

REAL ESTATE AUCTION

Thursday April 25, 2024 @ 11am. 9453 Prattville Rd. Pittsford, MI 49271

Tract 2- 7+/- Acres

Tract 2- 7+/- Acres, State of Art 80' x 142' overall Custom-built building by Schockman Lumber, Henry Ohio w/poured foundation & 18' walls. Complete w/wash bay, tool room, parts mezzanine w/lift, custom ag office, stud walls ready for future kitchen & more. This is a must-see property! So much to offer! Split off from Parcel #30 17 018 100 002 18 8 1, taxes to be determined. House has 1 year lease @ \$725/mo.



- Building Specs**
 Custom built by Schockman Lumber, Henry Ohio w/poured foundation. 18' Walls
 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
 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



Due to new circumstances, the new buyer has decided to sell the property. Bid your price!



- 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

Tract 3 Tract 3-Combination of Tract 1 & 2, total 40+/- acres w/Barns & house.

Hillsdale County, Wright Twp, Waldron Schools

Terms: \$10,000.00 down on each tract in certified funds w/balance at closing. Closing held on or before 45 days. Have finances ready, selling w/immediate confirmation "as is where is." No Buyer's Premium. Possession of farmland upon receipt of down payment. Possession of buildings at closing and possession of house upon tenant rights. 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

whalenauction.com

4
0
+
/
-
A
C
R
E
S



REAL ESTATE AUCTION

Pittsford, MI

Tract 1-33+/- Acres

Tract 1: 33+/- Acres of Prattville Rd.,
30+/- tillable acres of Blount Loam. PLC
Yield-Wheat 81, Corn 156, Soybean 46.
Approximately 600' of frontage. Parcel
#30 17 018 100 002 18 8 1.

Due to new circumstances, the new buyer has decided to sell the property. Bid your price!

Thursday April 25, 2024 @ 11am.



WHALEN ~~WHALEN~~

REALTY & AUCTION, LTD.
P.O. Box 550
Neapolis, OH 43547

40+/- ACRES
Offered in 3 Tracts

PREVIEW: Thursday April 18 from 11am-1pm.
Auction of real estate in conjunction with
CENTURY 21 AFFILIATED- RICK ROTH 517-439-1000
Whalen Realty & Auction 419-875-6317 419-337-7653

Auctioneers



Jason Whalen



John Whalen



Mike Murry



Rick Roth