

LAND AUCTION



178.16 AC± | 2 TRACTS | CLARE CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/15/24 | **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: JAY'S SPORTING GOODS
OUTBACK ROOM, 8800 S CLARE AVE, CLARE, MI 48617

This property is a very rare find; it has everything a deer hunter, turkey hunter and farmer could possibly want. The real bonus to this one is that it is surrounded by several parcels that are over 1000 acres, providing a tremendous deer habitat and allowing almost no pressure on the local herd. The deer numbers are staggering. It is very common to see 30-50 deer in the fields every evening and multiple bucks every sit. The current owner has been very good about managing the deer herd, taking only one or two older bucks each year and a few does. There is the potential for serious income on this farm. Enrolling in a CRP program or growing row crops would produce high income annually and do nothing but help hold the deer population on the property. It would also pull deer from the large parcels surrounding it as they contain minimal food sources. Two large blocks of hardwoods, one to the north 50+/- acres and one to the south 25+/- acres, provide excellent bedding cover and ambush points as the deer live and travel these timber blocks every day. If done correctly, the food sources planted here would be the primary source of food for almost a mile or so, as the next tillable fields are that far away. Needless to say, you will have all the deer in, on and around this parcel, even more than what lives there now, which is hard to imagine. These large farms do not often become available to the public.



TRACT 1 DESCRIPTION:

126.16± acres on the north side of the road surrounded by large landowners. The home on the property has been 90% remodeled with large beams and barn wood, giving it a great look and feel. The large fireplace in the living room gives it even more character. A true must see! Multiple open fields for income or food plots.

TRACT 2 DESCRIPTION:

The pole barn is exceptional, with in-floor zoned heating, a bathroom and a bar; it is one of a kind. It is heavily insulated with 16-foot doors and an area outside for a patio just off the bar area. The options here are endless. It could be completely finished as a barndominium for additional living space or even partially finished, leaving a large workspace for toys, etc. Multiple open fields for income or food plots.

Buyers Premium:	5%
Taxes:	\$3967.85 for both tracts
Lease Status:	Open Tenancy for 2024 crop year
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	172± acres Pt NE ¼, Pt NW ¼ and pt W ½
PIDs:	SE ¼ S20 T18N R4W Clare Co, MI
Lat/Lon:	011-020-100-08
Zip Code:	43.93746, -84.81885
	48625



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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
Chuck Keefer, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.600.4112



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