

LAND AUCTION



115.2 AC± | 3 TRACTS | GENESEE CO, MI

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

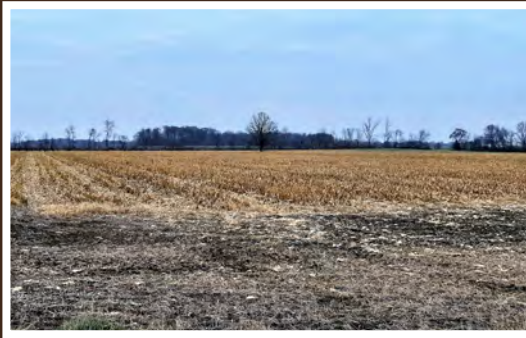
AUCTION DATE: 1/16/23 | AUCTION TIME: 4:00 PM

**AUCTION LOCATION: VFW
8031 E COURT ST | DAVISON, MI 48423**

Beautiful 115 acre farm is in a quiet, country location with excellent access to major roadways and several cities. There are approximately 100 productive, tillable acres available. This farmland soil is rated well above the Genesee County average of 56.2 NCCPI and will be offered in two tracts. This farm would be an excellent farm for a new farmer or one looking to pick up some extra tillable acres.

The farmstead is located on a paved road with excellent access to all the major thoroughfares in the area. M-15 and M-57 are just minutes away and I-69 and I-75 are approximately 10 minutes away! Flint and Lapeer are also very close for all your shopping and dining needs. Birch Run, Frankenmuth, Millington and Vassar are very short drives!

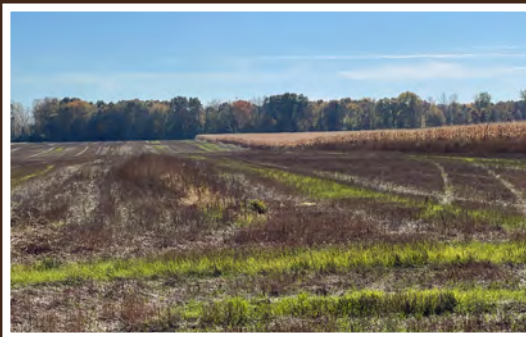
The buyers will receive any mineral rights that the Sellers currently own.



TRACT 1: 20.2 ± ACRES

20 acres of all flat, tillable ground with paved road access. Soil is very productive and rated at 63.3 NCCPI, (Average in Genesee County is 56.2).

This tract would also make an excellent building site for a new homeowner looking to build.



TRACT 2: 85 ± ACRES

SELLING ABSOLUTE: This tract encompasses 85 total acres with approximately 80 flat, tillable acres with paved road access. Soil is productive and rated at 63.9 NCCPI, (average in Genesee County is 56.2). There is a small pond of approximately one acre located on the northern portion of this tract with some spruce and willow trees surrounding it.

This tract features excellent hunting as the southern boundary line borders over 2500 acres of Genesee County Parks and Genesee County Land that is managed under an Archery only Lotto Drawing.



TRACT 3: 10 ± ACRES

Four bedroom, 3.5 bath farmhouse is well built and offers approximately 1400 sq feet. This farmstead will be offered on approximately 10 acres. Home offers a nice kitchen with a large living room area. This home features a "Michigan basement" with a newer furnace and newer foam insulated walls. There is also a newer Generac 8 Kw generator outside and a newer AC unit. A small 18' x 14' detached, one car garage has a dog kennel attached to the south side.

The farm has several barns and outbuildings with a large Morton Barn that is 36' x 42', a 50' x 40' Morton Pole barn, a Kennel has numerous indoor pens and is 24' x 42' and a large, open back barn measuring 36' x 45'. These large barns offer a huge potential for storage and a variety of business ideas.

Farmstead is located on a paved road with excellent access to all the major thoroughfares in the area. M-15 and M-57 are just minutes away and I-69 and I-75 are approximately 10 minutes away!

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
MICHAEL TURNER, AGENT: 989.305.9683 | michael.turner@whitetailproperties.com**

RANCHANDFARMAUCTIONS.COM

GO TO 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
Michael Turner, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.305.9683