

# Public Land Auction

Western UP

August 26th, 2017

Baraga, Gogebic, Houghton, Iron, Keweenaw, and Ontonagon Counties



***Location:***

Lac Vieux Desert Resort Casino N5384  
U.S. 45, Watersmeet, MI 49969

***Time:***

Registration: 11:30am **EST (10:30am CST)**  
Auction: 12:00pm **EST (11:00am CST)**

*Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.*



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit these lands.

Properties may be occupied or “being watched” by former owners or neighbors sympathetic with former owners. Occupants are often unknown and could potentially be volatile, unstable or “anti- government” persons. Even vacant land presents potential for conflict.

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

# Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## Absentee bidding

- If you do not have internet access, **you can submit an absentee bid by calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

<b>Kent*, Oceana*, Ottawa, Muskegon</b>  <b>8/1/2025</b>	<b>Northwestern Lower Peninsula</b> (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*)  <b>8/4/2025</b>	<b>Branch, Hillsdale, Jackson</b>  <b>8/5/2025</b>
<b>Monroe</b>  <b>8/5/2025</b>	<b>Bay, Gladwin, Arenac</b>  <b>8/6/2025</b>	<b>The Thumb Area</b> (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola)  <b>8/7/2025</b>
<b>City of Highland Park</b>  <b>8/15/2025</b>	<b>Eastern Upper Peninsula</b> (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*)  <b>8/18/2025</b>	<b>Western Upper Peninsula</b> (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon)  <b>8/19/2025</b>
<b>Oakland</b>  <b>8/20/2025</b>	<b>Southern Central Lower Peninsula</b> (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*)  <b>8/21/2025</b>	<b>Central Lower Peninsula</b> (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*)  <b>8/22/2025</b>
<b>Barry*, Calhoun, Kalamazoo, St. Joseph</b>  <b>8/26/2025</b>	<b>Allegan*, Berrien, Cass, Van Buren</b>  <b>8/27/2025</b>	<b>North Central Lower Peninsula</b> (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon)  <b>8/28/2025</b>
<b>Antrim, Charlevoix, Emmet</b>  <b>9/2/2025</b>	<b>North Eastern Lower Peninsula</b> (Alcona, Alpena, Cheboygan, Iosco, Presque Isle)  <b>9/3/2025</b>	<b>Saginaw</b>  <b>9/4/2025</b>
<b>Genesee*</b>  <b>9/5/2025</b>	<b>Minimum Bid Re-Offer Auction</b>  <b>9/26/2025</b>	<b>No Reserve Auction</b>  <b>10/31/2025</b>

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

### 4. Terms of Sale

#### A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

#### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

#### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

#### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.



- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

#### F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

## **B. Occupied Property**

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

## **9. Additional Conditions**

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## **10. Deeds**

### **A. Deed Execution and Delivery**

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### **B. Restrictive Covenants**

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## **11. Property Taxes & Other Fees**

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned**. These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## **12. Other**

### **A. Personal Property**

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered *personal property*.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

## **B. Mineral Rights**

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

## **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

## Baraga County

Lot #	Lot Information	Address	Min. Bid
600	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 001-080-018-00; <b>Legal Description:</b> AR-30 2/0 402 SEC 30 T52N R30W NW 1/4 OF SE 1/4. 40 ACRES. <b>Comments:</b> This sale includes two 40 acre parcels and an older home in Arvon Township past Skanee. This property is OCCUPIED by the former owner, who is aware of, and not pleased about the loss of this property. Because of the occupancy, we were unable to review it in detail. We <i>*strongly*</i> suggest that you do not enter upon this property to "see" it. An eviction will likely be necessary to obtain possession after the sale. The home is an older 1.5 story building of frame construction. There are a couple of outbuildings in various shades of disrepair. The two 40's run vertically, with a vacant 40 to the north and the other to the south. The property sits on the east side of Ohman Road and runs from Skanee Road (paved) 1/2 mile north to a two track road which is an extension of Nelson Road. It then runs up the two track 1/4 mile. USGS maps do not indicate marshlands here, but we did see wetlands indicators in a few spots that suggest small pockets of it. The west edge of the property is open or in younger vegetation, and the east portion is more densely wooded. It appears that the property has been woodlot managed, as we did not see a lot of high grade saw log material here. <b>Additional Disclosures:</b> 6 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 001-080-019-00; <b>Legal Description:</b> AR-30 2/0 403 SEC 30 T52N R30W SW 1/4 OF SE 1/4. 40 ACRES. <b>Summer Tax Due:</b> \$243.85</p>	<p>13467 OHMAN RD SKANEE;</p> <p>13467 OHMAN RD SKANEE</p>	\$6,100.00
602	<p><b>Parcel ID:</b> 002-064-003-45; <b>Legal Description:</b> DIVISION 4: PART OF NE 1/4 OF SE 1/4 T52N R33W SEC 15 COM AT S 1/4 COR, TH N00DEG 24'10"W 1322.41 FT, TH N89DEG 35'42"E 887.83 FT TO POB, TH N 19DEG 11'51"E 189.77 FT, TH S73DEG 54'36"E 565.65 FT, TH S19DEG 16'42"W 19.30 FT, TH S 89DEG 35'42"W 599.53 FT TO POB 1.36A <b>Comments:</b> Parcel fronts 189.77 feet along the east side of US 41 about 9 miles north of L'Anse and runs almost 600 feet deep. It narrows to a width of 19 feet at the eastern line. There is a small, vinyl sided building on it that has been used as a residence and is in fair condition. A woodstove has been removed, leaving a hole in the steel roof. The house to the north (to the left) is NOT on this parcel. <b>Summer Tax Due:</b> \$81.10</p>	12363 US 41 PELKIE	\$1,900.00
603	<p><b>Parcel ID:</b> 002-216-014-00; <b>Legal Description:</b> SEC 16 T51N R34W A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP FIFTY-ONE NORTH (T51N), RANGE THIRTY-FOUR WEST (R34W), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST QUAFFER LINE OF SAID SECTION SIXTEEN (16), 33 FEET EAST OF THE WEST QUARTER (W1/4) CORNER; THEN EAST ALONG SAID QUARTER LINE 585.89, FEET; THEN NORTH 190 FEET; THEN WEST 585.89 FEET TO A POINT 33 FEET EAST OF THE WEST SECTION LINE; THEN SOUTH 190 FEET TO THE POINT OF BEGINNING;. 2.56 A. <b>Comments:</b> This is an OCCUPIED home on 2.56 acres at the north outskirts of Pelkie. The parcel fronts 190 feet along the east side of Pelkie Road, and runs 585 feet deep. The home is an older, wood frame 1.5 story structure that has seen upgrades over time. There is also a detached 2 car garage. Paved county maintained road. Walking distance to downtown Pelkie. We did not have the opportunity to review this parcel in detail because it was occupied. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$446.17</p>	15259 PELKIE RD PELKIE	\$6,100.00
604	<p><b>Parcel ID:</b> 003-219-020-00; <b>Legal Description:</b> CV-19 8/4 304D SEC 19 T48N R34W COM AT N BDY LN OF M-28 150' N &amp; 208' E OF SW COR OF N 1/2 OF SE 1/4 OF SW 1/4, TH N 200', TH E 125', TH S 200', TH W 125' TO POB. .5 ACRES. <b>Comments:</b> Parcel fronts 125' on M-28 at Watton and runs 200' deep to the north. = 1/2 acre. A quarter mile west of downtown Watton on M-28. Level open lands. We're thinking there may have been a structure here that was removed as it has a posted address, but we did not see either power service or a well here. There is a vehicle and boat stored here that we do not have title to and are not including as a part of this sale. Just the land, ma'am ... <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$59.45</p>	11673 M 28 WATTON	\$800.00

## Gogebic County

Lot #	Lot Information	Address	Min. Bid
2200	<p><b>Parcel ID:</b> 01-21-300-365; <b>Legal Description:</b> SEC. 13 T47N R46W PRT OF SW1/4 OF NE1/4; COM AT E1/4 COR OF SEC 13; N58 DEG 17'26"W 1472.71 FT; S40 DEG 00'29"W 38.85 FT; S74 DEG 24'38"W 38.12 FT; S74 DEG 24'38"W 119.90 FT; S88 DEG 18'43"W 69.15 FT; N71 DEG 45' 21"W 33.91 FT; N71 DEG 45'21"W 99.28 FT TO POB; N71 DEG 45'21"W 95.86 FT; N20 DEG 11'18"E 168.45 FT; TH N67 DEG 32'09"E 8.03 FT; TH S65 DEG 00'45"E 83.29 FT; TH S17 DEG 46'22"W 163.81 FT TO POB. 0.34 ACRES M OR L <b>Comments:</b> Older 2 story home at Ramsay. This one is in pretty tough condition. It has a wood pier footing system that has given way, and the whole place is topsy turvy inside. The front porch is collapsing, and the floors inside run in several different directions. The mechanicals are shot. Roof is old. GIS N 46.472672 W -089.996149 <b>Additional Disclosures:</b> 36; 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$247.08</p>	E8178 HORSESHOE BEND RAMSAY	\$3,100.00
2204	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 02-04-004-500; <b>Legal Description:</b> SEC. 25 T47N R47W MAP NO. 404B BEG 520' N OF SE COR OF SE1/4 OF SE1/4, TH W 1300', TH S 260', TH E 1300', TH N 260' TO POB. 8.00 A <b>Comments:</b> Bundle of two adjacent 8 acre parcels (16 acres total). Each one is 1320' (east-west) x 260' (north-south). 004-500 is the north parcel, and 004-600 is the south. This parcel has 1320' frontage on Norrie Park Road and 260' frontage on Davis. It is at the NW corner of that intersection. The center portion of the lot is marshland, with some uplands on the two ends.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 02-04-004-600; <b>Legal Description:</b> SEC. 25 T47N R47W MAP NO. 404C S 260' OF SE1/4 OF SE1/4 8 A <b>Comments:</b> This parcel has 260' frontage on Davis Road, beginning 260 north of the NW corner of the intersection with Norrie Park Road.. The center portion of the lot is marshland, with some uplands on the two ends.</p> <p><b>Summer Tax Due:</b> \$167.42</p>	W Norrie Park Rd at S Davis Road IRONWOOD;  S DAVIS RD IRONWOOD	\$2,100.00
2207	<p><b>Parcel ID:</b> 03-02-067-200; <b>Legal Description:</b> SEC. 35 T48N R47W PRT OF SW1/4 OF SW1/4; COM AT NW COR OF SD SUB; TH E 208.60 FT; TH S 104.30 FT; TH W 108.60 FT; TH S 100 FT; TH W 100 FT; TH N 204.30 FT TO POB. 0.73 ACRES M OR L <b>Comments:</b> A local landmark, the "Mels Bar" building and parking area is being offered in this sale. There is no liquor license included in this sale. The parcel is irregular in shape, but = 3/4 of an acre and has 100 feet along Lake Road. It has a second floor residence and a full basement, which is damp. The building is generally solid but has the expected bows and weaves in the floors that come with age. There is some mold in the building that we imagine is a result of the sump pump being inoperable because the power is off. Has potential for commercial retail or office use, food service or even conversion into a residence. Will need a good look at the roof and mechanicals. Newer electric.</p> <p><b>Summer Tax Due:</b> \$1,112.92</p>	N 11394 LAKE RD IRONWOOD	\$10,250.00
2208	<p><b>Parcel ID:</b> 03-12-501-900; <b>Legal Description:</b> SEC. 31 T48N R46W MAP NO. P80 LOT 19; ALPINE VILLAGE NORTH <b>Comments:</b> Raise your sights on this one ! Modern chalet style home in the Alpine Village North plat. This is just a short hike to Big Powderhorn ski area. It is likely that HOA fees apply in this development, so please check on that prior to bidding. Home has been maintained over time and will not require much work to make functional. There are three bedrooms and two baths on the main floor, as well as a recreation room. The living room and kitchen are on the second floor, and there is a loftspace overlooking. Vaulted ceilings, spiral stairway, full basement. Electric baseboard heat. We don't get many places that are this turn key. There is some personal property here that remains titled in the former owner. <b>Additional Disclosures:</b> 21; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,996.72</p>	E6135 EDELWEISS LN BESSEMER	\$15,000.00
2209	<p><b>Parcel ID:</b> 03-13-000-600; <b>Legal Description:</b> SEC. 32 T48N R46W MAP NO. P82 LOT 6. POWDER VALE. <b>Comments:</b> Vacant building site in the Big Powderhorn area. Will be subject to HOA fees and deed restrictions. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$105.78</p>	POWDERVALE DR BESSEMER	\$950.00

2210	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 03-13-500-200; <b>Legal Description:</b> SEC. 32 T48N R46W MAP NO. P83 LOT 2. MOUNTAIN VIEW SUBDIVISION. <b>Comments:</b> Big Powderhorn is right at the end of the street. You can just about ski there from here. This is a bundle of three adjacent lots in the Mountain View plat. Annual HOA fees likely apply to the ownership of these parcels. Buy one or all three ! <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 03-13-500-300; <b>Legal Description:</b> SEC. 32 T48N R46W MAP NO. P83 LOT 3. MOUNTAIN VIEW SUBDIVISION.</p> <p>(3 of 3) <b>Parcel ID:</b> 03-13-500-400; <b>Legal Description:</b> SEC. 32 T48N R46W MAP NO. P83 LOT 4. MOUNTAIN VIEW SUBDIVISION.  <b>Summer Tax Due:</b> \$495.96</p>	SUMMIT VIEW BESSEMER;  SUMMIT VIEW BESSEMER;  SUMMIT VIEW BESSEMER	\$4,400.00
2213	<p><b>Parcel ID:</b> 03-13-501-700; <b>Legal Description:</b> SEC. 32 T48N R46W MAP NO. P83 LOT 17. MOUNTAIN VIEW SUBDIVISION. <b>Comments:</b> VACANT PARCEL @ BIG POWDERHORN SKI RESORT  <b>Summer Tax Due:</b> \$57.07</p>	SUMMIT VIEW BESSEMER	\$1,400.00
2214	<p><b>Parcel ID:</b> 04-45-401-000; <b>Legal Description:</b> SEC. 16 T46N R43W LOT 11, BLK 10 OF C S CURTIS ADDITION TO VILLAGE OF MARENISCO SUB OF BLKS A &amp; B  <b>Comments:</b> This was freshly demoed by the city and is now a vacant lot ready for your use!  <b>Summer Tax Due:</b> \$457.75</p>	233 FAIR AVE MARENISCO	\$10,250.00
2215	<p><b>Parcel ID:</b> 04-46-100-800; <b>Legal Description:</b> SEC. 17 T46N R43W LOT 8, BLK 1 OF GOLDMANS ADDITION TO MARENISCO OF W1/2 OF SE1/4 OF SE1/4. <b>Comments:</b> A home has been removed from this parcel in Marenisco. There is village water and natural gas at this location. Build your new up north getaway here ! The adjacent parcel (2216) is also available !! <b>Additional Disclosures:</b> 42 (see key for full text)  <b>Summer Tax Due:</b> \$141.26</p>	316 SECOND ST MARENISCO	\$4,800.00
2216	<p><b>Parcel ID:</b> 04-46-101-000; <b>Legal Description:</b> SEC. 17 T46N R43W LOT 10, BLK 1 OF GOLDMANS ADDITION TO MARENISCO OF W1/2 OF SE1/4 OF SE1/4. <b>Comments:</b> A home has been removed from this parcel in Marenisco. There is village water and natural gas at this location. Build your new up north getaway here ! The adjacent parcel (2215) is also available !! <b>Additional Disclosures:</b> 42 (see key for full text)  <b>Summer Tax Due:</b> \$208.28</p>	320 SECOND ST MARENISCO	\$5,600.00
2217	<p><b>Parcel ID:</b> 04-55-501-600; <b>Legal Description:</b> SEC. 21 T46N R43W LOT 16; SUPVR'S PLAT OF KIMBERLY CLARK SUB-DIV, PRT OF NW1/4 OF NW1/4. <b>Comments:</b> This one is a meth lab house that has been condemned. It cannot be occupied ("worked on") without jumping through hoops with enforcement officials. We strongly suggest that you make those calls and determine what is or is not allowed before bidding. Because of hazardous air quality, we did not go inside this one. <b>Additional Disclosures:</b> 36 (see key for full text)  <b>Summer Tax Due:</b> \$475.16</p>	516 CENTER ST MARENISCO	\$5,400.00
2218	<p><b>Parcel ID:</b> 05-30-003-800; <b>Legal Description:</b> SEC. 05 T47N R45W LOT 38 INDIAN HILLS; LOT 38. <b>Comments:</b> Vacant lot at Indian Hills, a newer subdivision west of Wakefield off Indianhead Road. This parcel sits at tthe SW corner of Sundance and SnoDance. It is fairly level, road grade and dry/buildable. <b>Additional Disclosures:</b> 16 (see key for full text)  <b>Summer Tax Due:</b> \$24.45</p>	SUNDANCE/SNODANCE DR WAKEFIELD	\$750.00
2220	<p><b>Parcel ID:</b> 06-31-601-600; <b>Legal Description:</b> SEC. 16 T44N R41W ALL OF THE SMALLEST ISLAND LOCATED IN BIG MORLEY LAKE. <b>Comments:</b> We are offering the "smallest island in Big Morley Lake" .... which is located deep in the Federal forest and spitting distance from the Wisconsin border (in case you ever need to escape). This is located in a series of connected lakes and rivers that we suspect is absolutely breathtaking wildlife habitat. We will endeavor to provide what information we can on this after a little more research. It appears that the island is about 17,000 square feet in size, and is roughly 180 feet long and about 110 feet wide. Oval in shape generally. Big Lake Road is the nearest onshore access. Bring your boat, and the bug spray !  <b>Summer Tax Due:</b> \$113.98</p>	(Off) BIG LAKE RD WATERSMEET	\$1,200.00

