

# LAND AUCTION



## 40 AC± | 1 TRACT | SANILAC CO, MI

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://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!



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



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CHRIS GARZA, AGENT: 810.705.2215 | [chris.garza@whitetailproperties.com](mailto:chris.garza@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

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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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