

LAND AUCTION



40 AC± | 1 TRACT | SANILAC CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/17/26 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: COUNTRY VENUE
7108 MAPLE VALLEY RD, BROWN CITY, MI 48416

Here's your chance to own some prime farmland. This tract has it all, drain tile, large drainage ditches to move surface water and is made up of Parkhill and Conover soils, the best producing soil combination the Thumb of Michigan has to offer! The property boasts an NCCPI score of 48.18 and has access off two roads, making it easy to get large farm equipment in and out of the farm! Prime, Productive farmland is what best describes this property! This is the type of 40 that sells once in a lifetime!! Don't miss out! Call me to schedule a showing!



Deeded acres:	40±
FSA Farmland Acres:	40±
Soil Types:	Parkhill and Conover Soils
Soil PI/NCCPI/CSR2:	48.18 NCCPI
CRP Acres/payment:	NO CRP
Taxes:	\$240.00
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession
Survey needed?	No survey needed
Brief Legal:	40± acres NW ¼ SW ¼ S22 T10N R13E Sanilac Co MI
PIDs:	100-022-300-010-00 and 100-022-300-010-01
Lat/Lon:	43.2764,-82.9408
Zip Code:	48416



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 Gidic, Director, Ranch & Farm Auctions, 217.299.0332 |
Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215



TRACT 1
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