2221	<p><b>Parcel ID:</b> 06-42-700-300; <b>Legal Description:</b> ALL OF BLK 18; EXCEPT NW'LY 50 FT &amp; EXCEPT SE'LY 125 FT TH-OF IN 1ST ADD TO VILLAGE OF WATERSMEET. <b>Comments:</b> Newer single wide mobile home on a lot at Watersmeet. Has detached 2 car garage for your toys ! The Lac Vieux Desert casino is just a mile or so up the road for your entertainment pleasure. Unfortunately, this one is the victim of frozen plumbing. The floors are heaved and buckled all through the unit, and mold is beginning to form. It is a classic example of what happens to pressboard floors when they get wet. This mobile home may be beyond saving. It is possible that you could pull the entire floor and subfloor out of it and redo, but if the substructure is engineered (laminated chipboard) and if that has been soaked as well, it might be a real crap shoot (local pun intended) depending on how long the water ran before being shut off. The garage here is solid and worth keeping. You might find it most expedient to pull this mobile off and simply replace it. You'll already have water, sewer, electric and a garage ready to go. Last use about 2012. <b>Additional Disclosures:</b> 22; 35 (see key for full text) <b>Summer Tax Due:</b> \$718.73</p>	4659 FOURTH ST WATERSMEET	\$6,300.00
2222	<p><b>Parcel ID:</b> 51-00-104-900; <b>Legal Description:</b> LOT 13, BLK. 3; ORIGINAL PLAT <b>Comments:</b> We've sold this one several times. And like the proverbial bad penny, it keeps coming back. Each time, there is a little more done, but never quite finished. If you buy it, we hope you'll keep it ... Older frame structure has been stripped for a remodel that is not yet complete. Much of the demo phase of the rehab is done and the junk has been hauled off. There is some framing completed toward the end goal, but not much is complete mechanically. We suspect it needs a new roof. What is there is weathered, but we did not see any active leaking. Access to the basement is from outside in the rear. No furnace or water heater. Newer breaker box electric service. One car attached garage. This one looks better than it did the last couple of times we've gotten it. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$936.77</p>	108 E COLBY ST BESSEMER	\$5,200.00
2223	<p><b>Parcel ID:</b> 51-02-002-000; <b>Legal Description:</b> LOTS 1 &amp; 2, BLK. 4; EXCEPT S 8 FT TH-OF CONVEYED TO CITY OF BESSEMER; CANAL CO. ADD. <b>Comments:</b> This is a solid older 2 story wood frame home in Bessemer. Someone stripped away much of the original fabric to update it, and then stopped. Now you can finish the work. There is natural gas service in this area, but we did not see it extended to this building. Will need surfacing, bath, kitchen and probably a roof before long. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$857.59</p>	104 S MINE ST BESSEMER	\$5,800.00
2224	<p><b>Parcel ID:</b> 51-02-004-400; <b>Legal Description:</b> BLOCK 6; CANAL CO. ADDITION <b>Comments:</b> Vacant parcel at Longyear Street near the intersection with Mine Street. Parcel drops off to the rear. Could offer walkout basement opportunity. <b>Summer Tax Due:</b> \$94.52</p>	W LONGYEAR BESSEMER	\$1,600.00
2225	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 51-03-501-300; <b>Legal Description:</b> LOT 15; COLBY PLAT NO. 2 <b>Comments:</b> Two parcels are being bundled for this sale, 2225 and 2226. There is a deplorable old home here that is falling into its basement. It's built on a hillside lot and we have owned this several times. This time the wrecker ball will swing. You are bidding on what will be a pair of vacant lots. Side-by-each. <b>Additional Disclosures:</b> 64 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 51-03-501-400; <b>Legal Description:</b> SEC. 00 T00N R00W MAP NO. PG-15 LOT 16; COLBY PLAT NO. 2 <b>Summer Tax Due:</b> \$113.70</p>	307 FOURTH AVE BESSEMER;  309 FORTH AVE BESSEMER	\$2,200.00
2227	<p><b>Parcel ID:</b> 51-05-015-500; <b>Legal Description:</b> SEC. 00 T00N R00W E1/2 OF LOTS 10, 11 &amp; 12, BLOCK 14; HIBBING ADD. <b>Comments:</b> Parcel is at the NW corner of the intersection of Becker are E Iron Street in Bessemer. It appears a neighbor is using it to store their equipment on. Personal property here is not a part of the sale. <b>Summer Tax Due:</b> \$19.63</p>	CRN N BEECHER/E IRON ST BESSEMER	\$400.00
2228	<p><b>Parcel ID:</b> 51-07-501-600; <b>Legal Description:</b> SEC. 10 T47N R46W LOT 2, BLK 6; HOLLANDS ADD. <b>Comments:</b> Parcel is off the NW corner or the intersection of Alquist Street and Park Street. We can't be certain if it actually fronts on the road ... you may want to check this with local records to be certain. <b>Summer Tax Due:</b> \$12.34</p>	(OFF) ALQUIST ST BESSEMER	\$700.00

2229	<b>Parcel ID:</b> 51-08-000-500; <b>Legal Description:</b> EAST 36.66 FT OF WEST 73.33 FT OF LOTS, 9 & 10, BLK. 1 & E1/2 OF LOT 11, BLK. 1; KARSTE ADD. <b>Comments:</b> This is an older, one story home on the north side of Bessemer. We did not have the opportunity to view it in detail as it is occupied, however it appears to be in merchantable condition. Older shingle roof in the front with steel at the back addition, rb&b siding. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$347.82	508 E IRON ST BESSEMER	\$2,200.00
2230	<b>Parcel ID:</b> 51-09-001-900; <b>Legal Description:</b> SEC. 00 T00N R00W MAP NO. PQ-20 MCDONALD ADDITION TO WEST BESSEMER; LOT 10, BLK 9. <b>Comments:</b> Small vacant lot. On Third Street near the intersection with Hematite. <b>Summer Tax Due:</b> \$12.13	THIRD AVE BESSEMER	\$700.00
2231	<b>Parcel ID:</b> 51-09-002-300; <b>Legal Description:</b> MCDONALD ADDITION TO WEST BESSEMER; NORTH 30 FT OF LOTS 15 & 16, BLK 9. <b>Comments:</b> You have to look for this one, or you'll miss it. Small house sits back about 50 feet from the roadway. Unfortunately, it's roached and falling in. You should really investigate this one up close before bidding. It's a mess .... <b>Additional Disclosures:</b> 34; 36 (see key for full text) <b>Summer Tax Due:</b> \$166.85	704 S MINE ST BESSEMER	\$2,500.00
2233	<b>Parcel ID:</b> 51-17-003-100; <b>Legal Description:</b> SEC. 16 T47N R46W COM 587.68 FT N OF S1/4 COR & 30 FT W OF N/S CENTER LINE W 120 FT S 60 FT, E 120 FT N 60 FT TO P.O.B; KNOWN AS LOT 129 OF THE UNREC. PLAT OF REP. STEEL CORP. TO THE CITY OF BESSEMER. <b>Comments:</b> There is a cruddy old house here that is being removed. This will be a vacant lot and is sold as such. A blight grant is taking this one away. <b>Additional Disclosures:</b> 64 (see key for full text) <b>Summer Tax Due:</b> \$641.30	1802 S BARBER ST BESSEMER	\$5,000.00
2234	<b>Parcel ID:</b> 52-15-355-050; <b>Legal Description:</b> LOTS 18, 19, & 20 BLOCK 7 NORDLAND ADDITION <b>Comments:</b> This building sits on the very high traffic US 2 corridor at Michigans west gateway from Wisconsin. It has been used in the past as state office space, but easily lends itself to reformation into retail, food service or a multitude of other commercial uses. We believe it is only about 30 years old. Roughly 15 car parking lot at the front. The building is about 150 feet long and 70 feet deep. Inside, there are a couple dozen office sized rooms along a corridor that circles around the building (see diagram in photos). There is also a corner space that was rented out in the past to a sporting goods store. Building notes indicate that the walls inside are sound reducing panels. We believe they can be removed with minimal effort. The building has a substantial single phase, 600 amp power service and is wired for telco and cat5 paths. Two gas and power services. Barrier free design. HVAC is rooftop units. Would make an excellent governmental, corporate or shared rental facility. We noticed mold starting on the walls of one interior room. We presume this is mostly from being closed up without ventilation. We saw no signs of roof leaks or any other source for that to occur. <b>Summer Tax Due:</b> \$7,053.65	100 W CLOVERLAND DR IRONWOOD	\$34,000.00
2235	<b>Parcel ID:</b> 52-15-478-150; <b>Legal Description:</b> LOT 7 & E 1/2 OF LOT 8 BLOCK 6 SUPERIOR GARDEN ADD <b>Comments:</b> A great little 1.5 story home. The attached one car garage is in pretty rough shape and features open air design. It probably just needs to be torn off. It's shot. Inside, this is a pleasant home with hardwood floors worth refinishing. However there is a substantial slope in the floor toward the center of the home, and some large (up to 1/2") cracks are visible in walls and corners, especially the stairway leading to the three upstairs bedrooms. Clearly, something is amiss underneath this one and should be immediately corrected. However the access to the basement is (you guessed it) buried in the rubble out in the garage. So this one is Chef's surprise ... it could be as simple as jacking up and stabilizing it, or as complicated as a structural failure. We can't be certain. This could be a cute little place. But it will take some clean up to get there. <b>Additional Disclosures:</b> 22 (see key for full text) <b>Summer Tax Due:</b> \$504.94	757 LEONARD ST IRONWOOD	\$3,600.00
2236	<b>Parcel ID:</b> 52-15-482-175; <b>Legal Description:</b> LOT 1 AND EAST 10 FT OF LOT 2, BLOCK 4 GARVEY ADDITION <b>Comments:</b> Mid-century mobile roofover with frame porch addition. Has been wrapped in vinyl siding. Exterior porch on back side needs replacement (rot). The inside is messy, but worthy of rehabbing. It looks like the roof has a few leak stains, but there is no sign that they are still active. Needs a general resurfacing and deep clean. Skirting could use some repair in spots. Last occupied in 2016. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$444.89	725 GARVEY ST IRONWOOD	\$2,700.00



2237	<b>Parcel ID:</b> 52-22-177-140; <b>Legal Description:</b> NORTH 40 FT OF LOT 13 BLOCK 2 GEARY'S ADDITION <b>Comments:</b> This lot was recently demolished and is now vacant. 40 foot in width. <b>Summer Tax Due:</b> \$353.67	213 GREENBUSH ST IRONWOOD	\$2,300.00
2238	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 52-22-183-040; <b>Legal Description:</b> PART OF SE 1/4 OF NW 1/4 SEC 22, 47, 47 COMM AT NE COR OF SUFFOLK & AYER ST NE'LY 376.21' TH NE 80.67' & NW 70' TH SW 80' TH SE 50' TO POB <b>Comments:</b> The building on this property is in poor condition and will likely need to be demoed. Bundled with the adjacent vacant lot on Ayer Street at the intersection with Norfolk on the NW corner. <b>Additional Disclosures:</b> 64 (see key for full text)  <i>(2 of 2)</i> <b>Parcel ID:</b> 52-22-183-050; <b>Legal Description:</b> THAT PART OF THE SE QTR OF THE NW QTR OF SEC 22 T47N-R47W OF THE MICHIGAN MERIDIAN BOUNDED & DESC AS FOLLOWS; COM AT TH INT NE'LY LINE OF SUFFOLK ST & THE NE'LY LN OF AYER ST TH NE'LY ALG SD NW'LY LN OF AYER ST A DIST OF 456.88' TO TH POB OF TH PARCEL OF LAND HERIN DESC TH CONTN NE'LY ALG SD NW'LY LINE OF AYER ST A DISTANCE OF 67.92' TH NW'LY ALG A LN AT RT ANG TO TH LAST DESC COURSE A DIST OF 82' MORE OR LESS TO A PT DIST 9' SE'LY MEAS RADIALLY FROM TH CENTER LN OF CNW RR CO SPUR TRK ICC #413 AS SD SPUR TRK IS NOW LOCATED TH SW'LY ALG A LN PARALLEL WITH SD SPUR TRK CENTER LN TO A LN FORMING AN ANG OF 89 DEGREES 34' MEAS CLKWSE FROM TH NE'LY LN OF SD AYER ST THRU TH POB TH SE'LY ALG SD LAST DESC LN TO THE POB <b>Summer Tax Due:</b> \$781.74	238 E AYER ST IRONWOOD;  E AYER ST IRONWOOD	\$6,200.00
2240	<b>Parcel ID:</b> 52-22-304-040; <b>Legal Description:</b> SOUTH 90 FT OF LOT 11 BLOCK 4 ORIGINAL PLAT <b>Comments:</b> Home shows a mid century remodel with paneling and aluminum siding. Home is generally straight and solid and worthy of updating. The roof is older but we saw no leaks inside. The mechanicals here are newer, and heat is hot water. This home mostly needs cosmetic help. <b>Summer Tax Due:</b> \$813.37	236 W NORRIE ST IRONWOOD	\$4,200.00
2241	<b>Parcel ID:</b> 52-22-304-050; <b>Legal Description:</b> SOUTH 90 FT OF LOT 12 BLOCK 4 ORIGINAL PLAT <b>Comments:</b> This is an older 2 story, 3 bedroom, 1.5 bath home in Ironwood that could use some updating. It is straight and solid, but needs cosmetic help (and a new back door). The boiler is missing, and there is an old forced air furnace sitting in the living room (?). This home has hardwood floors in very restorable condition. The original plaster has been textured over with swirled treatment. The mechanicals here could all use updating. The roof is older and shady looking, but we didn't see any leaks other than on the side sunroom. We'd guess the entire house will need re-roofing before long. <b>Summer Tax Due:</b> \$922.37	232 NORRIE ST IRONWOOD	\$4,500.00
2242	<b>Parcel ID:</b> 52-22-355-110; <b>Legal Description:</b> ALL OF LOT 33 & WEST 23 FT OF LOT 34 KING & GENTILE ADD. <b>Comments:</b> There is an old structure here that is being demolished by the City of Ironwood with grant monies. This is being sold as a vacant lot. The structure can not be purchased to rehab. It will probably be gone by the time of sale. <b>Additional Disclosures:</b> 64 (see key for full text) <b>Summer Tax Due:</b> \$386.59	330 KING ST IRONWOOD	\$2,100.00
2243	<b>Parcel ID:</b> 52-22-479-030; <b>Legal Description:</b> PART OF S 1/2 OF SE 1/4 OF 22 47-47 BEG AT A PT 613.1 FT N & 247.83 FT W OF SE COR OF SD SUB-DIV & RUNNING TH 24 DEG 20' W 30.9 FT TH N 88 DEGREES 38' W 57.65 FT TH N 16 DEGREES 44' W 140.53 FT TH N 64 DEGREES 53' E 57.6 FT S 23 DEGREES 56' E 144.7 FT TO PT OF BEG <b>Comments:</b> Home has had some modernization done including vinyl siding and a newer steel roof. However we have some concerns about this one because of the foundation. This one (like many others here) is built on a wooden pier foot system which is slowly failing. And in this particular case, the two sections of the house are falling away from each other in opposite directions. There is a noticeable void between the two halves where they meet on the east side of the building. Inside the floors slope in several different directions. The toilet is sinking into the floor (or maybe the floor is moving up ?). There is also a hole in the living room floor, under the carpet, near the wall. This house should be raised and placed onto a proper foundation. Situated on a manageable corner lot. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$1,090.56	479 ASPEN ST IRONWOOD	\$2,900.00

