

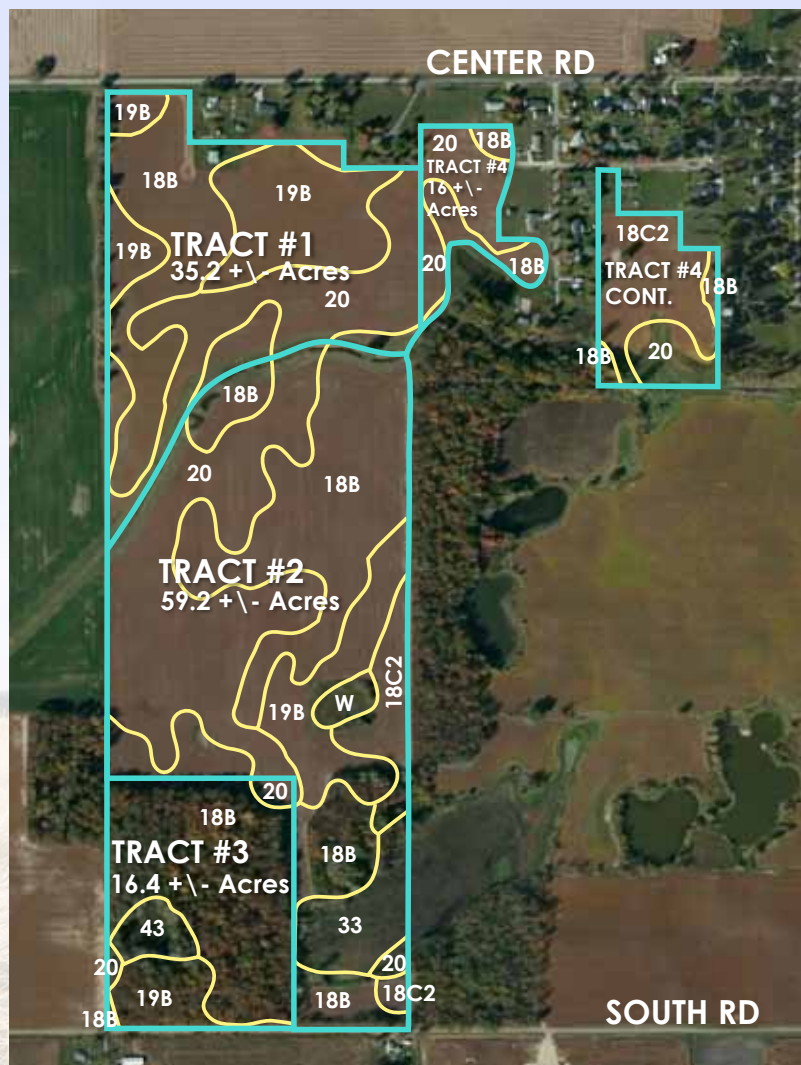
# ABSOLUTE AUCTION

126+/- ACRES FARMLAND AND WOODS (92.6+/- TILLABLE)  
OFFERED IN 4 TRACTS VIA THE WILSON MULTI PARCEL SYSTEM

**THURSDAY MARCH 5TH, 2015 @ 5:00 PM**

LOCATION OF FARM: ½ MILE WEST OF WALDRON ON CENTER AND/OR SOUTH RD.  
THE FARM HAS A MILE OF DEPTH BETWEEN ROADS

**AUCTION CONDUCTED AT: THE WALDRON VFW HALL  
111 E CENTER STREET, WALDRON, MICHIGAN 49288**



In Cooperation with Rutledge Real Estate we are proud to announce the selling of this 3 generation farm. Now is your opportunity to own it. Great location with frontage along 2 roads. We will be offering in combination, individually, or as a whole via the Wilson Multi-Parcel system. Farm consists primarily of Glynwood Blount and Pewamo Silt Loam soil types, and offered as follows:

**TRACT 1:** 35.2 +/- acres nearly all tillable with 1.82 acres in CRP along the ditch with approximately 430 feet of frontage.

**TRACT 2:** 59.2+/- acres with approximately 47.2 tillable and 1.52 acres in CRP along the ditch with approximately 520 feet of frontage.

**TRACT 3:** 16.4 acres +/- of scaled woods ready for timber, hunting, recreation or building with approximately 770 feet of frontage.

**TRACT 4:** 16 acres +/- nearly all tillable. This is a combination of 2 small parcels with access from Larry Drive and Bruce Court. This tract will make a great addition to the large farm.

This will make a great addition to your portfolio and it is selling to the highest bidder. Show up prepared to bid and you will own a great investment in today's market!

## SOIL MAP LEGEND

STATEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIALS  
MAPS NOT DRAWN TO SCALE - FOR PRESENTATION PURPOSES ONLY

18B: Glynwood-Blount complex, 1 to 6% slopes • 18C2: Morley loam, 6 to 12% slopes, eroded • 19B: Blount silt loam, 0 to 4% slopes  
20: Pewamo silt loam • 33: Houghton muck • 43: Histosols and Aquepts, ponded • W: Water

Taxes: \$2016.50/yr. Terms: 10% Down day of sale, Balance at closing.

VISIT OUR WEBSITE FOR MORE INFORMATION  
SELLERS – RICHARD D. TINNEY TRUST • KATHY TOWERS TRUSTEE & BRUCE RUTLEDGE

[www.WilsonAuctionLtd.com](http://www.WilsonAuctionLtd.com) Toll Free: 866.870.5500



**WILSON Auction & Realty Co., LTD**

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**126 +/- ACRES - VIA MULTI PARCEL SYSTEM**



**AUCTIONEERS:** Wayne M. Wilson CAI., Brent J. Wilson CAI., Fred Nott, Keith Whitman, William H. Retcher, Richard Reed, Rick Roth, Bart Westfall, Justin VanAlstine, Dave Dempsey

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