

SYKORAAUCTIONS.COM PRESENTS!

ONLINE ONLY BIDDING

SAGINAW COUNTY LAND AUCTION

Approximately 7430 & 7680 Dutch Road, Saginaw, MI

TRINKLEIN FARMS IS OFFERING THIS TWO PARCEL PROPERTY FOR SALE AT AUCTION. THE FARM REAL ESTATE IS LOCATED ON DUTCH ROAD, STARTING ¼ MILE EAST OF S. MILLER ROAD OR ½ MILE WEST OF S. RIVER ROAD. (SAGINAW COUNTY, MICHIGAN)

73+/- ACRES BEING OFFERED IN TWO MOSTLY TILLABLE AND BUILDABLE TAX PARCELS

TUESDAY SEPTEMBER 9TH, 2025 - Closing @ 7 pm EST.

Parcel Offered Exclusively by Online Auction

at [Sykoraauctions.proxibid.com](https://sykoraauctions.proxibid.com) Online Auction

Parcels start closing out at 7PM on TUESDAY SEPTEMBER 9TH, 2025

ABSENTEE & LIVE BIDDING FROM THE CONVENIENCE OF YOUR HOME OR OFFICE

Live Online Bidding Powered By: **proxibid**

SYKORA ONLINE CATALOG POWERED BY PROXIBID.COM PRE-REGISTRATION REQUIRED. 877-505-7770

General Property Statement: Do not miss out on this opportunity to obtain 73 acres of mostly tillable farmland in two tax parcels being sold separately in Section 36 of Thomas Township, on Dutch Road, east of Miller Road.

Legal Description:

Parcel 1: 45+/- ACRES LEGALLY DESCRIBED AS COM AT W 1/4 CORN OF SEC TH E 1145.36 FT TO POB TH N 2624.65 FT TH E 809.84 FT TH S 450.38 FT TH E 323.25 FT TH S 1373.04 FT TH W 652.16 FT TH S 800 FT TH W 493.78 FT TO POB 53.37 ACRES SEC 36 T12N R3E***NEW # SPLIT FROM PARENT 2001-003 5/17/07

- **Tax Parcel ID Number: 28-12-3-36-2001-005**
 - **Assessed Value - \$148,500**
 - **Taxable Value - \$19,960**
- **Swan Valley School District**
- **Zoned R1 Single Family Residential**
- **Water and Sewer on Paved Dutch Road**
- **45 +/- Acres of tillable land at 64% Selfridge Sand**
- **Suitable for Home Site**
- **May Have Potential for More Sites. Check with Township.**
- **7PM ONLINE CLOSING**

Parcel 2: 27.36 ACRES LEGALLY DESCRIBED AS COM AT W 1/4 CORN OF SEC TH E 2294.81 FT TH N 800 FT TO POB TH CONT N 1373.04 FT TH E 645.34 FT TH S 2173.14 FT TH W 326.51 FT TO CENTER OF SEC TH W 52.82 FT TH N 800 FT TH W 275 FT TO POB 27.36 ACRES SEC 36 T12N R3E ***NEW # SPLIT FROM PARENT 1006 1/1/04 ***DESC CHANGED TO READ LIKE DEED 3/9/04

- Tax Parcel ID Number: 28-12-3-36-1006-004
 - Assessed Value - \$76,300
 - Taxable Value - \$42,344
- Swan Valley School District
- Zoned R1 Single Family Residential
- Water and Sewer on Paved Dutch Road
- In PA-116 Until 2038 Limits Development Until Then
- Home Site Possible
- 28 +/- Acres of Selfridge Sand
- 7:30PM ONLINE CLOSING

AUCTION TERMS AND CONDITIONS

The terms and conditions of this auction will be governed by the Contract for Sale of Real Estate (here-in called the Purchase Agreement.) The following terms are a summary provided for the convenience of the bidder. A sample Purchase Agreement is available from the auction company in the bidder's packet and should be reviewed prior to the auction. All properties sell "AS IS WHERE IS" with no warranties of any type expressed or implied as to the merchantability, usability, fitness for a particular purpose, or any matter of whatsoever type or nature. Any improvements which must be made are the responsibility of the purchaser. All information advertised or stated was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations, unless surveyed. Purchasers shall rely entirely on their own information, judgment, and inspection of the property and record. Purchasers can inspect prior to the auction. The Real Estate will be sold free and clear of all liens. The Real Estate will be sold subject to any easements and building and use restrictions of record. If offered in proposed multiple land divisions and in the event any parcel offerings lay adjacent to each other and sell to the same owner, those specific proposed land divisions shall be transferred as one parcel. In the event the property sells as proposed land divisions, an application for land divisions as depicted in the sale information may be put before the local unit of government with Seller reserving the right to make reasonable adjustments to proposed boundaries to accommodate the creation of said land divisions. Any sale is contingent upon the approval of land divisions by the local unit of government. The cost of any survey requirements of the local governmental unit or Title Company shall be at Purchasers cost. Purchasers can inspect prior to the auction. Any announcement made at the auction site takes precedence over printed material.

DEPOSIT FOR REAL ESTATE: A total of \$15,000 per parcel is required at the Auction as a deposit. Cash, check or cashier's check are accepted for the deposit. This deposit is NOT refundable if the Purchaser does not carry through with the purchase. **Your bidding is not conditional upon financing**, so be sure you have arranged financing if needed and are capable of paying cash at the closing. Contact sales manager for assistance in arranging financing options.

CLOSING TERMS: Balance of purchase price will be due at closing which will be scheduled within 45 days, unless extend longer to a time period of ten (10) business days after completion and approval of land division process. Real estate property taxes shall be prorated. Possession will be given at the closing. Seller shall provide an owner's title insurance policy in the amount of the purchase price. Closing will be held at Title Company. Closing fees will be divided evenly between the Purchaser and the Seller. Real Estate sells subject to owner's confirmation, within 72 hours of auction completion.

BUYERS NOTE: If you are the successful bidder, you must execute the Purchaser Agreement documents within 24 hours following the conclusion of the Auction. At that time your check will be endorsed as a non-refundable deposit on the Real Estate. That ability to obtain financing is NOT a contingency of the

sale. The Auction will be conducted at the sole discretion of the Auctioneer and any bids be recognized at their discretion.

PUBLIC VIEWING TIMES: At will.

NEW DATA: New data, corrections, or changes could be made after the printing of this brochure. Please arrive prior to the start of the auction to inspect and consider any new information and changes.

BIDDERS PACKET: More detailed information will be available by contacting the Sale Manager, Jeff Bean, at 517-202-9421 / jeff@mifarmlandex.com or the Auctioneers, Scott Sykora, at 989-386-9694 / scott@mifarmlandex.com or John McConnell at 989-429-0444 / john@mifarmlandex.com or at www.sykoraauctions.com

AGENCY DISCLOSURE: Jeffrey R. Bean, Broker and Scott Sykora Auction Service, Inc., its agents, employees and/or representatives are Exclusive Agents of the Seller.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL



SYKORA AUCTION SERVICE INC.

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John McConnell, Auctioneer • (989) 429-0444

Colt Johnson, Auctioneer

Clare, Michigan • Visit our website www.sykoraauctions.com