2244	<b>Parcel ID:</b> 52-24-307-120; <b>Legal Description:</b> LOT 3 BLOCK 9 VIL. OF JESSIEVILLE <b>Comments:</b> This is the historic "Station 2" firehouse at Jessieville. The roof here has been leaking for a loooooooooong time. We didn't spend much effort trying to get a good look at the second floor, because some of it is now on the first floor. The roof joists at the rear of the building have rotted and collapsed, and the second floor below it is much the same. This building could be restored, but you would have to do substantial replacement of ceiling and floor joists. The exterior walls look okay from a cursory walk-around, but you may wish to investigate this in detail before bidding. If it wasn't historic we'd call it a dozer bait knockdown candidate. <b>Additional Disclosures:</b> 5; 36; 13 (see key for full text) <b>Summer Tax Due:</b> \$327.04	221 BONNIE ST IRONWOOD	\$2,200.00
2246	<b>Parcel ID:</b> 52-26-101-010; <b>Legal Description:</b> LOTS 9, 10, & 11 BLOCK 3 NELSON'S ADDITION <b>Comments:</b> One story, older home in Ironwood. It's hard to be certain of the condition as it has a lot of garbage cast about. It is on a wooden pier footing system, but we didn't see any major signs of failure, although it does slope to the center. Roof is cruddy looking, but no major leaks were detected. Ancient mechanicals. This would be a good one to gut and redo. Small and affordable rehabber project. <b>Summer Tax Due:</b> \$1,517.37	447 E PINE ST IRONWOOD	\$2,700.00
2247	<b>Parcel ID:</b> 52-26-106-060; <b>Legal Description:</b> LOTS 1 THRU 4 BLOCK 4 NELSON'S ADDITION <b>Comments:</b> This one could use a new roof, but other than that, it's a good start. There are mostly new windows and doors, and someone was getting it ready for new siding when they quit. Inside it's generally straight and solid with a couple small bows and weaves. We did see one crack in the foundation that you'll want to take a good look at. <b>Summer Tax Due:</b> \$698.25	461 E OAK ST IRONWOOD	\$4,600.00
2248	<b>Parcel ID:</b> 52-26-110-010; <b>Legal Description:</b> LOTS 2 THRU 21 BLOCK 12 NELSON'S ADDITION <b>Comments:</b> This is a large (19 platted lots) platted parcel off the SE corner of E Birch and Bacon Street in Ironwood. It appears to be predominately marshland. Good rec recreational property ... or frog farm. <b>Additional Disclosures:</b> 41; 8 (see key for full text) <b>Summer Tax Due:</b> \$84.70	E BIRCH ST IRONWOOD	\$1,100.00
2249	<b>Parcel ID:</b> 52-26-127-050; <b>Legal Description:</b> LOT 1 BLOCK 3 ASSESSORS PLAT NO 17 <b>Comments:</b> This is a vacant parcel that is being used as a back yard by a neighboring property owner on Flink Street. <b>Additional Disclosures:</b> 44 (see key for full text) <b>Summer Tax Due:</b> \$9.05	PINE/FLINK ST IRONWOOD	\$650.00
2250	<b>Parcel ID:</b> 52-27-153-010; <b>Legal Description:</b> THAT PART OF GOV'T LOT 2 OF SEC 27 47-47 LYING W OF W LINE OF SHAMROCK ST EXTENDED N OF WIS CENT RY R/W AND S OF S LINE OF LARCH ST EXTENDED EXC E 280 FT THEREOF <b>Comments:</b> A home has been removed from this parcel on Larch Street as there are remnants of a foundation back in the trees here. An excellent opportunity to build new, or to add to a neighboring yard ! Parcel is to the left at the end of the pavement, beginning 280 feet west of Larch Street. <b>Summer Tax Due:</b> \$13.13	W LARCH ST IRONWOOD	\$700.00
2251	<b>Parcel ID:</b> 52-27-204-110; <b>Legal Description:</b> LOT 19 BLOCK 4 NORRIE ADDITION <b>Comments:</b> Older frame structure is on a wooden pier footing that has failed. The rear addition to the house shows signs of long standing, advanced decay. Inside there are numerous indicators of structural failure. The kitchen floor is heaved and buckled. This one needs extensive work. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$320.04	122 W TAMARACK ST IRONWOOD	\$2,200.00
2252	<b>Parcel ID:</b> 52-27-204-260; <b>Legal Description:</b> LOT 11 BLOCK 4 NORRIE ADDITION <b>Comments:</b> This is a small, 1.5 story home in Ironwood. It was occupied by a renter at the time of our visit in early June. We did not get a chance to view the interior because of occupancy, but we assume it to be merchantable. The exterior siding is in need or a coat of paint. The roof is older and checked. If it's not leaking now, it probably will before long. Would be a good candidate for a rehabber ! It appears the electric service has been upgraded ... at least on the exterior of the house. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$479.81	143 W OAK ST IRONWOOD	\$2,600.00

2253	<b>Parcel ID:</b> 52-27-205-110; <b>Legal Description:</b> LOTS 4 THRU 7 BLOCK 8 NORRIE ADDITION <b>Comments:</b> This home has seen some upgrading in recent years, but there are a few more projects to tackle. The front porch/ceiling need to be redone, and we noticed one leak in the rear right side bedroom ceiling. The roof is older and likely near the end of its life, especially at the eaves and on the rear and west side, where trees appear to be rubbing against it. Inside, the house is straight and solid. We noticed some spring to the laminate floor in the kitchen, but we think that's just installation and not anything underneath. There are a couple of junk cars to deal with here, and some other haul offs, but most of the cast off here is not stinky or dirty. Worth refreshing ? Absolutely. <b>Summer Tax Due:</b> \$602.31	113 W TAMARACK ST IRONWOOD	\$3,300.00
2255	<b>Parcel ID:</b> 52-27-228-150; <b>Legal Description:</b> LOTS 19 & 20, BLOCK 1, NORRIE 2ND ADDITION <b>Comments:</b> Double lot on an unimproved section of Oak Street. You may wish to verify whether the City has "vacated" (abandon) this street prior to bidding. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$18.17	OAK ST IRONWOOD	\$700.00
2256	<b>Parcel ID:</b> 52-27-276-120; <b>Legal Description:</b> LOT 1 BLOCK 1 HIGHLAND ADDITION <b>Comments:</b> Very nice 4 bedroom home in Ironwood with VERY minimal fire damage. The only thing that is really damaged here is the dining room table. 4 bedrooms here. The ceilings and walls even in the room where the fire started are undamaged beyond cosmetic finish. With a resurfacing and deep cleaning, this house will be ready to re-occupy. Basement has a sauna and half bath ! The foundation and chimney have been covered with a faux stone treatment. A small area of it on the west side has pulled away ... however this is mostly a cosmetic finish and not the actual foundation ... Nice original trim and floors. Newer roof. Updated mechanicals and wiring. You will not want to overlook this one ! <b>Additional Disclosures:</b> 11 (see key for full text) <b>Summer Tax Due:</b> \$802.61	229 E ASH ST IRONWOOD	\$4,500.00
2257	<b>Parcel ID:</b> 53-01-001-600; <b>Legal Description:</b> SEC. 09 T47N R45W MAP NO. BR20 BROTHERTON HILLS SUB. LOT 20 <b>Comments:</b> Just off Sunday Lake Mine Road. Has a nice view of the Lake ! Paved, maintained road, and municipal water service available. Property bordered by nice maples. <b>Summer Tax Due:</b> \$36.13	ROBERTS ST WAKEFIELD	\$750.00
2258	<b>Parcel ID:</b> 53-02-500-200; <b>Legal Description:</b> SEC. 17 T47N R45W PLAT OF WICO LOCATION; LOT 41. <b>Comments:</b> This is a really solid little 2BR 1.5BA home at the Wico Location. It is as close to "move in ready" as we get. Newer steel roof. Vinyl siding. Inside is broom-clean. Basement is clean and dry. Fairly recent furnace and water heater. There are a couple of wavy spots in the floor in the kitchen, but not horrible at all. The biggest issue here is probably the decor. It is straight up granny. A heavy 1962 influence in this decor-challenged house. But if you don't mind it ... or take the time to change it ... this is a real solid little place. <b>Summer Tax Due:</b> \$843.36	103 NORTH ST WAKEFIELD	\$4,200.00
2259	<b>Parcel ID:</b> 53-03-000-610; <b>Legal Description:</b> SEC. 18 T47N R45W VILLAGE OF HILLVILLE; LOT 17; BLOCK 1. <b>Comments:</b> This is a vacant strip of land that sits between 1302 and 1306 Superior Street. It appears that this is used as a driveway by a neighbor, whose garage is south of it. Not of much use to anyone but the neighbors. <b>Summer Tax Due:</b> \$11.18	(behind) 1302 SUPERIOR ST WAKEFIELD	\$700.00
2260	<b>Parcel ID:</b> 53-03-001-400; <b>Legal Description:</b> SEC. 18 T47N R45W MAP NO. F21 VILLAGE OF HILLVILLE; LOT 2, BLOCK 3. <b>Comments:</b> Parcel sits a couple of feet below grade. Across the street and about 100 feet west of the telephone (?) equipment building. <b>Summer Tax Due:</b> \$8.64	OLD US 2 WAKEFIELD	\$650.00
2262	<b>Parcel ID:</b> 53-05-501-000; <b>Legal Description:</b> SEC. 16 T47N R45W ONELLA ADDITION; ASSESSOR'S PLAT NO. 5 LOT 2; BLOCK 2 <b>Comments:</b> Older 1.5 story home in Wakefield. There are some noticeable sags in the porch and east side, and a closer investigation reveals that the foundation is pooping out about half way back on the driveway (east) side. The house has potential, but would need to be raised and a new foundation placed underneath. This one is on its way out. 2BR 1/2BA up, and and 1/2 bath down. We did not see either a tub or shower anywhere. Access to basement was blocked and we did not have the opportunity to inspect it in better detail. Interior is cluttered with cast off and garbage. Some wood floors worthy of refinishing. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$603.03	1404 E PIERCE ST WAKEFIELD	\$5,300.00

2263	<b>Parcel ID:</b> 53-07-000-800; <b>Legal Description:</b> SEC. 09 T47N R45W EAST PIKE ADD; ASSESSOR'S PLAT NO. 8. LOT 7, EXCEPTING THEREFROM: A STRIP 84 FT WIDE ADJ & PAR TO NE LN OF LOT 7 & A STRIP COM AT THE NE COR OF LOT 8 THE POB., TH W 85 FT TH SE'LY 110 FT, TH NE'LY 15 FT TO ROW OF RD, TH N'LY ALG ROW RD 65 FT TO POB & FURTHER EXCEPTING COM AT PT APPROX 523 FT N OF SW COR OF SUB, WHICH IS POB. TH NON W LN OF SUB 181 FT TH S 52 DEG E 1 77 FT, TH S 29 DEG W TO N ROW OF N CHICAGO MINE ROAD NW'LY APPROX 110 FT M/L TO POB <b>Comments:</b> This parcel lies about 100 feet NW of the intersection of John South Road and Sunday Lake (M-28) on the west side of John S. We cannot be certain of the boundaries here, as the legal description is poorly written. It is located to the rear of Bergs Service in Wakefield. The parcel may not have any road frontage or access. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$123.55	(Off) JOHN ST WAKEFIELD	\$1,400.00
2264	<b>Parcel ID:</b> 53-11-500-600; <b>Legal Description:</b> SEC. 15 T47N R45W MAKI ADDITION; ASSESSOR'S PLAT NO. 17; WEST 140 FT OF LOT 5. <b>Comments:</b> At the NE corner of the intersection of Beddell and Maki, just south of Wakefield. Older home of frame construction. The roof is pretty old and there is visible deterioration to the eaves and soffits. Someone has gone to the effort of raising this one and putting a block foundation under it, but that too is already buckled inward and caving in. Inside the building is Spartan and needs a complete strip out and rehab. There is a garage on the parcel ... in name only. It has caved in some time ago and is probably only good for bonfires now. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$276.05	1010 BEDELL AVE WAKEFIELD	\$2,600.00
2265	<b>Parcel ID:</b> 53-13-501-300; <b>Legal Description:</b> SEC. 18 T47N R45W MAP NO. Z1-14 VERONA ADDITION NO. 1; ASSR'S PLAT NO. 20; NORTH 208 FT OF LOT 14. <b>Comments:</b> Vacant lot on a paved, county maintained road. Just east of the Verona School at the intersection with Forty Drive. Dry, wooded parcel. Sits a couple feet below road grade. Brushy. <b>Summer Tax Due:</b> \$26.35	VERONA RD WAKEFIELD	\$750.00
9992256	<b>Parcel ID:</b> 52-27-276-120; <b>Legal Description:</b> LOT 1 BLOCK 1 HIGHLAND ADDITION <b>Comments:</b> Very nice 4 bedroom home in Ironwood with VERY minimal fire damage. The only thing that is really damaged here is the dining room table. 4 bedrooms here. The ceilings and walls even in the room where the fire started are undamaged beyond cosmetic finish. With a resurfacing and deep cleaning, this house will be ready to re-occupy. Basement has a sauna and half bath ! The foundation and chimney have been covered with a faux stone treatment. A small area of it on the west side has pulled away ... however this is mostly a cosmetic finish and not the actual foundation ... Nice original trim and floors. Newer roof. Updated mechanicals and wiring. You will not want to overlook this one ! <b>Summer Tax Due:</b> TBA	229 E ASH ST IRONWOOD	\$0.00

