

# REAL ESTATE AUCTION

— Property Address —  
**334 Bawden Rd., Bronson, MI 49028**  
 — Auction Location —  
**U.S. 12 West of Bronson to Bawden Rd., south to property**

**Live Auction to be held On Site!**

**111+/- ACRES  
 SELLING IN  
 4 TRACTS!**

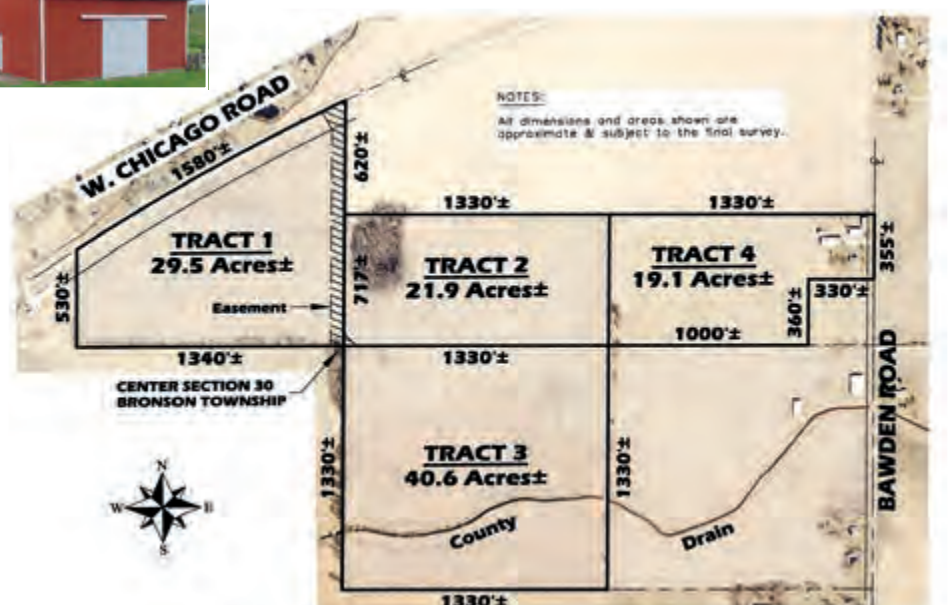
**Thursday, September 14<sup>th</sup>, 2023 • 6:00 pm**

**Sellers: Green, Wielgos, Rubley, Sikorski Families**



- Tract 1:** Approx. 29.5 +/- flat tillable acres w/ 1,580 +/- U.S. 12 Frontage
- Tract 2:** Approx. 21.9 +/- flat tillable acres by deeded 50' easement
- Tract 3:** Approx. 40.6 +/- flat tillable acres by deeded 50' easement
- Tract 4:** Approx. 19.1 +/- flat tillable acres w/ 355' +/- Bawden Rd. Frontage, HOME, POLE BARN, GRAIN BIN, BANK BARN, SHED, and GRAIN SHED

**OPEN HOUSE: August 28<sup>th</sup> & 29<sup>th</sup> from 5-7 pm or viewings by appt.**



**PROCESS:** This real estate is to be offered in 4 separate tracts. Bidding will be open to all 4 tracts and as a whole as determined by auctioneer day of sale. Bids offered on single tracts or as a whole may compete. Highest and Best final sales price will be confirmed with sellers. Final bid price per acre will be calculated in conjunction with final survey acreages determined.

**TAXES:** Annual taxes for all parcels is \$4,623.24 for current year. These parcels are NOT in any USDA program(s).

**DOWN PAYMENT:** \$10,000 non-refundable down payment due, per buyer, day of sale with balance at closing. Accepted forms of down payment are cash, cashier's check/money order, or corporate check. Bidding is not conditional upon financing and it is expected that buyer financing has been arranged prior to day of sale.

**AGENCY:** Grogg-Martin Auctioneers & Realty and its staff are exclusive agents of the seller.

**ACCEPTANCE OF BID PRICES:** Seller & Auctioneer have the right to accept or reject any and all bids. Final bids are subject to seller approval. Real Estate Purchase Agreements will be required to be signed by all successful parties involved day of sale.

**DISCLAIMER:** All tract sizes are APPROXIMATE and contingent upon final survey and county approval. Survey to be paid by seller. ALL Inspections/soil borings must be completed 48 hours prior to day of sale by buyer, if needed. For more information, contact Grogg-Martin Auctioneers & Realty.

**Mike Patka AU10500042** 260-350-8603  
 Shippshewana, IN  
**Ken Martin** 260-350-7331  
 LaGrange, IN

*"We Sell The Earth and Everything On It!"*

"Like Us" on Facebook and check out [www.groggmartin.com](http://www.groggmartin.com) for all information and pictures