

LAND AUCTION



40 AC± | 1 TRACT | ST. CLAIR CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/16/24 | **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: COMMUNITY BUILDING
8345 COUNTY PARK DR, GOODELLS, MI 48027



TRACT 1 DESCRIPTION:

Tracts like this do not come for sale very often! This 40 +/- acre farm is an extremely productive and tiled tract of land! It boasts a NCCPI score of 62.0 and is made up of Parkhill and Blount Loam Soils! This farm is clear and square and has over 1300 +/- ft of road frontage on both Rynn and Sheridan Roads. Its close proximity to I-69 and M-19 also gives great avenues to move your grain quickly and efficiently to the Thumbs large grain elevators. This is a must see farm if you're looking to build your farm's land portfolio or just invest in extremely productive income-producing farmland. Give us a call to schedule a showing on this amazing opportunity to own this tract.

Buyers Premium:	5%
Deeded Acres:	40± acres
Soil Types:	Parkhill and Blount Loam
Soil PI/NCCPI/CSR2:	62.0
CRP Acres/payment:	No CRP
Taxes:	\$1350.65
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenants' rights for 2024
Survey needed?:	No survey needed
Brief Legal:	SW ¼ of SW ½ S27 T7N R14E St Clair Co, MI
PIDs:	19-027-4003-000
Lat/Lon:	43.0015, -82.8075
Zip Code:	48022



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com

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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 (6505398676) | 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 | Michael Turner, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 989.305.9683



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