# Houghton County

Lot #	Lot Information	Address	Min. Bid
2400	<b>Parcel ID:</b> 001-200-218-00; <b>Legal Description:</b> LOT 218 ASSESSOR'S PLAT OF PAINESDALE. <b>Comments:</b> This is an older 2 story wood frame house in Painesdale that could be brought back to life with some minor rehabbing. The exterior is already wrapped in vinyl siding. The roof is old, but does not appear to leak except for the back porch, which has a localized issue. There is some paint down on the ceiling at the foot of the stairway to the second floor, but we believe this is from a freeze break to the plumbing and not the roof, as we saw no ceiling damage upstairs. House has some upgraded electric but could use further mechanical refinements, It's basically straight and sound and needs resurfacing and cosmetics. There is an old shed out back to haul off, but otherwise, not too many major projects here. <b>Summer Tax Due:</b> \$312.15	15281 HIGHLAND ST PAINESDALE	\$3,800.00
2401	<b>Parcel ID:</b> 001-700-203-00; <b>Legal Description:</b> LOT 203 ASSESSOR'S PLAT OF ATLANTIC MINE NO 3. <b>Comments:</b> Parcel is roughly 100 x 100. This is an older (1960's) trailer with addition. It has been selectively harvested of electrical components. We would consider it a shell to be rehabbed. It appears the property is served by municipal water. "Handyman special" is the operative concept here. <b>Additional Disclosures:</b> 48 (see key for full text) <b>Summer Tax Due:</b> \$431.24	17192 FRANKLIN LOOP ATLANTIC MINE	\$3,500.00
2402	<b>Parcel ID:</b> 002-104-003-00; <b>Legal Description:</b> LOTS 3 -7 BLK 4 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. <b>Comments:</b> We did not have the opportunity to view this property in detail, as it is occupied. Located in the Florida addition to Laurium. Traditional brown shingle siding. Older roof. Block foundation. Appears to be in merchantable condition from an exterior-only review. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$482.06	26091 FRANKLIN ST CALUMET	\$3,500.00
2403	<b>Parcel ID:</b> 002-108-009-00; <b>Legal Description:</b> LOTS 9 & 10 BLK 8 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. <b>Comments:</b> In its day, this was probably a pretty classy old house. There are remnants of Victorian era gingerbread at the eaves. It was remodeled mid-century and not well maintained after that time. The floor in the front porch is rotten, and we saw one long standing leak in an upper floor which has transmitted its way to the main floor. The house is generally straight and solid, but will need all new mechanicals and a deep clean and resurfacing. The one car garage is a goner. Siding and roof are rough. Foundation is cut stone and appears to be generally sound, but we could not get into the basement. <b>Summer Tax Due:</b> \$501.47	26217 FRANKLIN ST LAURIUM	\$3,200.00
2404	<b>Parcel ID:</b> 002-124-003-00; <b>Legal Description:</b> LOT 3 BLK 24 FLORIDA'S FIRST ADD TO LAURIUM SURFACE ONLY. <b>Comments:</b> Narrow parcel between two homes in the Florida addition to Laurium. This parcel has a street address and a power service, so we assume there may have been a mobile home or other smaller structure removed from this parcel. <b>Summer Tax Due:</b> \$52.84	55968 RED JACKET ST CALUMET	\$1,900.00
2406	<b>Parcel ID:</b> 002-144-024-00; <b>Legal Description:</b> W 35' OF LOT 24 & W 35' OF N 10' OF LOT 23 BLK D CENTENNIAL HEIGHTS SURFACE ONLY. <b>Comments:</b> Surface rights to land only. Parcel contains an older frame storage barn. Roughly 1000 square foot with a partial dirt/balance concrete floor. A little primitive, but it is what it is. Has a basic power service and an older furnace that could be used for heat ... tho there is minimal insulation. <b>Summer Tax Due:</b> \$71.62	26063 JEFFERSON ST CALUMET	\$1,000.00
2408	<b>Parcel ID:</b> 002-340-076-00; <b>Legal Description:</b> LOT 76 ASSESSOR'S PLAT ALBION SURFACE ONLY. <b>Comments:</b> Surface rights to land only. Located on a lot at the NE corner of the intersection of Caledonia and laurel in the north end of Laurium. Roof is in decent condition. Asphalt shingle siding. Inside, this home is solid and straight, but dated. There are some wood floors worth refinishing and some quality original trim. This home is quite original and hasn't been chopped or neutered as to original fabric. The house was cluttered during our visit, so it was difficult to fully assess, but it looks like a straight structure that is worth redoing. 3 bedrooms up. One bath. <b>Summer Tax Due:</b> \$414.20	57594 CALEDONIA ST CALUMET	\$2,800.00
2409	<b>Parcel ID:</b> 002-380-015-00; <b>Legal Description:</b> LOT 15 NEWTOWN LOCATION PLAT. <b>Comments:</b> This one is beyond economic logic to repair. The front porch is rotten and literally is falling off. Curiously, we sold this several years ago (it was just as rough then) and someone moved in and tried to some repair ... apparently giving up after they discovered the degree to which the place has deteriorated. This is built on a wood pier footing that has rotted to the degree that the floors are weaving and weak. The only thing decent here is the water heater, which appears to be new. Last occupancy about 2015. <b>Additional Disclosures:</b> 36; 34 (see key for full text) <b>Summer Tax Due:</b> \$374.24	25684 OLD DAM ST CALUMET	\$2,400.00

2410	<b>Parcel ID:</b> 002-420-112-00; <b>Legal Description:</b> LOT 112 ASSESSOR'S PLAT OF BLUE JACKET LOC. <b>Comments:</b> This one is probably beyond logical economics to rehab. Built on a wooden pier footing system that has deteriorated. Years of neglect. Bad roof. Lots of water damage, mold and decay inside. <b>Summer Tax Due:</b> \$265.63	57437 FOURTH ST CALUMET	\$2,000.00
2411	<b>Parcel ID:</b> 002-440-113-00; <b>Legal Description:</b> LOT 113 ASSESSOR'S PLAT OF YELLOW JACKET. <b>Comments:</b> Some places are difficult to assess the condition of because they are quite literally STUFFED with garbage. This is one of those. From the outside, the structure appears to be generally straight. It appears that the rear third may be an addition based on a hump in the roof. The foundation has some deterioration (see photos). We could not locate access to a basement or second floor ... they may have been buried. The roof is old and likely has issues at least in the soffits. The interior of the house is full of smelly food garbage. You can even get a whiff of it from outside. Attached garage is, ironically, almost empty. This one is probably worthy of rehab, but you'll have to empty it out to be sure. <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$510.42	57456 ELEVENTH ST CALUMET	\$3,200.00
2412	<b>Parcel ID:</b> 002-440-154-00; <b>Legal Description:</b> LOT 154 ASSESSOR'S PLAT OF YELLOW JACKET. <b>Comments:</b> This one is real messy and needs (probably) a larger investment than it would be worth. It is OCCUPIED to the best of our information. Older frame structure with a two car garage that has been attached with a Biltmore addition. The roof is of various ages. Siding is rough. Appears that it would need a resurfacing both inside and out. We did not have an opportunity to view it in detail because of its occupancy. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$817.81	25280 W ACORN ST CALUMET	\$5,300.00
2413	<b>Parcel ID:</b> 002-520-004-70; <b>Legal Description:</b> ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 75. <b>Comments:</b> Older 2 story home in Osceola. In pretty rough condition. We sold this one several years ago, and now it's back in even worse condition. Broken windows. Bad roof. Built on a decaying foundation that is giving way at the rear. This one is beyond economic logic to rehab. <b>Additional Disclosures:</b> 36; 33 (see key for full text) <b>Summer Tax Due:</b> \$463.72	25608 D ST CALUMET	\$2,600.00
2414	<b>Parcel ID:</b> 002-560-001-95; <b>Legal Description:</b> ASSESSOR'S PLAT OF CALEDONIA LOT 20. <b>Comments:</b> Older 1.5 story home north of Calumet at Caledonia. This is a solid, straight old place in need of a cosmetic facelift and some mechanical upgrading. Three bedrooms up. 2 baths. Roof is older, but we saw no signs of leakage. It is worthy of a redo ! <b>Summer Tax Due:</b> \$483.52	26324 PINE ST CALUMET	\$3,300.00
2416	<b>Parcel ID:</b> 006-320-001-00; <b>Legal Description:</b> LOT 10, BLK 10 PLAT OF EAST QUINCY <b>Comments:</b> Older frame home on the north side of Hancock. With some siding and resurfacing inside, this one is a keeper ! Straight and solid. The laminate floor on the main level was not installed correctly and it has buckled. But the subfloor seems rock solid and this could be removed and replaced fairly easily. Beyond that, the issues here are mostly cosmetic. The basement has a couple of inches of standing water which may have affected the newer furnace (which is several inches off the floor on blocks), but that is likely a result of the power being off and the sump pump inoperable. Home has a newer steel roof and has mostly newer windows and doors. Don't miss this one ! <b>Summer Tax Due:</b> \$88.51	49876 CENTER ST HANCOCK	\$2,500.00
2417	<b>Parcel ID:</b> 008-061-053-00; <b>Legal Description:</b> SEC 11 T49N R36W PARC IN N 1/2 OF SEC 11; BEG @ S 1/4 CORTH N'LY 3840'; TH W'LY 475' TO POB; TH W'LY 710'; TH N'LY 1399.74'; TH E'LY 710.02'; TH S'LY 1395.38'. TRTS 65 & 66 22.78 AC M/L <b>Comments:</b> Side-by-side parcels (tracts 65 & 66) in the Silver River reserve, a private association of thousands of acres in the Silver Mountain and River recreation area in southern Houghton County. See the linked website for association information and other reference. There is a modest association fee that is used mostly to maintain the roads here. The parcel sits on the south side of Brown Road, just before the big curve to the south. We have marked the approximate NE and NW corners with red survey tape. To access the property, enter the north road (Red Road) from Laird Road, then veer left on Yellow Road, and turn right onto Brown Road. This parcel has a collapsed hunt camp building on it near the NW corner. It is fully wooded in mixed species, mostly poplar and softwoods with some younger maple. We did not see any roads or trails into it other than Brown Road along the north line. <b>Additional Disclosures:</b> 43 (see key for full text) <b>Summer Tax Due:</b> \$285.38	Brown Road, Tracts 65 & 66 Silver River Reserve	\$2,100.00

2419	<p><b>Parcel ID:</b> 010-001-021-00; <b>Legal Description:</b> SEC 1 T52N R34W PART OF GOV LOT 6 D/F, COM AT SE COR OF SEC 1, TH W 1320', TH N 1226' TO STURGEON R, TH SW'LY ALONG RIVER 498', TH S 6 DEG 30' E 208' TO POB, TH S 6 DEG 30' E 208.71', TH S 83 DEG 30' W 208.71', TH N 6 DEG 30' W 208.71', TH N 83 DEG 30' E 208.71' TO POB. 1 A.</p> <p><b>Comments:</b> This parcel is roughly one square acre in size. Fronts on OTTER LAKE at the mouth of the Sturgeon River. This parcel is often submerged and certainly qualifies as wetlands. It will not support onsite sewage disposal and is not accessible by road to its boundaries. Please consider this recreational property, perhaps useful as a camp site or waterfront access. <b>Additional Disclosures:</b> 10 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.17</p>	(Off) Myllyla Road. Otter Lake	\$1,400.00
2420	<p><b>Parcel ID:</b> 010-036-016-00; <b>Legal Description:</b> SEC 36 T52N R34W NW 1/4 OF SE 1/4. 40 A. <b>Comments:</b> Parcel is a square 40 acres. It does not have any direct frontage on a public road, and lies about 200 feet north of Sturgeon Road, and is just across the street from the Sturgeon River near the Houghton-Baraga county line. USGS topographical maps indicate that this parcel is all or predominately marshlands. It probably will not support onsite sewage disposal and may not be "buildable", however it would make a great camp spot. Would also make a valuable swap parcel for wetlands mitigation plans. <b>Additional Disclosures:</b> 7; 10 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$281.54</p>	(Off) Sturgeon Road	\$3,800.00
2421	<p><b>Parcel ID:</b> 010-129-002-00; <b>Legal Description:</b> SEC 29 T53N R34W W 1/2 OF NE 1/4. 80 A. <b>Comments:</b> Property runs 1320 feet (east-west) and 2640 feet (north - south). It is bisected by Crooked Road. The property east of the road is wooded heavily and rises a few feet. The property west of the road (which is the predominate portion of the acreage) is very level, and mostly open. This is tillable land. The soils here are well drained and very suitable for building. A small creek traverses the property and is a tributary to the Otter River, which flows nearby. The farmhouse here is older, but very serviceable. It has a newer steel roof, and the mechanicals are a little crude, but we expect that they serve their purpose. There are signs that this house has been used within the last year. It seems pretty evident that there are issues with the well and septic here, as there is an open pit to the rear that sewage lines appear to discharge into. But the cost of replacing these system is well worth the investment given the potential this property has as a getaway or retreat. This is some fabulous land, in a very secluded location. There are likely entire days that go by without traffic on this stretch of road. If you're looking for an escape, this is it !</p> <p><b>Summer Tax Due:</b> \$519.35</p>	37739 CROOKED RD CHASSELL	\$4,000.00
2422	<p><b>Parcel ID:</b> 012-007-042-00; <b>Legal Description:</b> SEC 7 T55N R31W PART OF GOV'T LOT 2, SEC 7-55-31 D/F, COMMENCING 2640' E &amp; 938.66' N OF SW COR OF SEC 7, TH S 45 DEG E 150' TO POB, TH N 45 DEG E 100', TH S 45 DEG E 300' TO SHORE OF RICE LAKE, TH SW'LY ALONG SAID LAKE SHORE 100', TH N 45 DEG W 300' M/L TO POB. .70 A.</p> <p><b>Comments:</b> Parcel fronts 100' on Rice Lake, and runs 300' deep. The waterfrontage is across the road. A very scenic parcel on a very nice lake. You will want to check with the local health department regarding onsite sewage disposal requirements.</p> <p><b>Summer Tax Due:</b> \$138.90</p>	33600 Rice Lake Road. Lake Linden	\$1,700.00
2423	<p><b>Parcel ID:</b> 012-056-147-00; <b>Legal Description:</b> LOT 47 ASSESSOR'S PLAT OF STAMP MILL WEST <b>Comments:</b> This one looks much better inside than out. It is generally straight and solid, but "cosmetically challenged" on the inside. With some new siding and a fresh roof, this could make a great family home for the rehabber. Access to the basement is from outside at the rear. It needs upgrades to the mechanicals. 3-4 bedrooms and one bath.</p> <p><b>Summer Tax Due:</b> \$395.06</p>	510 HECLA STREET LAKE LINDEN	\$2,300.00
2424	<p><b>Parcel ID:</b> 012-182-028-00; <b>Legal Description:</b> SEC 32 T56N R32W PART OF NW 1/4 OF SW 1/4 D/F, COM AT W 1/4 COR OF SEC 32, TH S 0 DEG 1' 50" E 559' TO POB., TH N 89 DEG 58' 10" E 133' TH S 0 DEG 1' 50" E 85', TH S 89 DEG 58' 10" W 133', TH N 0 DEG 1' 50" W 85' TO POB. CONTAINS .25 ACRES M/L ALSO NON-EXCLUSIVE EASEMENT ACROSS THE EXISTING DRIVEWAY FOR PURPOSES OF INGRESS &amp; EGRESS D/F: COM AT W 1/4 COR OF SEC 32, TH S 0 DEG 1' 50" E 644' TO POB., TH N 89 DEG 58' 10" E 133', TH S 0 DEG 1' 50" E 12', TH S 89 DEG 58' 10" W 133', TH S 0 DEG 1' 50" W 12' TO POB. <b>Comments:</b> This was a Yamaha snowmobile dealership at one time, but it has rotted to the degree that it has caved in and is in pretty rough shape. At a minimum, the entire left side needs to be removed. There was an apartment space on the second floor, so there may be potential to save the "A frame" portion of the building and reuse that space. The mechanicals here will all need to be upgraded as the furnace has been harvested and the electrical and plumbing are in disarray. <b>Additional Disclosures:</b> 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$391.21</p>	54834 GREGORY STREET LAKE LINDEN	\$2,700.00

