

LAND AUCTION



349.5 AC± | 7 TRACTS | LAPEER CO, TUSCOLA CO & SANILAC CO, MI

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 5/9/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: CLIFFORD ELEVATOR HALL
9769 MAIN ST | CLIFFORD, MI 48727**

SELLING ABSOLUTE TO THE HIGHEST BIDDER! Talk about the Golden Triangle!! Here's your chance to own 272.6+/- acres that sits in the corners of Sanilac, Tuscola and Lapeer Counties. The 210+/- tillable acres are all grid tiled with 4 inch drain tile. These acres boast a NCCPI average score of 63.16, 3.16 points above the county averages. This farmland has been meticulously cared for by being grid soil sampled and had nutrients applied when and where they were needed. Farms like this don't come for sale very often! Not to mention there is a gravel pit that can provide numerous opportunities for income. The balance of the acreage is timber, and prime hunting that holds those big Sanilac, Tuscola and Lapeer county bucks and long beards. Check out each of the descriptions of these individual tracts and schedule a showing before the auction date! You're NOT going to want to miss this!!



TRACT 1: 30 ± ACRES

Soil Types: Pipestone sand, Erie-Huron Lake Plain, Sisson very fine sandy loam, Boyer loamy sand, Colwood loam

Soil PI/NCCPI/CSR2: 54.3 NCCPI

Taxes: \$674.00

Brief Legal: PART NE 1/4 NW 1/4 S3 T10N R11E LAPEER CO



TRACT 2: 39.06 ± ACRES

Soil Types: Boyer loamy sand, Pipestone sand, Boyer loamy sand

Soil PI/NCCPI/CSR2: 44 NCCPI

Taxes: TBD

Brief Legal: PART W 1/2 NE 1/4 S3 T10N R11E LAPEER CO



TRACT 3: 41.1 ± ACRES

Soil Types: Marlette sandy loam, Capac loam, Latty silty clay loam

Soil PI/NCCPI/CSR2: 68 NCCPI

Taxes: TBD

Brief Legal: PART N 1/2 SE 1/4 S26 T11N R11E TUSCOLA CO



TRACT 4: 34.23 ± ACRES

Soil Types: Marlette silt loam and loam, Parkhill loam and clay loam, Capac silt loam and loam

Soil PI/NCCPI/CSR2: 77.5+/- NCCPI

Taxes: \$619.00

Brief Legal: PART N 1/2 NW 1/4 S19 T11N R12E SANILAC CO



TRACT 5: 90 ± ACRES

Soil Types: Parkhill loam and clay loam, Capac silt loam and loam, Marlette silt loam and loam

Soil PI/NCCPI/CSR2: 76.5 NCCPI

Taxes: \$1583.00

Brief Legal: PART N 1/2 AND PART NE 1/4 NW 1/4 S19 T11N R12E SANILAC CO



TRACT 6: 75.67 ± ACRES

Soil Types: Marlette-Capac complex, Fulton silty clay loam, Capac loam

Soil PI/NCCPI/CSR2: 70.1 NCCPI

Taxes: \$2075

Brief Legal: PART S 1/2 NW 1/4 S32 T11N R11E Tuscola Co, MI



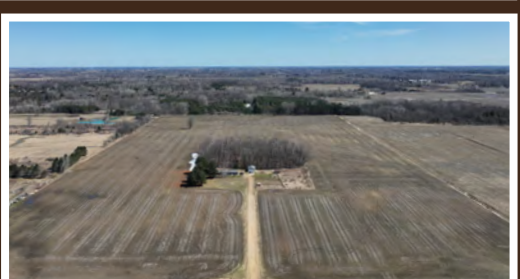
TRACT 7: 39.44 ± ACRES

Soil Types: Marlette sandy loam, Capac loam, Latty silty clay loam

Soil PI/NCCPI/CSR2: 68 NCCPI

Taxes: \$674.00

Brief Legal: PART N 1/2 SE 1/4 S26 T11N R11E TUSCOLA CO



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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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