

LAND AUCTION



40 AC± | 1 TRACT | SANILAC CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

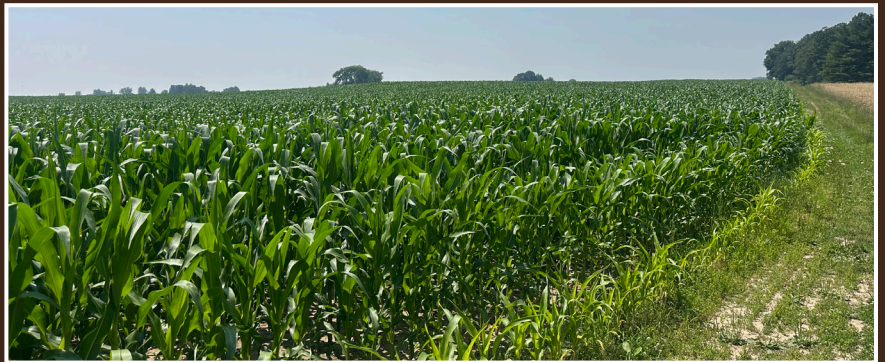
AUCTION DATE: 8/20/25 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: NEW GROUNDS COFFEE 'N MORE
3474 MAIN ST, DECKERVILLE, MI 48427

Here's your chance to buy a square, deep 40-acre tract of prime farmland. The farm boasts an NCCPI score of 63.36 and is made up of Guelph and Parkhill Loam soils. These soil types continue to produce the best crops in this area. The tract is randomly tiled and has the perfect slopes needed to get crops in and out at the perfect times. Located just North of Deckerville on Ruth Rd, the property has just under 700 ft of road frontage that offers breathtaking views of the area and several amazing building sites. Whether you farm, are looking for a building site or are looking for an investment property, this parcel has it all!!! Don't miss out on this opportunity!



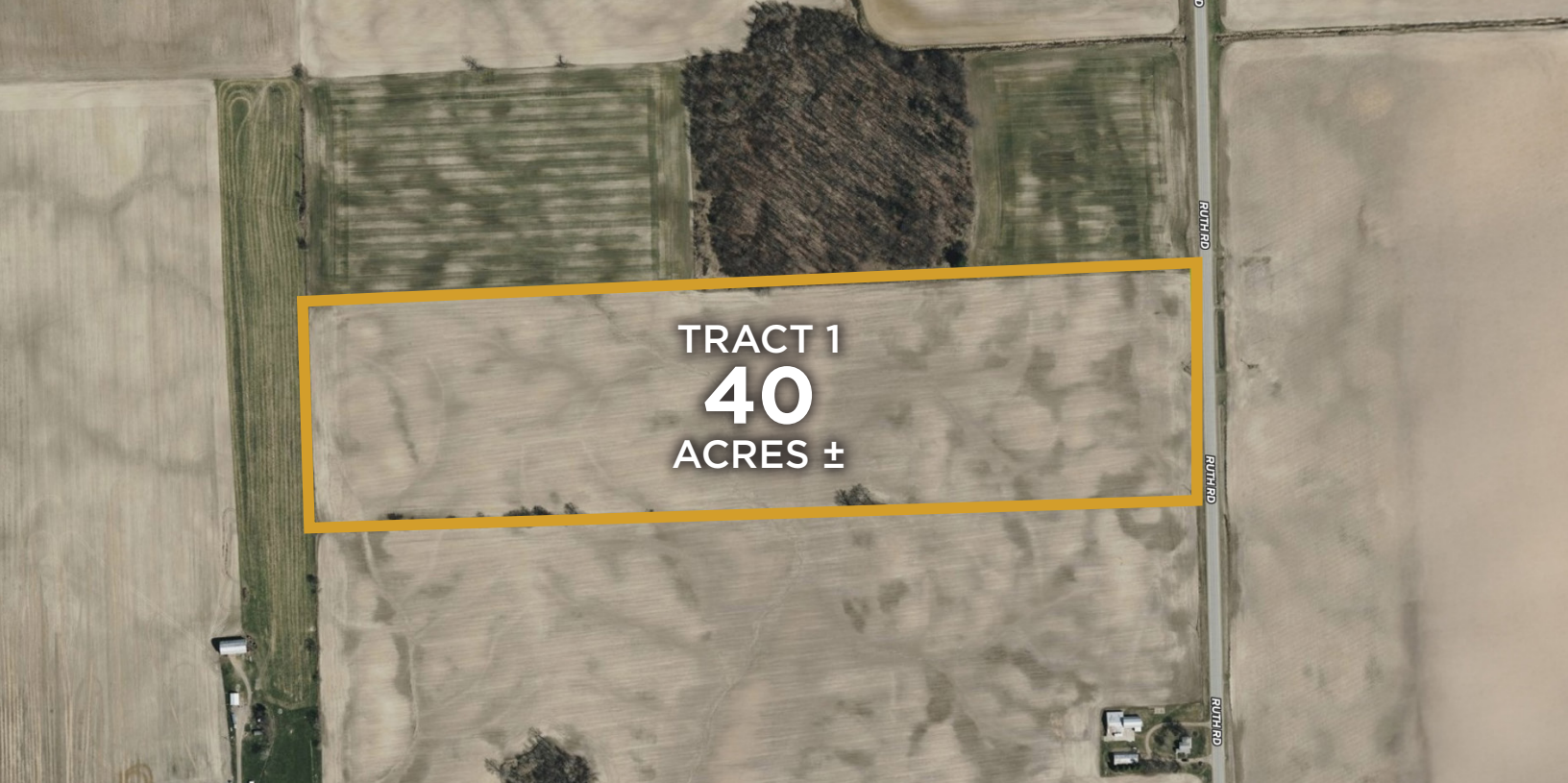
Deeded Acres:	40.56
Soil Types:	Guelph and Parkhill Loam
Soil PI/NCCPI/CSR2:	63.36 NCCPI
CRP Acres/payment:	No CRP
Taxes:	\$768.00
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession subject to the current tenant's rights for 2025
Survey needed?:	No survey needed
Brief Legal:	40± Ac. N ½ SE ¼ S18 T13 N R15
PIDs:	170-018-400-020-30
Lat/Lon:	43.5601, -82.7423
Zip Code:	48427



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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