2425	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 014-416-003-10; <b>Legal Description:</b> PART OF LOT 3 COM AT SW COR OF LOT 8, BLK 11 TH IN A NE DIR 28' 3" POB TH N 71' TH IN SE DIR 37' TO MR RR R/W TH IN A SW DIR ALONG SAID R/W 51' TO POB PART OF LOT 3 BLK F AMENDED PLAT OF THE TOWN OF GROVER. <b>Comments:</b> Two adjacent parcels are being sold as a bundle. Located on D Avenue (M-26) which is the "main drag" right in Hubbell. These lots are in two different plats, but they're side-by-side and together form a large rectangular lot. This is hillside property and sits almost 10 feet above the road grade. So you will need to either engineer driveway access, or arrange for it across an adjoining parcel.</p> <p>(2 of 2) <b>Parcel ID:</b> 014-561-008-00; <b>Legal Description:</b> LOT 8, 11, 12 BLK 11 EXC BEG AT NW COR LOT 8 BLK 11, TH NE 78' PT OF BEG, TH NE ON N BDRY OF LOTS 11 &amp; 12, 64' 9", TH S 92', TH W 63' TO POB BEING PART OF LOTS 11 &amp; 12 BLK 11 VILLAGE OF MELLONSVILLE.  <b>Summer Tax Due:</b> \$119.19</p>	M-28 / D AVE HUBBELL;  HUBBELL	\$2,000.00
2427	<p><b>Parcel ID:</b> 014-657-001-00; <b>Legal Description:</b> LOTS 1 TO 5 INCL BLK 7 VILLAGE OF ARCADIA. <b>Comments:</b> 5 platted lot at the Arcadia location on the Point Mills peninsula. Roads out here can be difficult to navigate. Parcel is 250' x 110' in size. Aerial maps suggest that there are roads in this area,  <b>Summer Tax Due:</b> \$41.97</p>	(Off) Sved Road	\$900.00
2428	<p><b>Parcel ID:</b> 041-141-013-00; <b>Legal Description:</b> LOT 3 BLK 31 VILL OF CALUMET SURFACE ONLY. <b>Comments:</b> This home is occupied. We did not have an opportunity to review it in detail for that reason. From outward appearance, this is a very sharp, well maintained property. 2 car detached garage. One of the nicest homes on the block. Surface rights to land only. <b>Additional Disclosures:</b> 33; 6 (see key for full text)  <b>Summer Tax Due:</b> \$911.10</p>	431 SEVENTH ST CALUMET	\$6,700.00
2429	<p><b>Parcel ID:</b> 044-105-005-00; <b>Legal Description:</b> LOT 5 BLK 5 AND LOT 6 BLK 5 VILL OF LAURIUM SURFACE ONLY. <b>Comments:</b> This property is presently occupied by a renter. It appears to be an older trailer with several frame additions. We did not have the opportunity to review this in detail, as it was occupied, but it appears to be in generally merchantable condition with some clutter likely to be removed. Surface rights only to land. <b>Additional Disclosures:</b> 33; 6 (see key for full text)  <b>Summer Tax Due:</b> \$1,505.19</p>	320 CALUMET ST LAURIUM	\$7,300.00
2430	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 044-106-015-00; <b>Legal Description:</b> LOT 15 &amp; THE N 1 1/2' OF LOT 14, BLK 6 VILL OF LAURIUM SURFACE ONLY. <b>Comments:</b> Historic cut stone commercial building in downtown Laurium. Has had a modern storefront added in recent years. This sale includes three parcels. The north parcel is parking, center is the restaurant building, and the southern one is an annex room, which has collapsed. It would appear that this has been a tavern for many years. It has a terrazzo floor and a kitchen which is almost fully equipped. We can convey title ONLY to those equipment items that are affixed to the building. The balance of the contents are personal property and still titled in the former owner. The main structure appears to be solid, however there are ramifications to the south wall from the collapsed building next door that you may want to have an engineer opine on prior to bidding. THE SELLER RESERVES THE RIGHT TO REQUIRE A PERFORMANCE BOND TO ASSURE DEMOLITION OF THE ANNEX BUILDING as a part of this sale. That will be disclosed prior to the time of sale. There is NO LIQUOR LICENSE included in this sale. <b>Additional Disclosures:</b> 36 (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 044-106-016-00; <b>Legal Description:</b> LOT 16 BLK 6 VILL OF LAURIUM SURFACE ONLY.</p> <p>(3 of 3) <b>Parcel ID:</b> 044-106-017-00; <b>Legal Description:</b> LOT 17, BLK 6 VILL OF LAURIUM SURFACE ONLY.  <b>Summer Tax Due:</b> \$4,298.15</p>	333 HECLA ST LAURIUM;  333 HECLA ST LAURIUM;  333 HECLA LAURIUM	\$35,000.00
2433	<p><b>Parcel ID:</b> 044-111-009-00; <b>Legal Description:</b> LOT 9, BLK 11 SECOND ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> This home was built as identical duplex units. In recent years an owner began to rehab the right/south side, and used the left/north unit for motorcycle parking and manstuff. The former owner was killed in an accident (offsite) about 5 years ago and the incomplete restoration stalled at that time. They had begun to restore wood trim and make other improvements but this work is not complete. The house appears to be straight and solid. It has a newer steel roof. New water heater. This is certainly worth taking a look at if you are looking for an investment project.  <b>Summer Tax Due:</b> \$1,538.47</p>	108 S KEARSARGE ST LAURIUM	\$8,500.00



2434	<p><b>Parcel ID:</b> 044-141-017-00; <b>Legal Description:</b> LOT 17 BLK 41 SIXTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> This home has some obvious issues just from the outside, but it has potential. The front porch is deteriorated and probably just needs to be taken off. The 4 outside walls appear to be generally straight and true. Inside the house has a lot of character including original routed wood trim and some stained glass. There is a substantial low spot in the floor on the main level where the weight of the brick chimney was not properly supported below. It has resulted in both sagging floors around the chimney as well as cracked plaster in walls on first and second levels. The basement reveals that someone poured a very thin concrete floor and tried to support the main level with it .... and when that concrete buckled and failed, the house started to sag. Fix the bottom, and the rest should be repairable. This house could be a sturdy family home if you are willing to invest the time and money in those two repairs. Has hot water heat. Roof is older but we did not see signs of leakage inside other than the porch, which is a goner. Will need a new back exterior stairway as well. Some hardwood floors and nice old trim here. Surface rights to land only.</p> <p><b>Summer Tax Due:</b> \$1,036.49</p>	166 WOODLAND AVE LAURIUM	\$5,000.00
2435	<p><b>Parcel ID:</b> 044-248-015-50; <b>Legal Description:</b> LOTS 15 &amp; 16 BLK 48 SEVENTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY <b>Comments:</b> Fairly modern construction, but has not been well maintained. Frame construction, 2 stories, attached garage. Steel roof. We did not get an opportunity to view it in detail due to occupancy. North end of Laurium. Surface right only to land. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,151.28</p>	243 N PEWABIC ST LAURIUM	\$5,600.00
2436	<p><b>Parcel ID:</b> 045-107-020-00; <b>Legal Description:</b> LOT 20 BLK 7 TOWN OF SOUTH RANGE. <b>Comments:</b> This property has been vacant for years. It is an older commercial storefront that was later converted to a multifamily, and then taken over by pigeons. We have sold this at the tax auctions before, and since the last time, someone invested in a new steel roof. We did not investigate the interior, but our memory of the building is that there is substantial interior decay from the old roof that permeates the building all the way to the sill plates. The windows have been almost entirely removed and boarded over (they were almost all broken).</p> <p><b>Summer Tax Due:</b> \$821.48</p>	1 BALTIC AVE SOUTH RANGE	\$4,500.00
2437	<p><b>Parcel ID:</b> 051-602-011-00; <b>Legal Description:</b> LOTS 10, 11, 12 &amp; 13 BLK 2 QUINCY LAKESHORE ADD TO VILLAGE OF HANCOCK. AND A PAR OF LAND LOC IN PT OF GOV LOT ONE, SEC 34 T 55 N R 34 W, DESC AS FOLLOWS, COM AT THE NE COR OF SD SEC 34, TH S 89 53 23 W, 626.35' ALG TH N LN OF SD SEC 34; TH S 00 17 20 W, 398.10' TO A PT ON THE E ROW LN OF MICHIGAN AVE, ALSO BEING THE POB OF THE PARCE TO BE DESC; TH S 89 46 41 E, 100'; TH S 00 17 20 W 100' TO A PT ON THE N LN OF LOT 12 OF BLK 2 OF THE PLAT OF QUINCY LAKE SHORE ADDITION TO THE CITY OF HANCOCK; TH N 89 46 41 W 100' ALG SD N LN TO THE NW COR OF LOT 13 FO BLK 2 OF SAID PLAT, WHICH IS ON THE E ROW LN OF MICHIGAN AVE; TH N 00 17 20 E 100' ALG SD E ROW LN TO MICHIGAN AVE TO POB.</p> <p><b>Comments:</b> This is the former location of the Hancock Eagles club, across from the old hospital. This is a small commercial building that would be a perfect location for a sole practitioner professional. At this time the basement of this building is FULL (yews we mean full) of water that is probably at least 5 or 6 feet deep. There has been some molding and a buyer will really need to strip it down to the bare elements and resurface. Much of the construction here is masonry, so recovery should not be much more than sealing and surfacing. We assume the water is the result of a de-powered sump pump, but there is also a minor roof leak in the center of the roof from a roof drain that likely froze up. This could be a really great office property. Because the building is fairly small (less than 1000 square feet or so) the cost of renovation would be quite reasonable. <b>Additional Disclosures:</b> 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,142.35</p>	WATER ST HANCOCK	\$13,500.00
2438	<p><b>Parcel ID:</b> 051-678-003-50; <b>Legal Description:</b> N 1/2 OF LOT 3 BLK 8 ANTHONY'S SECOND ADD TO HANCOCK. <b>Comments:</b> This is a really solid older home in Hancock. It is chock full of leftovers from the former owner, but none of it is stinky stuff, so cleanup will be drama free. This is a well maintained property that you should be able to make productive without a lot of expense. It has an older roof, but we saw no signs of leaks anywhere. The power service and furnace were located in the crawlspace and we did not investigate them in detail but we suspect they are older but serviceable. One car garage could be saved, but is in fairly creaky condition. This one will make someone a solid, comfortable home.</p> <p><b>Summer Tax Due:</b> \$1,134.75</p>	1108 PARK ST HANCOCK	\$4,000.00

2440	<p><b>Parcel ID:</b> 043-265-006-00; <b>Legal Description:</b> LOTS 6, 8, 10 &amp; 12 BLK 5 M NEUMANS ADD TO TORCH LAKE CITY. <b>Comments:</b> Parcel consists of 4 large platted lots on Front Street in Lake Linden village. This is the former site of a lumber yard, and there is a good amount of debris to be removed. There is a large commercial storage building here, and the two outside wings of it have collapsed under snow load. The center portion could probably be restored with some work, but you'd want to get right on it before it too fails.</p> <p><b>Additional Disclosures:</b> 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,478.47</p>	FRONT STREET, LAKE LINDEN	\$9,300.00
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# Iron County

Lot #	Lot Information	Address	Min. Bid
2700	<b>Parcel ID:</b> 001-019-050-00; <b>Legal Description:</b> SEC 19 T43N R34W ALL THAT PART OF THE SW 1/4 OF TH NW 1/4 DES AS COM AT A PT ON THE W LN OF SEC 19 488.7' S OF THE NW COR OF SAID SW 1/4- NW 1/4, TH E 520', TH S 139.6', TH W 520' TH N ALG THE W LN OF SEC 19 139.6' TO POB <b>Comments:</b> Parcel runs 139.6' along the road, and 520' deep to the east. The Bates Location is a former mine site town, and all of the roads into this area are gated and/or two track swamp trails. Feel free to investigate on foot if you're so inclined. <b>Summer Tax Due:</b> \$34.53	Bates Mine Road	\$500.00
2701	<b>Parcel ID:</b> 002-080-069-00; <b>Legal Description:</b> SEC 30 T43N R32W NW 1/4 OF SE 1/4 COM 35.30' S & 124.05' E OF NE COR OF NW 1/4 OF SE 1/4, TH S 100', TH E 100', TH N 100', TH W 100' TO POB. <b>Comments:</b> This is a really sharp 100' x 100' lot at the Tobin Location. Sits just east of the Tobin-Alpha Road on the south side of Forest Avenue. There are a bunch of really great young maple trees on this parcel. This would be an excellent site for a new home. <b>Summer Tax Due:</b> \$41.42	Forest Avenue	\$550.00
2702	<b>Parcel ID:</b> 002-261-005-45; <b>Legal Description:</b> PARCEL 15 SEC 11 T43N R33W NORTH SHORESESTATES PRT GOV LOT 2 DESC AS COM @ NE SEC COR, TH W 1320.38', TH S 513.93', TH S74W 488.42' & S51W TO C/L ROCKY RUN & POB; TH ALG C/L S38E 418.67' S07E 109.75', S23W 131.98', S55W 64.78', S86W 48.6', S51W 70.63' & S17W 28.97' TO N R/WSHEL- TROW RD, TH ALG SD R/W N72W 445.88', N61W 35.56' & N49W 64.17', TH N43E 608.03' & N51E 33' TO POB. (PART OF PAINT RIVER HIGHLANDS) 6.03A <b>Comments:</b> Parcel is irregular in shape, and fronts about 555' on the north side of Sheltrow Road. It is bordered on the east by Rocky Run (two track road that is part of the development plan as an access road). This is a really nice parcel in an area of nice, newer homes that is just a couple miles north of Crystal Falls off US 141. The property in this area has been split it just the last few years, and most of the construction out here is newer. There is underground power out here at the road. The lands are rolling, wooded and dry. An excellent building site !! <b>Summer Tax Due:</b> \$249.21	Sheltrow Road at Rocky Run	\$850.00
2704	<b>Parcel ID:</b> 004-022-006-00; <b>Legal Description:</b> SEC 22 T43N R35W COM 421.31' S & 1037' W OF NE COR OF SE 1/4 OF NW 1/4, TH S 0 DEG 5' W 439.56' TH N 88 DEG 56' W 276.55' TH N 0 DEG 5' E 439.46', TH S 88 DEG 58' E 275.91' TO POB. 2.74 A. <b>Comments:</b> This parcel runs 275' (east-west) and 439' (north-south). That = 2.74 acres. It lies a few hundred feet west of Rosetti Road off a trail that crosses other private property. It has no clear public road access. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$54.27	(Off) Rosetti Road.	\$600.00
2705	<b>Parcel ID:</b> 004-028-079-00; <b>Legal Description:</b> SEC 28 T43N R35W BEG AT A PT ON SD S BDY WH IS 438' W OF SE COR OF NE 1/4 OF SW 1/4; TH N 13 DEG W 360' TO IRON PIPE; TH E 182' TO IRON PIPE; TH S 13 DEG E TO S BDY; TH W 182' TO POB. <b>Comments:</b> This parcel does not front on an improved road. It is 182' (east-west) and 360' (north-south) in dimension. Sits near Dobson Drive and Lake Ottawa Road, but has no frontage on either. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$113.00	(Off) Dobson Dr at Lake Ottawa Road.	\$700.00
2706	<b>Parcel ID:</b> 007-710-031-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF INDIAN LAKE LOT 31 <b>Comments:</b> Location, location, location. If you're looking for a rehabber project, why not pick one in a great area ? This parcel is at the intersection of County Road 424 and Pentoga Road near Indian Lake. We would call the house a "shell" to be redone. The one story portion of this is a converted garage and probably should come off, as should the "front" porch. Both have decay issues and are just generally in poor condition. The remaining two story structure seems overall to be straight and solid, just void of any finish other than some maple floors which appear to be very restorable. This has a "thru the trees" view of Indian Lake, which is about 1000 feet away across the street. This has potential, and the location warrants the effort ! <b>Summer Tax Due:</b> \$487.61	County Road 424 at Pentoga Road	\$2,900.00
2707	<b>Parcel ID:</b> 041-549-005-00; <b>Legal Description:</b> PLAT OF ALPHA LOTS 5, 6 & 7 BLK 9. <b>Comments:</b> The core of this one is an ancient one story log home. Someone has begun the process of putting it into a larger form, but there is much left to do. We'd describe this one as "primitive" in its current form. It's stinky and needs to be cleaned out to assess its potential. <b>Summer Tax Due:</b> \$208.00	611 SECOND STREET ALPHA	\$5,000.00

