

# REAL ESTATE AUCTION SELLING AT 'SILENT BID'

**80 ACRES  
PRIME HUNTING  
& FARM GROUND  
- SELLING IN  
3 TRACTS**

**PROPERTY ADDRESS/PARCEL**

**1148 Burr Oak Rd.,  
Bronson, MI 49028  
050.032.400.010.00**



**END DATE OF MAY 13<sup>TH</sup> • 6:00 PM**



**TRACT 1:** 68 +/- tillable and wooded acres with stocked pond/island. Great hunting and good timber stands

**STARTING BID PRICE \$5,000/ACRE**

**TRACT 2:** 5.4 +/- acres woods and great building site with stocked pond

**STARTING BID PRICE \$5,000/ACRE**

**TRACT 3:** 6.4 +/- acres with 5 bd. 1 bth. home and barn

**STARTING BID PRICE \$125,000**

**Taxes:** Approximately \$2,000/yr.

**- SELLERS -**

**FRANCIS AND JOAN YESH (DECEASED)**

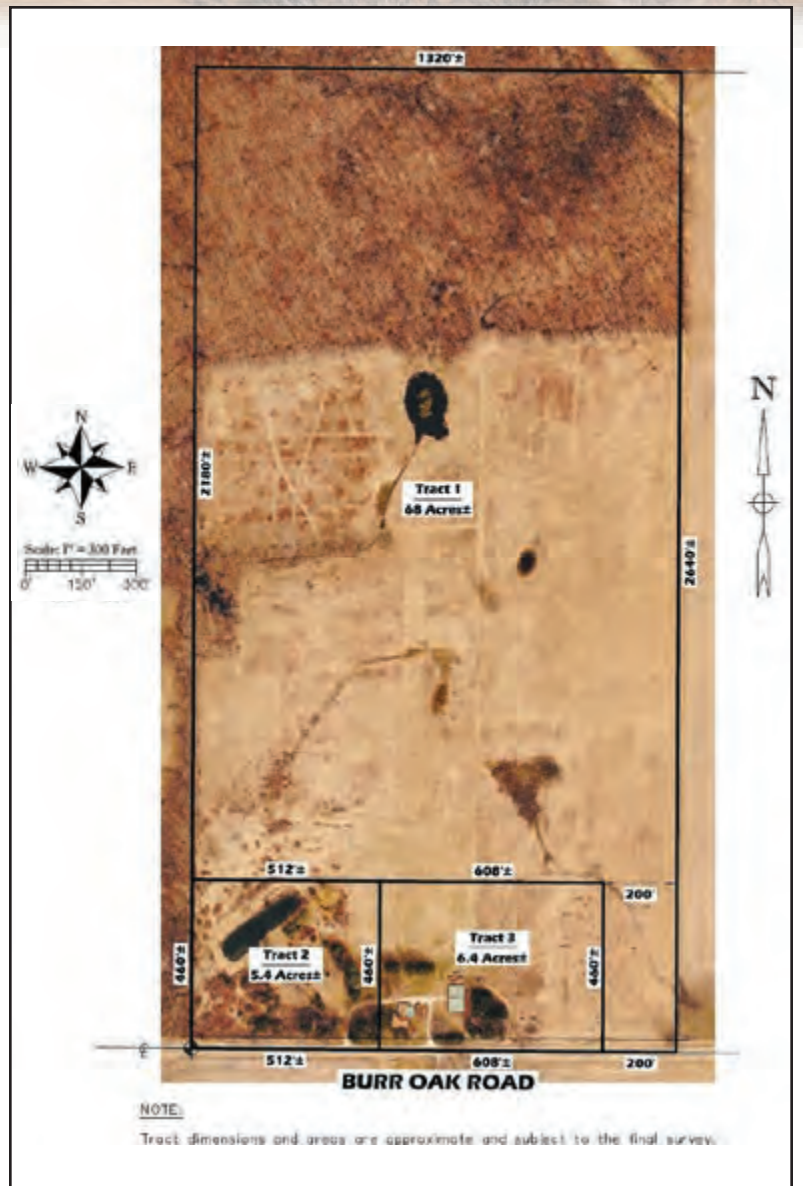


**Mike Patka AU10500042  
260-350-8603**

**Ken Martin  
260-463-6267**

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**PROCESS:** This real estate is to be offered in 3 separate tracts with final acreage determined by survey. Highest and Best final sales price will be confirmed with sellers on May 13th at 6:00pm. **Buyers to call auction company to place bid any time before end date. 260-350-7331**

**DOWN PAYMENT:** \$10,000 non-refundable down payment due day of sale with balance at closing. Cash, cashier's check/money order, or corporate check accepted. Bidding is not conditional upon financing, but it is expected that buyer financing has been arranged prior to day of sale. Closing to be within 35-45 days of signed acceptance on purchase agreement and completed survey and county approval.

**AGENCY:** Grogg-Martin Auctioneers & Realty and its staff are exclusive agents of the seller.

**ACCEPTANCE OF BID PRICES:** Seller & Auctioneer have the right to accept or reject any and all bids. Final bids are subject to seller approval. Real Estate Purchase Agreements will be required to be signed by all successful parties involved day of sale.

**DISCLAIMER:** All tract sizes are APPROXIMATE and contingent upon final survey and county approval. Inspections/soil borings must be completed prior to day of sale by buyer, if required or requested. For more information regarding inspections or previews, contact Grogg-Martin Auctioneers and Realty.