

LAND AUCTION



90 AC± | 4 TRACTS | WASHTENAW CO, MI

ABSOLUTE AUCTION | TRACTS 1,2 & 4:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

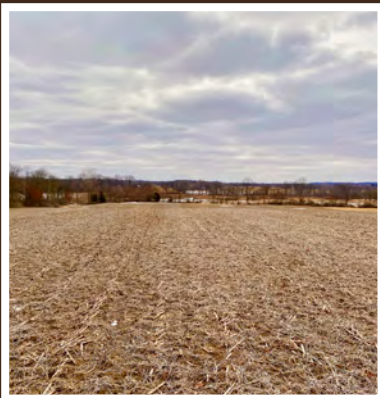
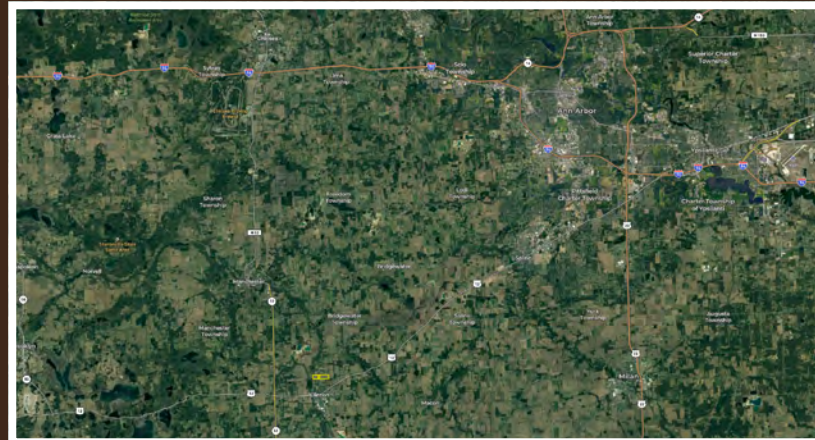
AUCTION DATE: 4/21/22 | AUCTION TIME: 1:00 PM

AUCTION LOCATION: CLINTON INN

104 W MICHIGAN AVE | CLINTON, MI 49236

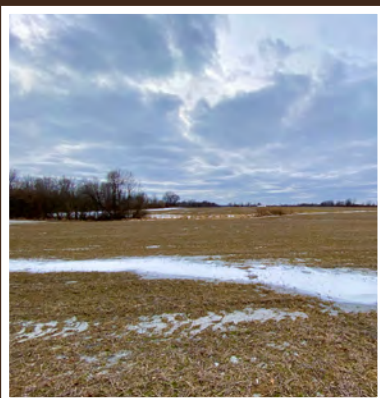
HOMES AND PERSONAL PROPERTY: 4/3/22 1-5 PM & 4/9/22 1-5 PM

Three of the four tracts are selling ABSOLUTE to the highest bidder. Just a short drive from the welcoming village of Clinton is the well-known landmark Wegner Farms. The farm was once home of the Maplewood Clydesdales and is made up of over 80 acres of productive tillable land, historic barns, and two historic homes. The centerpiece of the farm is a two-story Greek-Colonial 2 story farmhouse, a historic 100x30 equestrian barn with an attached 30x25 workshop, and a 40x70 Morton Pole barn overlooking the headwaters of the River Raisin.



TRACT 1: 30 +/- ACRES

SELLING ABSOLUTE. Tract 1 is 30+/- acres (pending survey) of gently rolling, mostly tillable acreage overlooking the River Raisin valley. Primarily loam and loamy sand with an above-average NCCPI rating. This tract borders the river valley and has a plethora of waterfowl, deer and turkey frequent the area. Beautiful views and ample frontage on paved Clinton Rd would make for an ideal home building site. Add this tract to your current farm operation, investment portfolio, or build your dream home.



TRACT 2: 54 +/- ACRES

SELLING ABSOLUTE. 54 +/- acres (pending survey). Tract 2 is a large tract of well-drained, productive tillable ground. Primarily loamy soils with an above-average NCCPI rating. Beautiful views and ample frontage on Clinton Rd. Add this tract to your current farm operation or investment portfolio.



TRACT 3: 6 +/- ACRES

Escape the city life with all the comforts of living close to a small town. Historic large colonial home, equestrian and equipment storage barns with beautiful views on the River Raisin Valley. Located in a great location to see flyover Canada Geese, Sandhill Cranes, and occasionally Trumpeter Swans. Large barns with a variety of potential uses with acreage for pasturing horses and other livestock. Just a short drive from welcoming downtown Clinton on paved Clinton Rd with natural gas. This would make a great country home, equestrian/cattle farm, wedding venue, or bed and breakfast.



TRACT 4: 1 +/- ACRES

SELLING ABSOLUTE. Charming two-story, three-bedroom, 1.5 bath country farmhouse sits on 1+/- acres with beautiful country views over the River Raisin Valley. On a paved road with natural gas and 2 storage garages. 3/4 of a mile from US-12 (Chicago Rd), the welcoming village of Clinton, and just over 20 miles to the University of Michigan in Ann Arbor and Michigan Stadium. This scenic location makes a great place to call home or escape from city life.

PERSONAL PROPERTY

This property will also include an online-only personal property auction featuring antiques, vehicles, collectibles, glassware, household items, furniture, farming and horse equipment, tools, and over 400 items from years of living and collecting.



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.