2708	<b>Parcel ID:</b> 041-550-008-00; <b>Legal Description:</b> PLAT OF ALPHA LOTS 8 & 9 BLK 10. <b>Comments:</b> This Alpha home is recently unoccupied. It is a modest home with detached one car garage. Lots of garbage throughout the home that will need cleanup. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$366.70	505 SECOND STREET ALPHA	\$1,600.00
2709	<b>Parcel ID:</b> 041-588-015-00; <b>Legal Description:</b> 1ST ADD TO PLAT OF ALPHA LOT 15 BLK 8. <b>Comments:</b> Parcel sits "at the point" where 2nd Street meets S Main Street in Alpha. It's too small to build anything useful on. But maybe you could buy it, have a bronze statue of you made, and turn it into a park. Or use it for lawn bowling. Or plant flowers on it. The possibilities are endless ! <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$9.11		\$400.00
2710	<b>Parcel ID:</b> 042-740-014-00; <b>Legal Description:</b> PLAT OF SPIES LOCATION TO VILLAGE OF MINERAL HILLS (NOW CITY OF IRON RIVER) LOT 14 <b>Comments:</b> This one just needs to come down. 50' x 155' lot on Grant Street, contains an old frame structure that is all torn up. The garage out back is decent and worth saving, but this building in front is rotten and failing. Has had no garage for a fortnight, and the inside is molded. The garage here is a modern, 2 car unit with steel siding and roof. It's roughly 24x28 in size. Cement floor. We did not see a power service to the garage. A performance bond in the amount of \$10,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. <b>Summer Tax Due:</b> \$514.11	Grant Street. Virgil Location	\$7,900.00
2711	<b>Parcel ID:</b> 051-115-009-00; <b>Legal Description:</b> SEC 1 T42N R35W PLAT OF THE VILLAGE OF PALATKA LOTS 9 & 10 BLK 15. <b>Comments:</b> This home is at the intersection of Brady Avenue and County Road 424. It has been boarded for some time, as we assume there are some broken windows hiding under that plywood. The real gem here is the LOT. It is waterfront on the IRON RIVER and it's real useable. The house could be full of solid gold bars. We didn't look ... figured we'd let you have the first crack at the chef's surprise. The roof is older but seems straight. The foundation also looks decent. We assume there is some work to do here, or maybe you just want to remove it and start over. The lot certainly makes that worth doing. There is also a newer, half-built shed or party pavilion of some sort that is just a few feet from the edge of the river. <b>Additional Disclosures:</b> 33; 46 (see key for full text) <b>Summer Tax Due:</b> \$589.55	721 BRADY AVENUE CASPIAN	\$7,200.00
2712	<b>Parcel ID:</b> 051-162-011-00; <b>Legal Description:</b> SEC 1 T42N R35W PLAT OF CASPIAN LOTS 11 AND 12 BLK 2. <b>Comments:</b> There are two structures here under a common storefront facade. The east building is an old wood frame two story traditional retail walk up. Probably 100 years old or more. The west addition is a mid century concrete block one story structure. Both have sketchy looking old roofs that have been patched, coated and mostly ignored. Surprisingly, the leakage inside is almost nil. But we'd get a new roof on this one before the nastiness creeps inside. The interior has been joined and carved up into more than a dozen office type rooms. Most of the building has paneling and drop ceilings. This property has potential. Do you have a use for it ? It appears the last use was a resale-secondhand store and residence. There is a large tree that has fallen to the rear. Near miss. Almost had some major roof damage. <b>Summer Tax Due:</b> \$251.02	301 E. CASPIAN AVENUE CASPIAN	\$5,500.00
2713	<b>Parcel ID:</b> 051-202-006-00; <b>Legal Description:</b> SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN LOTS 6 & 7 BLK 2. <b>Comments:</b> Home is situated on a double (60'x120') lot near Caspian's "main drag". The exterior is faux brick asphalt. And the roof is older, but seems pretty serviceable for the near term. The inside is straight and solid. Someone has harvested just about every light fixture, so you'll need to replace all of those. The kitchen and bath could both use a freshening up, but they're adequate. Nice landscape that could be trimmed up and made to look sharp. The front porch here is cantilevered, and it may be missing some sort of structural support at the corners. You will want to take a good look at that. This one could be made back into someones Home Sweet Home without a tremendous investment. <b>Summer Tax Due:</b> \$593.90	220 BERKSHIRE AVENUE CASPIAN	\$4,500.00

2714	<p><b>Parcel ID:</b> 051-204-016-00; <b>Legal Description:</b> SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN LOT 16 BLK 4. <b>Comments:</b> This is a sharp little bungalow style home in Caspian that has a horrid foundation. Some cracks are evident at the front left corner of the house, but the backside is where you really see the damage. An effort was made to put some plywood over it, but most of the back foundation is shifting into the basement. This is a sharp little house, but it really, really really needs to either be lifted onto a new foundation, OR simply moved to a new lot nearby. There are nice hardwood floors here, buckling from a combination of the foundation issues and the dampness that permits to enter. 2-3 bedrooms and one bath here. This one is worth saving. Are you up to the task ?</p> <p><b>Additional Disclosures:</b> 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$282.16</p>	321 EAST FIRST STREET CASPIAN	\$5,900.00
2715	<p><b>Parcel ID:</b> 051-222-023-00; <b>Legal Description:</b> SEC 1 T42N R35W KONWINSKI ADDITION LOTS 23 THRU 26 BLK 2. <b>Comments:</b> We believe that a home was removed from this lot, based on the remaining driveway paving at the location. There are some sharp evergreens here that would be a beautiful setting for your new home ! Would also make a great addition to one of the neighboring well kept yards !</p> <p><b>Summer Tax Due:</b> \$129.15</p>	221 W. THIRD STREET CASPIAN	\$1,200.00
2716	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 051-229-001-00; <b>Legal Description:</b> SEC 1 T42N R35W KONWINSKI ADDITION LOTS 1, 2 &amp; 3 BLK 9. <b>Comments:</b> The house here is roached. The wooden sill plates and foundation are rotten to the point that even the termites moved out. The value here is in the really great 90'x120' corner lot at the NE corner of W Caspian and W 2nd Streets. If you're looking for a great place to build new, this could be it ! All municipal utilities and natural gas here ! Sold as a bundle with the home right next door. A performance bond in the amount of \$20,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. <b>Additional Disclosures:</b> 22; 36; 33; 34 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 051-229-004-00; <b>Legal Description:</b> SEC 1 T42N R35W KONWINSKI ADDITION LOTS 4 &amp; 5 BLK 9. <b>Comments:</b> Someone started rehabbing this home, even though the foundation here is shot. Has a partial roof that is very new higher grade architectural style shingles. Seems the equivalent of putting lipstick on a pig ... doesn't it ? There may be something beyond just a foundation issue here as well, as we noticed that the driveway paving is itself cracking and rolling under the house. So there could very well be something unstable under the surface here beyond the extent of the foundation walls. The land to the west is a hillside ... and this could be the result of decades of washout. There is also a one car garage here. It may have potential use to an adjacent property owner. <b>Additional Disclosures:</b> 34; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$370.52</p>	233 W. CASPIAN AVENUE CASPIAN;  217 CASPIAN AVENUE CASPIAN	\$10,750.00
2718	<p><b>Parcel ID:</b> 052-100-115-00; <b>Legal Description:</b> VILLAGE OF CRYSTAL FALLS LOT 115 <b>Comments:</b> This is an older frame structure in Crystal Falls that needs a good deal of work. It was originally a single family home, then (not especially well) converted to a duplex. The foundation is covered, but we suspect it is a wood pier footing system and failing. The roof is old and sketchy looking. There is an exterior entrance to the second floor apartment that is showing signs of decay. Inside, the main floor walls and ceiling are covered in soot, suggesting that there has been a fire in here, or a really hazardous heating system was used. It could probably be deep cleaned (we didn't see any fire damage beyond the soot) but the house overall is of poor condition, needs a complete resurfacing inside and out, and it may or may not warrant the investment. <b>Additional Disclosures:</b> 18; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,224.12</p>	108 W. MARQUETTE AVE CRYSTAL FALLS	\$7,100.00

2720	<p><b>Parcel ID:</b> 054-126-012-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOT 12 BLK 26. <b>Comments:</b> Narrow 30x120 lot with alley service. Contains a two story home and garage in weathered condition. The home is dated, but is generally straight and solid. We would encourage a good look at the roof. It's not leaking "yet", but it looks pretty shady and that probably isn't far off. The electrical panel is all chopped up and the wiring is going to need an overhaul. The basement is a one room cellar, with a rear entrance. It is moist and the furnace and water heater are deteriorating because of being located here. It should be sealed better, or those units moved. The foundation was not easy to assess as it is covered in most places, and we noticed some deflection in the floors. The main floor walls have been plastered with a rough texture that would be much improved with new sheet rock. Or you could just leave it the way it is. The second floor has two bedrooms and a very oddly arranged bath tub set up that could best be described as "cobbled". It is enclosed in a glass walled trim piece that clearly had some other original purpose. Overall, this is a pretty basic structure that could be used as it is with some basic repairs. But it has greater potential with some cosmetic upgrades. In either instance, it's going to need a roof and mechanicals replaced in order to serve the purpose for any substantial period of time.</p> <p><b>Summer Tax Due:</b> \$238.98</p>	120 W BOYINGTON IRON RIVER	\$1,700.00
2721	<p><b>Parcel ID:</b> 054-137-007-00; <b>Legal Description:</b> PLAT OF ADDITION OF VILLAGE (NOW CITY) OF IRON RIVER LOTS 7 &amp; 8, BLK 37 <b>Comments:</b> This is a very solid older 2 story home in Iron River. It has been converted into a 2 unit rental property with a cheezy front exterior stairway, and it appears that is has been vacant for some time. We saw items inside dated from the 1990's if that is an indication. The roof looks sketchy, but we found no active leaks. It is old shingle on the west side and much newer steel on the east. The siding is in dire need of paint, but overall really is not all that bad with a few spots that should be repairable. We saw numerous places in the eaves and soffits that need attention, but not horrid condition overall. Inside, everything is dated and worn. The plaster is generally solid and merchantable, but the whole place could use a resurfacing and sprucing up, inside and out. The mechanicals are ancient and will all need updating. The furnace and water heater are probably shot, and the electric is an old and shady looking 60A fuse panel. This is a sturdy old place that would be a wonderful restoration project for the rehabber looking for a large single family home. <b>Additional Disclosures:</b> 18 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$867.98</p>	731 W. CAYUGA IRON RIVER	\$8,300.00
2722	<p><b>Parcel ID:</b> 054-343-005-00; <b>Legal Description:</b> PLAT OF BURNS ADD TO VILL OF IRON RIVER LOT 5, BLK 3 <b>Comments:</b> Worn and used two story home. Has been multi-family in recent times. The inside looks better than the outside, but not by much. The entire place would benefit from a resurfacing. The roof has been replaced in fairly recent years, however it is easily 3 or 4 layers of shingle without a proper tear-off and the shingle is blowing off and can be seen missing and laying around the yard. Guess they didn't use the 6 inch roofing nails ... The electric service panel is installed in an open exterior porch which clearly would never pass an inspection. The mechanicals here in general are jerry-rigged and should probably be replaced entirely. This one has potential, but it will require a substantial investment of time and money to bring it around. <b>Additional Disclosures:</b> 18 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$526.84</p>	1127 N 2nd Avenue	\$4,600.00
2723	<p><b>Parcel ID:</b> 054-345-012-00; <b>Legal Description:</b> PLAT OF BURNS ADD TO VILL OF IRON RIVER LOT 12 BLK 5. <b>Comments:</b> This is a really sharp little 3 BR (2 up, 1 down) house that clearly has been very well maintained over time. It has hardwood floors on both levels and you can just tell that someone carefully attended to chores here. It has a newer roof, however some shingle is missing and there is checkering taking place that would be best mitigated by installing a new roof. The siding is vinyl. A piece is missing, but we found it and put it in the garage for you. There are some newer windows and combination storm/screens here. If you are looking for a really solid, clean and ready-to-go starter, retirement or small family home, look no further. Mechanicals are not "new" but they appear to have been well cared for.</p> <p><b>Summer Tax Due:</b> \$847.30</p>	1204 N SECOND AVENUE IRON RIVER	\$6,600.00

