

# LAND AUCTION



**36.49 AC± | 1 TRACT | HURON CO, MI**

## AUCTION:

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

**AUCTION DATE: 9/6/23 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: FRANKLIN INN  
1070 E HURON AVE | BAD AXE, MI 48413**

Here's your chance to own a great farm with endless opportunities. 36 +/- acres located just 1 mile North of Bad Axe Michigan. This farm has it all!! Farm Land, Creek, CRP, Pasture, Outbuildings, Mini Barn, Wildlife and Beautiful building sites overlooking Bad Axe Creek. The possibilities are endless, horse farms, hunting and fishing, great investment with over 18 acres tillable, 9 of which is tilled, cash rent of \$100.00 per acre will be paid to the new owner, currently planted to Soybeans and Sugarbeets, and over 5 acres enrolled in CRP that pays \$165 per acre. This parcel has it all!! Contact me today for more information and a showing before Auction day!



### **TRACT 1: 36.49 ± ACRES**

- 1 mile north of Bad Axe
- 15 mins from Saginaw Bay
- 5 mins from multiple hotels and restaurants
- Excellent Whitetail Deer and Eastern Turkey Populations
- Bad Axe Creek running thru the property
- 5.8 acres enrolled in CRP paying \$165/Acre
- 18.7 acres tillable farm land
- 9 acres tilled tillable farm land
- 24 x 80 pole barn and a mini horse or livestock shelter with 1 acre fenced
- 7.4 acres of grass and brushy timber for wildlife or to be converted to tillable farmland

**Lat/Lon:** 43.8448, -83.0246

**Brief Legal:** Pt S1/2 SE 1/4 NE 1/4 and pt N 1/2 NE 1/4 SE 1/4 S2 T16N R12E Huron Co, MI

**Zip:** 48413

**Taxes:** \$1130.49



**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**

GO TO [RANCHANDFARMAUCTIONS.COM](http://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  
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