

4± Miles Northwest of Port Sanilac • 11± Miles East of Sandusky

Land



AUCTION

106± FSA Tillable Acres
Productive Tillable Farmland
Consisting of Londo and Losco Soils
Great Road Frontage on Snover Rd

Sanilac Twp, Sanilac Co, MI



125±
acres

OFFERED IN 2 TRACTS

3% Buyer's Premium



800.451.2709

SchraderAuction.com

THURSDAY, JUNE 25 AT 6:00PM

held at the Bark Shanty Community Center, Port Sanilac, MI

4± Miles Northwest of Port Sanilac • 11± Miles East of Sandusky

Land AUCTION 125± acres

Sanilac County, Michigan

THURSDAY, JUNE 25 AT 6:00PM

AUCTION LOCATION: Bark Shanty Community Center, 135 Church St, Port Sanilac, MI 48469

FROM DOWNTOWN PORT SANILAC: Travel North 1300 ft to Huron St. Travel west for 800 ft and the destination is on the left.

DIRECTIONS TO PROPERTY: FROM DOWNTOWN PORT SANILAC: Travel north on M-25 for 3 miles to Snover Rd. Travel west on Snover Rd for 2 miles and the farm is on the south side of the road.



INSPECTION DATES | Tuesday, June 9 from 10am-Noon
Thursday, June 18 from 2-4pm
Meet Schrader representative at Tract 1 for more information.

TRACT 1: 45± acres of nearly all tillable farmland. Quality Londo Loam soils. Excellent frontage along Snover Rd and N Ridge Rd.

TRACT 2: 80± acres of mostly tillable farmland. Quality soils consisting of Londo and Losco Loam. Recreational opportunities in the Northwest corner of this parcel. Frontage along Snover Rd.



Seller shall have 30 days after crops are out to remove equipment. Blinds are not part of sale and will be removed before closing. 3% Buyer's Premium

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Real Estate.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 125± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by a Trustee Deed.

POSSESSION: At closing subject to the 2026 farm lease. The Owner shall have 30 days after the crops are harvested to remove farm equipment.

CASH RENT CREDIT: Buyer(s) to receive credit equal to half the cash rent income for the growing crop. Contact auction managers for details.

REAL ESTATE TAXES: Real estate taxes attributed to the 2026 tax year shall be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed w/ auction personnel. Further, Seller disclaims any and all responsibility for Bidders' safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: It is expected that the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained in accordance w/ the terms of the purchase documents. The cost of any such survey will be shared equally by Seller & Buyer.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the

terms and conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTION MANAGER:
Jon Shaw • 517.945.3142

800.451.2709
SchraderAuction.com



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Land AUCTION

Sanilac County, MI



125± *acres*

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Real Estate and Auction Company, Inc.

PO Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

Schrader Real Estate and Auction Company Inc. #6505397356

Auction Manager: Jonathan Aiden Shaw #6501458992

JON SHAW • 517.945.3142

JUNE	Sun	Mon	Tue	Wed	THU	Fri	Sat
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
28	29	30					



Online Bidding Available

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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RC26-590

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