

LAND AUCTION



32 AC± | 1 TRACT | SANILAC CO, MI

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/17/26 **AUCTION TIME:** 10 AM ET

AUCTION HELD AT: NEW GROUNDS COFFEE 'N MORE
3474 MAIN ST, DECKERVILLE, MI 48427

Here's your chance to own an outstanding multi-use property located within the village limits of Deckerville. This property has 13± acres of commercially zoned property that is ready to be built on if you want to build your current business or start a new one. Power, city water, natural gas and sewer are all on the road, ready to be hooked into! The balance of the property is zoned residential and also offers breathtaking building sites throughout. Nice mature pines and dense underbrush make up a portion of the property and provide a home to the large population of whitetail deer and turkeys that roam the property. If you're after farmland, 15± acres can be farmed. It's currently in native grasses, but can easily be converted to farmland to generate income. The farmland acres boast a NCCPI Score of 45.5 and are made up of Ronald Sandy and Sanilac Silt Loam soils. This truly is a multi-use powerhouse of a property! Call me to schedule a showing and don't miss this opportunity on Auction Day!



Deeded acres:	32±
FSA Farmland Acres:	14±
Soil Types:	Ronald Sandy and Sanilac Silt Loam
Soil PI/NCCPI/CSR2:	45.5 NCCPI
CRP Acres/payment:	NO CRP
Taxes:	\$2560
Lease Status:	Open Tenancy for 2026 crop year
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	Pt W ½ NW ¼ S31 T13N R15E Sanilac Co MI
PIDs:	171-031-200-250-00, 171-031-200-300-02, 171031-200-260-00, 171-031-200-280-40
Lat/Lon:	43.5223,-82.7521
Zip Code:	48427



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
CHRIS GARZA, AGENT: 810.705.2215 | chris.garza@whitetailproperties.com

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (6505388676) | Ronald Strong, Michigan Broker, License # 6505388676 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Chris Garza, Michigan Land Specialist for Whitetail Properties Real Estate, LLC, 810.705.2215

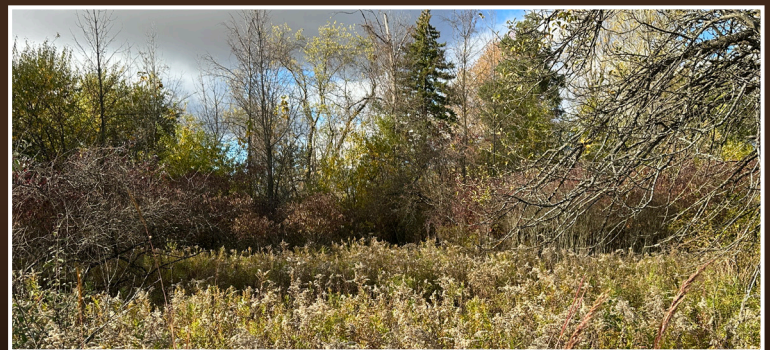


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