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# Online Auction Flyer

**Property Address:** Crockard Road, Kinde, MI, 48445

North East corner Crockard and East Kinde Rd.

**Total Acres** 157.27

**Tillable Acres** 157

**Auction Start Date:** 7 am, June 3, 2024

**Auction End Date:** 7 pm, June 7, 2024



**Property #:** 18

**Tax ID #:** 07-032-008-00

**Approx Address:** 0 Crockard Road

**City:** Kinde

**Zip:** 48445

**County:** Huron

**Tillable Acres:** 157

**SEV:** \$628,500

**Misc:**

**Property Type:** Farm

**Section #:** 33

**State:** MI

**Township:** Dwight

**Total Acreage:** 157.27

**Wooded %:** 0

**Annual Taxes:** \$4,121.44

**Property Description:**

157.27 total acres located on 2 road ways. One paved and the other gravel. Less than 1 mile from the Kinde CO-OP. The property is tilled. Property is leased through 2025 with all rents going to the new owner. The total rents paid are \$39,250.00 per year. 4% Buyer Premium. 10% deposit required at contract signing.

**Directions to Property:**

East on Kinde Rd. to the intersection of Crockard and Kinde Rd. Property is on the North East corner.

**Availability:**

End of 2025 Calendar year

**Legal Description:**

The Southwest quarter of Section 32, Township 18 North, Range 13 East, Dwight Township, Huron County, Michigan; EXCEPT Commencing at the Southwest corner of said Section 32; thence South 90° East along the South line of said

Section 32, 1124.72 feet to the point of beginning of this description; thence North 00°50'50" East, 359.0 feet; thence South 90° East, 329.34 feet; thence South 00°12'59" East, 358.96 feet; thence North 90° West, 335.0 feet to the point of beginning.

**If you have any questions, please call Casey at  
Property Auctions 247.com at 1-989-430-7542**