

AUCTION 63 ACRE FARM & RECREATION AUCTION

Directions: 2 1/2 miles North of Hudson on St Rt 127 to Culbert Rd, west 3/4 mile.



Open for inspection Tuesday December 21; 3 – 5:00 pm or shown by appointment, call auctioneer.

Get prepared! Great opportunity to purchase farm-ground or wooded recreation property and a 4 bedroom farmhouse on 2 acres with pole barn.

Saturday January 8, 10:00 AM
1900 Somerset Rd, Hudson, MI

Tract 1—29.5 Acres with frontage on Culbert and Somerset Rd. Soil type mixture of Fox Sandy Loam and Riddles Sandy Loam.

Tract 2—27 Acres fronting on Culbert and Somerset Rd. Soil type primarily Fox Sandy Loam with 8 acres tillable, balance wooded recreation.

Tract 3—Nice 4 bedroom farmhouse on 2 acres with 44x54 pole barn and updated septic system.

House & Acres

TAX PARCEL 30-09035400005
 SCHOOLS Hudson
 TAXES \$1301.58

| | |
|--------------|-----------------|
| LIVING ROOM | 14X30 Fireplace |
| DINING ROOM | 14X14 |
| KITCHEN | 13X14 |
| BEDROOM | 10X11 Main |
| BEDROOM | 8x11 Main |
| BEDROOM | 9x14 Up |
| BEDROOM | 9x17 Up |
| UTILITY ROOM | 12x12 |

Asphalt Shingle Roof
 Propane Forced Air Heat (tank owned)
 Septic Tank 2 Years Old
 Well 10 Years 60-70'
 Pole Barn 44x54 Concrete Pad; 14x18 Door

Owner: Deborah Severson

Terms: Tracts 1 & 2—\$7,000 down each tract the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Possession for farm purpose only upon receipt of down payment. Tract 3—\$3,000 down the day of the auction in certified funds w/balance at closing. Closing held on or before 40 days. Possession at closing. Have finances ready, selling with immediate confirmation “as is where is”. No Buyer’s Premium. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.

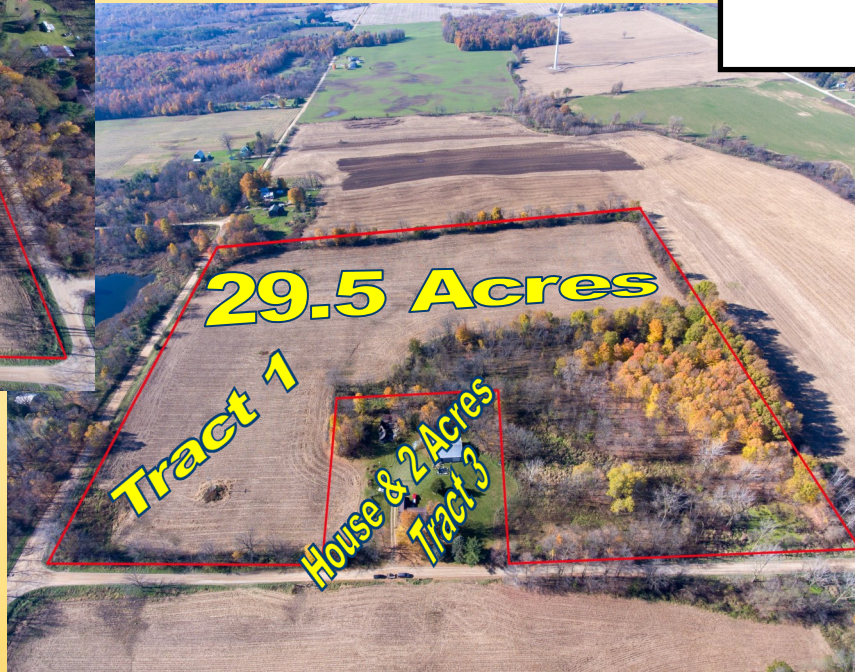
Selling in co-operation with
ROTH REAL ESTATE CO.
(RICK ROTH) 517-425-2759

WHALEN REALTY & AUCTION, LTD.
Auctioneers: John & Jason Whalen, Mike Murry
419-875-6317, 419-337-7653 www.whalenauction.com
 Information herein deemed reliable but not guaranteed

AUCTION

WHALEN WHALEN
REALTY & AUCTION, LTD.
PO Box 550
Neapolis, OH 43547

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AUCTIONEERS



John Whalen



Michael Murry



Jason Whalen

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See whalenauction.com For Upcoming Auctions!