2724	<b>Parcel ID:</b> 054-403-002-00; <b>Legal Description:</b> FIRST PARK ADD TO VILL OF IRON RIVER LOTS 2 & 3, BLK 3 <b>Comments:</b> This could be a cute little place in the right hands. It needs a new roof immediately. There are a couple of minor leaks that have not caused much damage "yet", but another year or two will not be good for this home. The eaves and roof decking likely will need some attention during that process. We saw a couple of cracks in the foundation and some loose components that could use your attention. They do not seem to have impacted the structure "yet", but they will if left unattended. Inside the home is grubby and could use a deep cleaning. There are a few spots where the ceiling will need repair, and we would resurface it and install new floor coverings. It appears the home has been vacant for about 10 years. The mechanicals here are newer, but it has an older electrical service that we would upgrade. 2 bedrooms, one bath. Wood floors that may shine with a refinish. <b>Summer Tax Due:</b> \$609.10	811 N SIXTH AVE IRON RIVER	\$7,800.00
2725	<b>Parcel ID:</b> 054-425-002-00; <b>Legal Description:</b> PLAT OF MINKLER ADDITION TO VILLAGE OF IRON RIVER LOTS 1,2,3,4,15, 16,17,18,19 & 20; BLK 5 <b>Comments:</b> Parcel fronts on 9th and 10th Streets, as well as the platted (but unimproved) Monroe Street. It is approximately 1 acre in size. <b>Summer Tax Due:</b> \$126.80	NORTH TENTH AVE IRON RIVER	\$1,600.00
2726	<b>Parcel ID:</b> 054-464-002-00; <b>Legal Description:</b> GREILING HILLTOP ADD TO VILL OF IRON RIVER LOT 2 BLK 4. <b>Comments:</b> The road to this parcel was never completed. It sits on the south side of platted but unimproved Buckholz Street, 46 feet west of Hamilton. It is 30 feet wide and 125 feet deep. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$40.46	(Unimproved) Buckholz Street	\$550.00
2727	<b>Parcel ID:</b> 054-481-003-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOTS 3, 4, 5, 6, 7, 8 & 9 BLK 1. <b>Comments:</b> This is a fairly modern single wide on a block foundation. It has a rear frame addition and is attached by a breezeway to a magnificent THREE CAR attached garage !Ladies: Buy the house for you and the garage for the old man. Plenty of room out there for a cot. 3BR 2BA. The garage actually was a standard 2 car garage prior to the front section being added, which gives it extra stacking depth.The property was not winterized, and we found there was still water in the terlets. However we did not see any evidence of freeze damage. However that observation is not a guarantee. All personal property has been removed from the interior since inspection. Inside, this one is ready to move into from all outward indications! <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$1,951.43	72 E VIRGIL ST IRON RIVER	\$6,600.00
2728	<b>Parcel ID:</b> 054-482-027-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOT 27, BLK 2 EXC THE W 0.80' OF THE S 97.5' THEREOF. <b>Comments:</b> This one is probably beyond any realistic economic value. The foundation has deteriorated and the west wall has begun to delaminate its brick coursework from the bottom up. There is also substantial decay at the rear. Power service has been dropped. Lot is 40' at the road x 125' deep. There are multiple cracks from bottom to top all around the building. This one is a land-value purchase. A performance bond in the amount of \$30,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. <b>Additional Disclosures:</b> 34; 36 (see key for full text) <b>Summer Tax Due:</b> \$182.38	11 Allen Street, Virgil Location	\$2,000.00
2729	<b>Parcel ID:</b> 054-483-026-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOT 26 BLK 3. <b>Comments:</b> Parcel fronts 40' on the south side of Singler Street and runs 125' deep. Rises a couple feet from the road grade. Open lands. <b>Summer Tax Due:</b> \$20.22	Singler Street. Virgil Location	\$400.00

2730	<p><b>Parcel ID:</b> 055-104-016-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF STAMBAUGH(NOW CITY OF IRON RIVER) ENTIRE LOTS 16, 17 &amp; 18 BLK 4 &amp; TH N 10' OF ABANDONED DIAMOND ST LYG S OF &amp; ADJ TO SD LOTS (403 DIAMOND ST) <b>Comments:</b> Home has had some modernization done with vinyl siding and a partial newer roof. Someone started a complete rehab here, removing most of the lath and plaster prepping it for new wiring and plumbing .... and then they quit. The front portion of the roof still needs to be redone. The electric service is incomplete. The vinyl siding is about 90%. The existing mechanicals are either "gone" or ancient, needing replacement. On the bright side, most of the debris from the gutting has been removed, which makes finishing it a lot more efficient. Many of the windows have been boarded from the inside. We assume they were removed with the intention of being upgraded during the gut out, and they boarded instead of finishing that part of the project. Much of the elbow grease has already been done here. Now it's yours to finish ! It appears to be generally straight and very solid. A worthy rehab candidate. Corner lot at the NE corner of Diamond and Jefferson. There is a two car garage (detached) out back that is in serviceable condition. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$1,112.18</p>	403 DIAMOND ST IRON RIVER	\$9,000.00
2731	<p><b>Parcel ID:</b> 055-118-023-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 24 BLK 18 PLAT OF 1ST ADDITION TO THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 23 BLK 18 <b>Comments:</b> This was a real great home at one time. It has some ornate wood trim and an exterior wraparound porch that must have been gorgeous when it was original. Sadly, it has been allowed to deteriorate to the degree where there is a large hole in the roof and the wood floors in several parts of the home have gone to pot. This one must be torn down in order to purchase. It also has potential for repurposing the beautiful trim (really sharp rosettes and appliques) demolishing the home and adding the vacant lot to an adjacent property. A performance bond in the amount of \$15,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$322.91</p>	115 CHERRY ST IRON RIVER	\$5,200.00
2732	<p><b>Parcel ID:</b> 055-320-019-00; <b>Legal Description:</b> PLAT OF ANDERSON &amp; PETERSON ADDITION TO CITY OF STAMBAUGH N 1/2 OF LOT 19 BLK 1 ALSO LOT 20 BLK 1. <b>Comments:</b> A home was removed from this site, and it is now clean and ready for you to build anew ! Would also make a great addition to a neighboring yard ! The homes in this area are newer, well kept properties ! <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$138.82</p>	502 WILSON AVE IRON RIVER	\$4,200.00



## Keweenaw County

Lot #	Lot Information	Address	Min. Bid
3400	<b>Parcel ID:</b> 101-58-000-023; <b>Legal Description:</b> Lot 23 Assessor's Plat of Bumbletown <b>Comments:</b> Parcel fronts 70 feet on the Bumbletown Road, and runs all the way south to Birch Street. There is an older frame home here, as well as an old one car garage. The home appears to be built on a traditional wooden pier footing system and has the expected bows and weaves in the floors and roofs from exterior-only observation. The buildings still have personal property in them, which is not included in the sale. The roof is older but appears solid overall. The front porch has been redone in recent years. Siding could use paint, but does not appear to be in bad condition at all. We surmise that the electric supply is probably an older 60A service based on wire size and age. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$453.44	967 BUMBLETOWN ROAD ALLOUEZ	\$2,400.00

# Ontonagon County

Lot #	Lot Information	Address	Min. Bid
5100	<p><b>Parcel ID:</b> 01 033 006 30; <b>Legal Description:</b> SEC 33 T48N R42W PAR OF LD IN GL2, COM @ 1/4 COR COM TO SEC 33 &amp; 28; S 00 DEG 02'39" E ALG N-S 1/4 LN OF SEC 33 2632.28' TO CTR 1/4 COR OF SEC 33; N 89 DEG 38'24" W ALG E-W 1/4 LN 624.92 FT TO W R/W OF E SH RD; N 02 DEG 16'08" W ALG SD R/W 471 FT TO POB, N 89 DEG 38'24" W 397.71' TO PT ON MEANDER LN OVER LOOKING E SH OF LAKE GOGEBIC, N 04 DEG 39'37" W ALG MEANDER 175.49'; S 89 DEG 38'24" E 405.04' TO W R/W OF E SH RD; S 02 DEG 16'08" E ALG SD R/W 175 FT TO POB. 1.611 A <b>Comments:</b> This is the first waterfrontage on this wonderful lake that we've had in our almost 20 years of selling here. This parcel features 175+ feet of frontage on the sunset (east) shore, and runs about 400 feet deep. That = 1.5+ acres ! This parcel is SOUTH (left) of the house at 12417 Old East Shore Road. There is a good deal of new and newer construction going on around this parcel, so we suspect the lands are suitable for that purpose. You may wish to investigate well and septic requirements prior to bidding. The parcel is fully wooded in softwoods and some maple. Waterfront has a slight bluff, and is rocky at the waters edge. Lake Gogebic is one of the states premier all-sport lakes and has excellent fishing. You will not regret buying this one! Please respect the neighbor's property. Driveway is private, do not enter.</p> <p><b>Summer Tax Due:</b> \$632.46</p>	East Shore Road. Bergland.	\$2,800.00
5101	<p><b>Parcel ID:</b> 01 105 005 00; <b>Legal Description:</b> SEC 5 T49N R42W S 1/2 OF SE 1/4 OF NE 1/4. 20 A. <b>Comments:</b> This parcel is a horizontal 20, being 1320' east-west x 660' north-south. The North Country National Scenic Trail crosses the northwest corner of this parcel. It does not front on any public or even private improved road, so you'll have to use the trail to hike in. The property is rolling and mostly open according to USGS topographical maps. Located near the Bergland Lookout Tower. <b>Additional Disclosures:</b> 43; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$79.31</p>	(Off) North Country Nat'l Scenic Trail.	\$800.00
5102	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 03 007 035 20; <b>Legal Description:</b> SEC 7 T51N R41W S 1/2 OF SE 1/4 LYING EASTERLY OF MINERAL RIVER AND WESTERLY OF NATIVE CREEK. 43 A M/L <b>Comments:</b> We have two adjacent parcels here, totaling 48 acres. The property is just south of M-64 and about a mile east of the Silver City intersection. USGS topographical maps indicate that the property is generally level and dry. There is frontage on Native Creek along the east boundary of the lands. This is a beautiful property with a shared private road that is passable even for a 2wd vehicle. The parcel begins about 4/10ths of a mile beyond the yellow chain at M-64. If you enter past the chain, please be courteous and put it back when you're done. There are at least two other property owners that use the road. The Lake Superior beach is directly across the highway from the entrance road, and is public land. This could be a really special up north getaway location near the Lake of the Clouds, Porcupine Mountains and Lake Superior !</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 03 008 004 20; <b>Legal Description:</b> SEC 8 T51N R41W SW 1/4 LYING WESTERLY OF NATIVE CREEK. 5 A M/L</p> <p><b>Summer Tax Due:</b> \$685.46</p>	(Off) M-64. Silver City.;	\$4,100.00
5104	<p><b>Parcel ID:</b> 03 520 104 00; <b>Legal Description:</b> SEC 5 T50N R42W LOT 104 OF PLAT OF WHITE PINE. <b>Comments:</b> This home could be saved, but you'll need to raise it and install a new foundation, or move it to a new location. The foundation here is horrid. We've sold this one before, and the condition of the home is still pretty fair, but it really needs to be moved soon or it's going to be a pile of splintered wood. The roof, siding and windows are pretty decent other than one spot where a heater warped some siding. Interior has been vandalized and spray painted a bit, but it's worthy of rehabbing and appears solid "for now".. <b>Additional Disclosures:</b> 34; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$79.15</p>	4 MAPLE ST ONTONAGON	\$2,100.00
5105	<p><b>Parcel ID:</b> 03 560 354 00; <b>Legal Description:</b> SEC 4-5 T50N R42W LOT 354 OF PLAT OF WHITE PINE #2. <b>Comments:</b> Small wood frame home at White Pine in western Ontonagon County. It appears that this has been vacant for several years, and we have sold it before. It appears the last occupancy here was about 2007. The foundation here is caving in to the basement, which has about 3 feet of water in it. To save this one, you'll need to get it onto another foundation ... or perhaps move the structure to another lot. 1.5 story. Interior is not quite complete but could be resurfaced to finish it. <b>Additional Disclosures:</b> 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$300.16</p>	103 ALDER ONTONAGON	\$2,200.00

5107	<b>Parcel ID:</b> 04 401 014 00; <b>Legal Description:</b> LOTS 11 & 12 BLK 1 OF PLAT OF VILLAGE OF MAPLE GROVE <b>Comments:</b> This is an older mobile, on a junky lot in Greenland. The mobile is in far better condition inside than out. See the photos. It's basically solid and would not take a lot to clean out and make it functional. We did not see any signs of leakage in the roof. Looks like an old garage type building out back that imploded. A couple of dumpsters and it's gone. The power service to this parcel has been dropped, so we assume it has been vacant for a bit. There is also an old Willys Jeep on the property. We do NOT have title to it and it is not included in the sale. <b>Additional Disclosures:</b> 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$27.81	104 ELM ST MASS CITY	\$2,800.00
5108	<b>Parcel ID:</b> 04 421 007 00; <b>Legal Description:</b> LOT 7 BLK 21 OF PLAT OF VILLAGE OF MAPLE GROVE. <b>Comments:</b> Parcel is roughly 60x120 feet in size. Located on a gravel, dead end section of Spruce Street, just a couple hundred feet south of M-38. Level, wooded lands. Dry. <b>Summer Tax Due:</b> \$4.34	Spruce Street, Greenland	\$450.00
5109	<b>Parcel ID:</b> 04 454 001 00; <b>Legal Description:</b> LOT 1, 3,4,5,6,7,8,9,10,11,12, BLK 4 OF PLAT OF COBURN & SALES ADD TO VILLAGE OF MAPLE GROVE. <b>Comments:</b> Parcels 5109 and 5110 are adjacent vacant parcels on the west side of Ridge Road, just south of Greenland. Each parcel is roughly 1.5 acres and fronts about 360 feet on the road, running about 240 feet deep. This sale is for parcel 5109, which is the northernmost of the two parcels. Paved, county maintained road. Walking distance to downtown Greenland. <b>Summer Tax Due:</b> \$33.50	Ridge Road. Greenland	\$850.00
5110	<b>Parcel ID:</b> 04 455 001 00; <b>Legal Description:</b> BLK 5 OF PLAT OF COBURN & SALES ADD TO VILL OF MAPLE GROVE. <b>Comments:</b> Parcels 5109 and 5110 are adjacent vacant parcels on the west side of Ridge Road, just south of Greenland. Each parcel is roughly 1.5 acres and fronts about 360 feet on the road, running about 240 feet deep. This sale is for parcel 5110, which is the southernmost of the two parcels. Paved, county maintained road. Walking distance to downtown Greenland. <b>Summer Tax Due:</b> \$44.88	Ridge Road. Greenland	\$1,000.00
5111	<b>Parcel ID:</b> 04 785 001 00; <b>Legal Description:</b> LOTS 1 & 2 BLK 85 OF PLAT OF MASS CITY. <b>Comments:</b> This one has been recently rehabbed and is sharp as a tack ! It appears to be pretty much "move in ready" other than some drywall to be finished. Newer roof and siding. New furnace, water heater and electrical. Nice wood floors inside that could easily be refinished. Updated kitchen. Fresh inside and out. We don't get many this clean and ready to go in this area. Bring your checkbooks. This will be popular ! The lots fronts 60' on the road and runs 110' deep. <b>Summer Tax Due:</b> \$123.93	2000 MASS AVE MASS CITY	\$2,900.00
5112	<b>Parcel ID:</b> 08 554 011 00; <b>Legal Description:</b> LOTS 11 & 12 BLK 4 OF DONALD MCRAES FIRST ADD TO THE VILLAGE OF EWEN. <b>Comments:</b> Older frame construction. Has been updated with vinyl siding and a steel roof, but not well maintained. Lot is 50 feet wide x 107 feet deep. The interior is grubby but generally solid and straight. It could use a deep cleaning and resurfacing. Back shed roof is bad. <b>Summer Tax Due:</b> \$223.01	609 S CEDAR ST EWEN	\$4,700.00
5113	<b>Parcel ID:</b> 09 082 002 00; <b>Legal Description:</b> SEC 2 T51N R39W S 1/2 OF NE 1/4 EXC COM @ NE COR OF SE 1/4 OF NE 1/4 S ALG W R/W OF NEW CALUMET RD 390' W 160'; N " TO SD RD 390'; E 160' TO POB. AND ALSO PARCEL IN SEC 2 T51N R39W COM @ NE COR OF SE 1/4 OF NE 1/4; S ALG W R/W OF NEW CALUMET RD. 390'; W 160'; N PAR TO SD RD. 390'; E 160' TO POB. 79 A M/L. <b>Comments:</b> 79 acres on Calumet Road a few miles east of Ontonagon off M-38. The parcel runs 1320' (north-south) and 2640 (east-west) with a parcel out of the northwest corner sold off in the past. The home is an old farmhouse that has a newer steel roof. We suspect it has been vacant for 5 to 10 years. The side addition has a bad roof which has transmitted itself to the floor which is saturated and weak in just that one spot. One bedroom down with the second floor being one big open space. Could use modernization, but the structure is pretty solid. Mostly cosmetics. Hot water heat system. The two car garage is much newer than the house, and in pretty decent shape. Will just need a good cleaning. There are two primitive structures behind the farmhouse that are both in sad condition. Great recreational land here, with tributaries to Cane Creek watershed offering great wildlife habitat. <b>Summer Tax Due:</b> \$1,626.29	35629 CALUMET RD ONTONAGON	\$5,800.00

