



# 87

**Productive Tiled Acres +/-**

# Online Auction

**9-12-22 | Closes at 7PM ET | Akron, MI**

**[www.rosegoldrealtyllc.com](http://www.rosegoldrealtyllc.com)**





# Online Auction

# 9-12-22

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**Akron, Michigan**

**County: Tuscola**

**Township: Fairgrove**

**Tract 1: 57.6 +/- Acres # 010-003-000-0200-00**

**Tract 2: 29.5 +/- Acres #010-003-000-0400-00**

**Just South of Akron on**

**Merry, Ringle, & Dutcher Roads**

Bidders must be Pre-Approved by  
Rosegold Realty, LLC.

Rosegold Realty retains the right to exclude  
unqualified bidders

Potential Bidders must provide proof of funds  
prior to being approved 10% Down at signing of  
the purchase Agreement

Close within 40 Days

Complete Terms & Conditions In the Auction  
Catalog

**View & Bid At**

**[www.rosegoldrealtyllc.com](http://www.rosegoldrealtyllc.com)**

For Additional Information Contact



3500 Mertz Rd Caro, MI | 989-672-4653 (GOLD)

6519 Main St Cass City, MI | 989-445-4653 (GOLD)

[rosegoldrealtyllc@gmail.com](mailto:rosegoldrealtyllc@gmail.com)

Joey Kreeger	989-912-0059
Garrett Deitering	989-912-5443
Trista Donovan	989-325-8915
Gary Bader	989-553-0236
Heidi Anderson	989-912-5858
Christine Anthony	989-550-8418

# 87

**Productive Tiled Acres +/-  
Akron, MI**

# 2 Tracts

**Sell Individually  
or Combination**

# NO

**BUYERS PREMIUM**

## Sale Terms & Conditions

**Procedure:** ONLINE ONLY, Tract 1 & 2 will be offered in individual tracts, in any combination of these tracts, or as a total package. There will be open bidding on all tracts and combinations during the auctions as determined by the auction program. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

**Proof of Funds:** Bidding is not conditional upon financing. Potential bidders must provide proof of funds satisfactory to Rosegold Realty, LLC prior to being approved to bid in this auction and have all financing in place prior to the auction.

**Down Payment:** 10% of the total contract purchase price will be due as a down payment within 24 Hours of the auction close, with the balance due at closing. The down payment may be made in the form of cashiers check or wire transfer made payable to Community First Title Agency.

**Approval of Bid Prices:** All successful bidders will be required to enter into purchase agreements immediately following the close of the auction. Rosegold Realty, LLC will email you the purchase agreement to e sign, the down payment is due the following day by 12:00 PM ET. The auction bids and purchase agreements are subject to the acceptance or rejection by the Seller.

**Appraisal:** If appraised value falls below the agreed upon price between the buyer and seller, the buyer agrees to use their personal funds to pay the difference between the appraised value and the agreed upon sale price, which was determined in the fully executed purchase agreement.

**Deed:** Seller shall be obligated only to convey a merchantable title by Warranty Deed.

**Evidence of Title:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. Property sold **AS-IS**.

**Closing:** The closing shall take place on or before 40 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**Possession:** Possession shall be at closing, subject to rights of current tenants. All crops from the 2022 crop year will be the property of the current tenant & seller.

**Real Estate Taxes:** Real Estate taxes will be prorated per local township custom.

**Minerals:** The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Sellers interest there in.

**Acrerage:** Acrerange, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

**Easements:** The sale of the property is subject to any and all easements of record

**Agency:** Rosegold Realty, LLC and their representatives are exclusive agents of the Seller.

**Disclaimer and Absence of Warranties:** All information contained in this sale catalog and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Rosegold Realty, LLC. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this sale catalog is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or Rosegold Realty, LLC. The Seller and Rosegold Realty, LLC reserve the right to not allow a person to bid if there is any question as to the persons credentials, fitness, etc. Rosegold Realty, LLC reserves the right to bid on behalf of bidders that can not access the online program. All decisions of Rosegold Realty, LLC are final. Rosegold Realty, LLC is not responsible for computer malfunction or system errors which cause a bid or bidder to fail to be recognized or registered.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER VERBAL STATEMENTS MADE.**

**CORRECTIONS AND CHANGES:** Please call or check [www.rosegoldrealtyllc.com](http://www.rosegoldrealtyllc.com) prior to auction time to inspect any changes or additions to the property information.

## BIDDER REGISTRATION FORM

**Akron ONLINE Land Auction | 9-12-22 | [www.rosegoldrealtyllc.com](http://www.rosegoldrealtyllc.com)**



For pre-registration, this form must be received at Rosegold Realty, LLC 3500 Mertz Rd Caro, MI or Email to [joeykreeger@hotmail.com](mailto:joeykreeger@hotmail.com) or [rosegoldrealtyllc@gmail.com](mailto:rosegoldrealtyllc@gmail.com) no later than September 12, 2022 at 12 NOON

Name \_\_\_\_\_ Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

BANKING INFORMATION (Bank Name ) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Proof of funds must be provided prior to being approved to bid. If you will be bidding for a partnership, corporation or other entity, you must provide documentation which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

**PROCEDURE:** ONLINE ONLY, Tracts 1 & 2 will be offered in individual tracts, in any combination of these tracts, or as a total package. There will be open bidding on all tracts and combinations during the auctions as determined by the auction program. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

Proof of Funds: Bidding is not conditional upon financing. Potential bidders must provide proof of funds satisfactory to Rosegold Realty, LLC prior to being approved to bid in this auction and have all financing in place prior to the auction.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment within 24 Hours of the auction close, with the balance due at closing. The down payment may be made in the form of cashiers check or wire transfer made payable to Community First Title Agency

**APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreements immediately following the close of the auction.

Rosegold Realty, LLC will email you the purchase agreement to e sign, the down payment is due the following day by 12:00 PM ET. The auction bids and purchase agreements are subject to the acceptance or rejection by the Seller.

Deed: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

**EVIDENCE OF TITLE:** Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold AS-IS.

Closing: The closing shall take place on or before 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**POSSESSION:** Possession shall be at closing, subject to rights of current tenants. All crops from the 2022 crop year will be the property of the current tenant & seller

**REAL ESTATE TAXES:** Real Estate taxes will be prorated per local township custom.

**MINERALS:** The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Sellers interest there in.

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I hereby agree to comply with terms of this sale including, but not limited to signing and performing in accordance with the contract if I am the successful bidder.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Once Rosegold Realty has all the necessary documentation , someone from the office will contact you with your username and password to bid on this auction. Thank You For Your Interest.









## **Tract 1:**

**57.6 +/- Acres**

**ID #010-003-000-0200-00**

**Currently In Corn &  
Beans**

## **Tract 2:**

**29.5 +/- Acres**

**ID #010-003-000-0400-00**

**Currently In Corn**





