

LAND AUCTION



116 AC± | 3 TRACTS | SANILAC CO, MI

ABSOLUTE AUCTION:

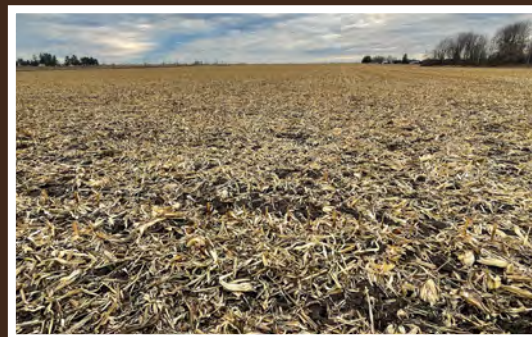
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 1/16/23 | AUCTION TIME: 11:00 AM

AUCTION LOCATION: CITY HALL

26 W. SPEAKER STREET | SANDUSKY, MI 48471

116+/- acre farm that has it all. Quiet Country living that provides for itself. The tillable portion of the property is +/- 62.6 acres and boasts a NCCPI score of over 54 proving excellent crop production and is grid tilled on 35 ft centers. Strong yields from the past three years include 242 bushel per acre corn in 2022, 62.8 bushel per acre soybeans in 2021 and 28 ton per acre sugar beets in 2020. For the outdoorsman, the +/- 51 acres of timber provides some of the area's best deer hunting with large deer numbers and numerous trophy deer harvested on the property in the past. Eastern Turkeys are also abundant on the property. Area attractions include the Minden State Game area which provides over 2500 acres of public access for sportsmen located less than 2 miles away! If fishing is on your mind, this property is located 7 miles from Lake Huron which provides world class walleye and salmon fishing. The property is rounded out with a 2000 square foot home with 3 bedrooms, 2 1/2 bathrooms and a finished basement. It also has an attached 2 car garage. Just outside of the home the property also has two pole barns, a 30 X 40 and a 30 x 80 for all your storage needs. All buildings are ready to be restored to your liking! Property is located 7 miles from Deckerville and 4 1/2 miles from Minden City. Deckerville School District.



TRACT 1: 62.6 ± ACRES

62.6 +/- acres of prime farmland. Acreage is tilled on 35 ft centers with 3 inch tile and tilled by Campbell Farm Tiling. These tracts of land don't come for sale very often! Consists of Parkhill, Marlette and Conover Loam soils. Crop yield in 2022 was 242 bu per acre of corn, 2021 was 62.8 bushels per acre of soybeans and 2020 was 28 ton per acre of sugar beets. Property has access off Brady Road and Russell road. NCCPI of 54.8 shows that the soil is highly productive.



TRACT 2: 51 ± ACRES

51+/- acres of Mature Timber that has it all. This tract is a sportsman's dream! Deeded access off Brady Rd and Russell Rd helps access the property with any wind to hunt the large bucks known to the area. Mature Maples are sprinkled throughout providing timber value as well as the perfect roost trees for the large Turkey population the property boasts. Located less than 2 miles from the Minden City State Game area and 7 miles from Lake Huron, this property is the Ultimate Sportsman Dream.



TRACT 3: 3 ± ACRES

3+/- acres with 2000 square feet country home. Country living at its best! Three bedrooms, 2 1/2 bathrooms, with a finished basement. Outbuildings include a 30x80 and 30x40 pole barns. Foundations are strong on all of these buildings and the home, just need to be restored to your liking. Home located within Deckerville School District.

ENTIRE FARM

- 62.6+/- acres of tilled prime farmland
- Open Tenancy for 2023
- Parkhill, Marlette and Conover Loam soils
- All seller owned mineral rights convey
- 51+/- acres of timber
- 2000+/- square ft home with two car garage
- 30 x 80 pole barn
- 30 x 40 pole barn
- Excellent Whitetail Deer Hunting
- 2 miles from Minden City State Game Area
- 7 miles from Deckerville MI
- 4 1/2 miles to Minden City
- 7 miles to Lake Huron
- Located SW 1/4 S35 T14N R14E Sanilac Co, MI
- Lat/Lon 43.6105, -82.708

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 (6505389676) | E.J. Nogaski, Michigan Broker License # 6502412289 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215