

REAL ESTATE AUCTION

9453 Prattville Rd. Pittsford, MI 49271



Saturday March 9 2024, 10am
Absolute Auction

Building Specs

Custom built by Schockman Lumber, Henry Ohio w/poured foundation

38' x 50' mezzanine parts room w/scissors lift.

29' x 40' well lit wash bay w/clean out pit

20' x 30' tool room

80' x 100' heated machinery storage

3-16' x 24' insulated automatic doors

1-16' x 30' insulated automatic door

19' x 24' custom office w/heat & A/C

20' x 20' stud framed kitchen

8' x 10' stud framed future bath & laundry center

19' Ceiling

Bathroom

4 Corner security camera w/remote access

Fire & Theft security

4 zone in floor radiant heat, propane radiant heat by Ryan and Bradshaw

Fully insulated & metal skinned inside & out, LED lighting

Water supply from house, septic tank for Ag Center by fertilizer storage, well east of house

7
+
/
-
A
C
R
E
S

PREVIEW:

Monday February 26 from 10-3pm. and

March 8 from 10-2pm.



AUCTIONEERS



Jason Whalen



John Whalen



Mike Murry



George Bly



Rick Roth

WHALEN WHALEN

REALTY & AUCTION, LTD.

419-875-6317 419-337-7653

Auction of real estate in conjunction with

CENTURY 21 AFFILIATED- RICK ROTH 517-439-1000

Saturday March 9 2024, 10am

Absolute Auction

9453 Prattville Rd
Pittsford, MI 49271



PREVIEW:

**Monday February 26 from 10-3pm. and
Friday March 8 from 10-2pm.**

Tax Parcel	#30170181000021881, Wright Twp, Hillsdale Co	
Taxes	To Be Determined	
Exterior	Vinyl	
Roof	Metal	
Windows	Wood, vinyl	
Family Room	13'x 22'	
Kitchen	13'x 10'	
Office	7'x 7'	
Bedroom	U	11'x 12'
Bedroom	U	8'x 10'
Bedroom	D	8'x 10'
Bedroom	D	10'x 14'
Laundry	6'x 10'	
Baths	1 Full Main	
Enclosed Porch	5½'x 12'	
Garage	1 Car attached 11'x 22'	
	Electric	200 amp
	Water	Drilled Well, east of house
	Sewer	Septic west of house
	Heating	Propane forced air
	Hot Water	40 gallon propane

Additional Buildings:

40' x 100 Grey pole barn, concrete floor, 100amp elec. Service, outside water

40' x 60' Red pole barn w/dirt floor

30' x 60' old 2 story barn w/30' lean too

12' x 30' chicken coop w/concrete floor



**Owner: Stanley P Smith Trust
Christina L Saul - Successor Trustee**

**Parcel #30170181000021881.
7+/- Acres w/House & Barn.
Waldron Schools.
Taxes to be determined.**

**Selling ABSOLUTE
to the HIGHEST Bidder!**

Terms: \$20,000.00 down in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling absolute to the highest bidder "as is where is." No Buyer's Premium. Possession at Closing. All information 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.



419.875.6317

**2 Rings all day!
Massive amount of tools & shop
Tractors, Truck & Equipment
Starting at 11am With Online Bidding
whalenauction.com**