

# LAND AUCTION



## 101.3 AC± | 1 TRACT | SANILAC CO, MI

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 1/29/25 | **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** LIONS HALL, 2360 SHERMAN  
APPLEGATE, MI 48401

When you first enter the property through the driveway of the farmstead you notice a well-built multi-story 1200 sq/ft +/- farmhouse with a detached garage. This home can easily be turned into anyone's dream home out in the country! From there you travel down the lane and notice a beautiful 15x25 Horse Barn that has numerous uses from livestock to the ability to be turned into an awesome cabin with living quarters. Next, you notice several other smaller outbuildings along with a large 40x100 pole barn currently set up for cattle. The farmstead on this property is second to none and can be turned into anyone's dream farm to an operating dude ranch! The possibilities are endless.

The main focal point of this farm is definitely the tillable acres. Out of the 101.31 acres, 93.05 acres are tillable! The soil boasts an NCCPI score of 67.75 and is made up of Guelph and Parkhill Loam Soils. This combination of loamy soils is some of the highest producing farmland in the area! The farm's gentle roll makes drainage a breeze to ensure timely planting and an easy harvest. The farmland's close proximity to Croswell and Michigan Sugar makes it ideal for raising sugarbeets being only 8 minutes away. Also only 45 minutes away from Marysville, home to one of the Thumbs Ethanol plants that pays the most competitive prices for corn, this farm ensures your highest return on investment for your farming operation. Farms like this sell once in a lifetime, don't miss out on the opportunity to own it. Please contact me for a showing or more information.



<b>Deeded acres:</b>	101.31
<b>FSA Farmland Acres:</b>	93.05
<b>Soil Types:</b>	Guelph and Parkhill Loam
<b>Soil PI/NCCPI/CSR2:</b>	67.75
<b>CRP Acres/payment:</b>	NO CRP
<b>Taxes:</b>	\$2,238.43
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession upon closing
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	S23 T11N R15E 101.31 ac on E side of PM RR in NE 1/4
<b>PIDs:</b>	230-023-100-010-00
<b>Lat/Lon:</b>	43.381, -82.6524
<b>Zip Code:</b>	48401

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](https://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 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215



## 101.3 AC± | 1 TRACT | SANILAC CO, MI

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 2/18/25 | **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** LIONS HALL, 2360 SHERMAN  
APPLEGATE, MI 48401



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