5114	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 09 084 006 00; <b>Legal Description:</b> SEC 4 T51N R39W PAR OF LD SW1/4 OF NE1/4, COM AT SE COR N 99 FT TO ONTONAGON-GREENLAND ROAD R/W, NW'LY ALG SD R/W 716.10 FT, SW'LY TO PT ON E &amp; W 1/4 LN WHICH IS 453.42 FT E OF SW COR, E 866.7 FT TO POB. EXC HWY R/W. 3.19 A. M/L. <b>Comments:</b> We don't get many opportunities like this !! This is a fairly new modular home with detached 2 car garage located on 2 parcels that equal 79.42 acres. It is located just east of Ontonagon on M-38. The property is roughly 2640' (north-south) and 1320' (east-west) with a little notch out of the NW corner for the highway right-of-way. The house is in pretty solid condition, but we did notice a couple of holes in the kitchen floor. The exterior decking will need some attention, as there is some warpage and the front steps are a little shaky. The two car detached garage is serviceable but messy. There is some personal property still located here that remains titled in the former owners. We are selling the land and buildings only. No contents are included. The land here is gently rolling. Tributaries of Bear Creek are part of the watershed. This is great recreational property.</p> <p>(2 of 2) <b>Parcel ID:</b> 09 084 022 00; <b>Legal Description:</b> SEC 4 T51N R39W W 1/2 OF SE 1/4. 76.23 A.  <b>Summer Tax Due:</b> \$1,564.62</p>	18299 M-38, Ontonagon;  18299 M-38 ONTONAGON	\$6,900.00
5116	<p><b>Parcel ID:</b> 10 005 001 00; <b>Legal Description:</b> SEC 5 T50N R39W THAT PART OF SE 1/4 OF NE 1/4 LYING SW'LY OF US-45 EXC HWY R/W. 1 A M/L. <b>Comments:</b> Parcel is irregular and roughly 1 acre in size. Fronts on the SW side of US-45. The eastern end comes to a narrow point. Parcel is subject to the highway right-of-way, which will reduce the net useable area to some degree. You may wish to check the width of the r/o/w with MDOT folks before bidding on this one.  <b>Summer Tax Due:</b> \$8.05</p>	US-45. Rockland	\$500.00
5117	<p><b>Parcel ID:</b> 10 006 006 00; <b>Legal Description:</b> SEC 6 T50N R39W PAR OF LD IN E 1/2 OF NE 1/4; COM @ PT 1320' S OF NE COR; W 1100'; S 37 DEG 30' W 285'; S 268.9'; E 1273.5'; N 495' TO POB. 14 A. <b>Comments:</b> This parcel sits several hundred feet south of US-45. It is accessed off a private road that we believe has a deeded access and runs off the end of the driveway of the home at 30447 US 45. We have spoken with the owner of the front parcel before and he opined that the property did not have access over his land, tho we believe that it does. You may wish to verify legal access with a local title company prior to bidding. The drive is gated and the property is inaccessible by vehicle at the present time. Nice property here, but do your homework before bidding. The dimensions are irregular, but it is roughly 1270 feet wide (east-west) x 500 feet (north-south). Topographical maps indicate this is level, wooded, dry lands. It is bisected by a powerline easement.  <b>Additional Disclosures:</b> 7 (see key for full text)  <b>Summer Tax Due:</b> \$105.29</p>	(Off) US-45. ONTONAGON	\$1,100.00
5118	<p><b>Parcel ID:</b> 10 708 016 00; <b>Legal Description:</b> LOT 16 BLK 8 OF ADD TO TOWN OF WEBSTER. <b>Comments:</b> Parcels 5118 and 5119 are adjacent vacant lots at the SE corner of the intersection of McClellan and Elm Streets in Rockland. Buy one or both ! 5118 has 50' of frontage on the east side of McClellan Street, beginning 100' south of the intersection.  <b>Summer Tax Due:</b> \$9.42</p>	McClellan Street. Rockland	\$450.00
5119	<p><b>Parcel ID:</b> 10 708 017 00; <b>Legal Description:</b> LOTS 17-18 BLK 8 OF ADD TO TOWN OF WEBSTER. <b>Comments:</b> Parcels 5118 and 5119 are adjacent vacant lots at the SE corner of the intersection of McClellan and Elm Streets in Rockland. Buy one or both ! 5119 fronts right on the intersection, and is 100' square with frontage on both streets. This parcel has a sewer or septic line of some sort visible that may be an existing field of some sort.  <b>Summer Tax Due:</b> \$18.85</p>	McClellan at Elm Street. Rockland.	\$3,900.00

5120	<p><b>Parcel ID:</b> 11 203 007 10; <b>Legal Description:</b> SEC 3 T48N R39W PAR IN SW 1/4 OF NW 1/4, COM @ SEC COR COM TO SEC 33, 34,3 &amp;4; S 0 DEG 09'41" W 1655.28 FT ALG W LN OF NW 1/4 OF SD SEC 3; S 89 DEG 50'23" E 74.57 FT TO POB; S 89 DEG 50'23" E 273.64 FT S 03 DEG 33'20" W 355.61 FT; N 89 DEG 50'19" W 252.36 FT TO PT LOC IN E'LY R/W OF US-45; N O DEG 07'32" E 354.98 FT TO POB, EXC RDWY EASEMENT. 2.15 A M/L</p> <p><b>Comments:</b> Updated LARGE older farmhouse with a couple of outbuildings. Situated on a 2.15 acre parcel that is level, dry and open. About 4 miles north of Bruce Crossing. There are a couple of modern additions to the original structure. It has a huge master suite on the main floor and three additional bedrooms on the second floor. There are two steel outbuildings to the rear, the second of which we are not 100% positive is on the parcel ... you may wish to confirm this with local assessing records. The house has some slope to the floors at the center of the original structure that could probably be fixed without much grief from the crawlspace ... tho we did not see a trap door or other access. We saw a couple of leaks in the roof, most notably in the side porch. The shingled roof on the main two story portion is older and is missing shingle, but we saw few signs of issues inside. The balance is steel roof and newer.</p> <p><b>Summer Tax Due:</b> \$1,207.26</p>	17642 US 45 BLUE CROSSING	\$7,800.00
5121	<p><b>Parcel ID:</b> 11 207 010 00; <b>Legal Description:</b> SEC 7 T48N R39W PARC COM AT SE COR OF NE 1/4 OF SE 1/4, TH N 495 FT, TH W 1320 FT, TH S 495 FT, TH E 1320' TO POB. EXC THAT PRT LYING N OF COOKS CREEK. 7.50 A. <b>Comments:</b> Triangular parcel fronts 480' along Cooks Creek and about 375 feet on North Baltimore Road. Rolling lands south of the Creek on the west side of the road. Nicely graded gravel road. Nice homes near here.</p> <p><b>Summer Tax Due:</b> \$53.01</p>	North Baltimore Road. Bruce Crossing	\$700.00
5122	<p><b>Parcel ID:</b> 11 222 003 00; <b>Legal Description:</b> SEC 22 T48N R39W COM 260 FT E OF NW COR OF NE 1/4 OF NW 1/4 TH S 254 FT TH W 15 FT TH N 30 FT TH W 90 FT TH S 128 FT TH E 130 FT TH N 352 FT TH W 25 FT TO POB. .48 A M/L. <b>Comments:</b> We've sold this one (or tried to) before. Parcel is 1/2 acre, and sits 254 feet south of One Mile Road. There is a junky old collapsing house here that is WAY beyond help. Please be advised that the WELL is NOT ON THIS PARCEL. It belongs to the neighbor. <b>Additional Disclosures:</b> 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$68.57</p>	14693 ONE MILE RD BRUCE CROSSING	\$800.00
5123	<p><b>Parcel ID:</b> 11 222 005 30; <b>Legal Description:</b> SEC 22 T48N R39W PAR OF LD IN SW1/4 OF NW1/4, COM AT W1/4 COR OF SEC 22, N 88 DEG 44' 30" E 75 FT TO POB, N ALG E R/W LN OF US-45 475 FT, N 88 DEG 44' 30" E 645.50 FT, S 475 FT, S 88 DEG 44' 30" W 645.50 FT TO POB. 7.04 A M/L. <b>Comments:</b> Parcel fronts 475 feet on the east side of US 45 about 2 miles north of Bruce Crossing and runs 645 feet deep. Sits about 7 feet below road grade. We saw a few cat tails here, but the topo maps indicate that this is not marshland and it should be upland that will support construction. Nicely wooded and pretty level lands.</p> <p><b>Summer Tax Due:</b> \$36.57</p>	US-45, Bruce Crossing	\$600.00
5124	<p><b>Parcel ID:</b> 41 167 006 00; <b>Legal Description:</b> LOT 6 &amp; S. 7 FT LOT 5, BLK 2, ROEHM'S S/D. <b>Comments:</b> Parcel is 57 x 137 feet in size. There is an older home here that has some structural (foundation) problems. It is in need of a thorough rehabbing starting at the bottom and working its way to the roof, which also could use attention. Inside, the home has cast off and garbage to be removed. Windows and doors are older and there is some decay. <b>Additional Disclosures:</b> 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$78.05</p>	509 S FOURTH ST ONTONAGON	\$900.00

5125	<p><b>Parcel ID:</b> 41 202 001 50; <b>Legal Description:</b> 2 LOTS 1 &amp; 2 &amp; E 10' OF E 1/2 OF LOT 3 BLK 2 OF CLARK &amp; HANNA'S ADD TO VILLAGE OF ONTONAGON, EXC S 24.2 FT OF LOTS 1, 2 AND EXC S 24.2 FT OF THE E 10 FT OF E 1/2 OF LOT 3 ALL IN BLK 2 OF CLARK &amp; HANNA'S ADD TO VILLAGE OF ONTONAGON, AND ALSO EXC A PC OF LD COM AT SE COR OF LOT 1 BLK 2 OF CLARK AND HANNA'S ADD TO VILLAGE AND RUNNING W ON S LN OF LOT 1, 2&amp; 3 A DISTANCE OF 125 FT; TH S AND PARALLEL TO CLN OF SECOND ST 33 FT; TH E ON CLN OF BRASS ST VACATED A DISTANCE OF 125 FT; TH N A DISTANCE OF 33 FT TO POB. <b>Comments:</b> This large sturdy home sits at the intersection of East River Street and 2nd Street, right behind the Holiday gas station downtown. The vacant corner lot is included in the sale. It seems clear that in its past, it was well maintained. However the last occupants here did a number on it before leaving. There are warped hardwood floors in the living and dining rooms from frozen plumbing, and we saw split pipes in several spots in the basement. This repairable if you're into restoration, or you could remove the hardwood and subfloor with carpet. They also broke numerous windows ... once again ... a fairly straightforward repair. The roof is older, but we saw no leaks. There is some really great original wood trim hiding under several layers of white paint if you're into restoration. We suspect there is also some Victorian gingerbread trim under the aluminum siding depending on how far you want to restore it. The home has hardwood floors in many rooms. The home has 5 or more bedrooms and would house a sizeable clan. One car attached garage. The mechanicals here will likely need attention as the heat is hot water and we assume it also froze. This one will need some work, but it has so much potential in the right hands.</p> <p><b>Summer Tax Due:</b> \$717.23</p>	110 E RIVER ST ONTONAGON	\$5,100.00
5126	<p><b>Parcel ID:</b> 41 371 004 00; <b>Legal Description:</b> SEC 30 T52N R39W LOT 4 BLK 11 OF ASSESSORS PLAT OF SW 1/4 OF NW 1/4. <b>Comments:</b> Parcel sits to the rear of 205-7 E Conglomerate Street on Amydaloid Street ... which was never put in. Mostly of use to adjoining property owners. The platted street is unimproved and covered in trees. You can walk to this, but not drive ... <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$19.28</p>		\$450.00
5127	<p><b>Parcel ID:</b> 41 373 011 10; <b>Legal Description:</b> LOT 11 BLK 13 ASSESSORS PLAT OF SW 1/4 OF NW 1/4 SECTION 30 T52N R39W <b>Comments:</b> This one looks worse from the outside than it really is. It could use a new roof, but structurally the shell is in pretty decent shape. It will need all new mechanicals and kitchen/bath, but it holds potential for someone willing to invest some elbow grease and put it back together. One bedroom on the main floor with additional space upstairs. Has a detached one car garage that is on the rough side, but has some potential as well. There is no natural gas service here, which leads us to believe that it has been vacant for some time.</p> <p><b>Summer Tax Due:</b> \$165.03</p>	401 MICHIGAN AVE ONTONAGON	\$1,500.00
5128	<p><b>Parcel ID:</b> 41 404 009 50; <b>Legal Description:</b> W'LY 1/2 OF LOT 9 BLK 4 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. <b>Comments:</b> This property is the former "Dry Dock" bar in downtown Ontonagon. There is no liquor license included in this sale. The main floor tavern space is modern, clean and functional. Upstairs, there are two rather spartan apartment units. The tavern space is serviced by a 150 amp modern breaker box electric service. Hot water heat ... one unit for the entire space. Apartments have separate electric. Right next door to Syls !</p> <p><b>Summer Tax Due:</b> \$856.70</p>	715 RIVER ST ONTONAGON	\$6,900.00

## Additional Disclosures Key

**5:** One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

**6:** This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

**7:** This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

**8:** The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

**9:** This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

**10:** This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

**11:** This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

**13:** A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

**16:** This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

**17:** Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

**18:** The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

**21:** This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified

and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

**22:** This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

**24:** This property is subject to redemption by the Internal Revenue Service until the last day of July of this year. The IRS held liens against this property for unpaid income or other taxes for which they have been duly notified. Under applicable Treasury Regulations, the IRS has an additional 120 days after the normal deadline of March 31 to pay outstanding taxes and redeem the property. If the auction date for this property is prior to July 31, your purchase will be subject to the redemption rights of the IRS. If the IRS exercises such rights, you will be issued a full refund of the purchase price as reflected on your official auction receipt. If the auction date is AFTER July 31, any IRS liens and redemption rights will be extinguished.

**31:** This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

**32:** This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

**33:** The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

**34:** The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

**36:** This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.** Trespassers are subject to prosecution.

**41:** This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

**42:** Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and **should not base your valuation on the stated SEV**.

**43:** Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

**44:** This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

**46:** One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety



hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

**48:** This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

**50:** The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

**64:** The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

**65:** A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

**66:** This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.