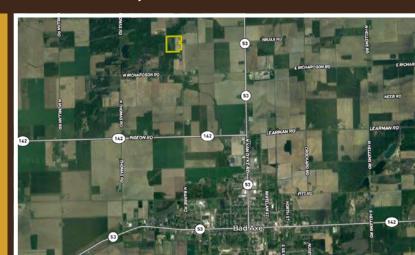


36.49 AC± | 1 TRACT | HURON CO, MI

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM AUCTION DATE: 9/6/23 | AUCTION TIME: 11:00 AM **AUCTION LOCATION: FRANKLIN INN** 1070 E HURON AVE | BAD AXE, MI 48413

Here's your chance to own a great farm with endless opportunities. 36 +/- acres located just 1 mile North of Bad Axe Michigan. This farm has it all!! Farm Land, Creek, CRP, Pasture, Outbuildings, Mini Barn, Wildlife and Beautiful building sites overlooking Bad Axe Creek. The possibilities are endless, horse farms, hunting and fishing, great investment with over 18 acres tillable, 9 of which is tiled, cash rent of \$100.00 per acre will be paid to the new owner, currently planted to Soybeans and Sugarbeets, and over 5 acres enrolled in CRP that pays \$165 per acre. This parcel has it all!! Contact me today for more information and a showing before Auction day!







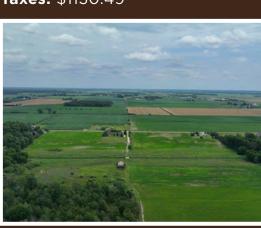
TRACT 1: 36.49 ± ACRES

- 1 mile north of Bad Axe
- 15 mins from Saginaw Bay
- 5 mins from multiple hotels and restaurants
- Excellent Whitetail Deer and Eastern Turkey Populations
- Bad Axe Creek running thru the property
- 5.8 acres enrolled in CRP paying \$165/Acre
- 18.7 acres tillable farm land
- 9 acres tiled tillable farm land 24 x 80 pole barn and a mini horse or livestock shelter with 1 acre fenced
- 7.4 acres of grass and brushy timber for wildlife or to be converted to tillable farmland

Lat/Lon: 43.8448, -83.0246

Brief Legal: Pt S1/2 SE ¼ NE ¼ and pt N ½ NE ¼ SE ¼ S2 T16N R12E Huron Co, MI

Zip: 48413 Taxes: \$1130.49











IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC CHRIS GARZA, AGENT: 810.705.2215 | Chris.Garza@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM