Complex
Soil PI/NCCPI/CSR2: NCCPI 58.67
CRP Acres/payment: No CRP
Taxes: \$5821.06
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession subject to current tenants' rights for 2024
Survey needed?: No survey needed
Brief Legal: Pt NE ¼ S19, pt NW ¼ S20, Pt SW ¼ S17 T5N R16E St Clair co, MI
PIDs: 30-019-2001-000, 30-020-1002-000, 30-017-4001-000
Lat/Lon: 42.856,-82.5979
Zip Code: 48079

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 (6505398676) | 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 | Michael Turner, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.305.9683



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