

LAND AUCTION



35.11 AC± | 1 TRACT | SANILAC CO, MI

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/20/25 **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: NEW GROUNDS COFFEE 'N MORE
3474 MAIN ST, DECKERVILLE, MI 48427

This tract has it all! Prime farmland consisting of Guelph and Parkhill loam soils that boast a NCCPI score of 64.39! There are 27± acres of tillable, tiled farmland that produce top-notch crops year in and year out! Located just East of Deckerville with 130± feet of road frontage on Deckerville Road, this property also features breathtaking views of the property with several building sites that overlook the native grassland and timber that's located on the southern end of the farm. This 8± acres is a sportsman's dream, offering excellent deer and turkey hunting! As mentioned, this farm has it all: productive income-producing farmland, building sites, and hunting! Take a look at this one and don't miss out on Auction day!



Deeded acres: 35.11±
FSA Farmland Acres: 27±
Soil Types: Guelph and Parkhill Loam
Soil PI/NCCPI/CSR2: 64.39
CRP Acres/payment: NO CRP
Taxes: \$2,553.77
Lease Status: Open Tenancy for 2026 crop year
Possession: Immediate possession subject to the current tenant's rights for 2025
Survey needed?: No survey needed
Brief Legal: 35.11± Ac PT NW ¼ of S33 T13N R15E
PIDs: 170-033-200-030-00
Lat/Lon: 43.52382, -82.71134
Zip Code: 48427



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM
GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215



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