

# Public Land Auction

Western UP

*August 25th, 2018*

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



## ***Location:***

Northern Waters (FKA Lac Vieux  
Desert) Casino  
N5384 U.S. 45, Watersmeet, MI 49969

## ***Time:***

Registration: 11:30am  
Auction: 12:00pm  
**TIMES LISTED ARE IN THE  
EASTERN TIME ZONE**

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

# Auction Location

Northern Waters (FKA Lac Vieux Desert) Casino: N5384 U.S. 45, Watersmeet, MI 49969





**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).*

# 2024 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>Clare, Isabella, Mecosta, Osceola 8/1/2024</b>	<b>Central Lower Peninsula</b> (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) <b>8/2/2024</b>	<b>Eastern Upper Peninsula</b> (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) <b>8/6/2024</b>
<b>Western Upper Peninsula</b> (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) <b>8/7/2024</b>	<b>North Central Lower Peninsula</b> (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) <b>8/8/2024</b>	<b>Antrim*, Charlevoix*, Emmet 8/9/2024</b>
<b>Northeastern Lower Peninsula</b> (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) <b>8/13/2024</b>	<b>Northwestern Lower Peninsula</b> (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) <b>8/14/2024</b>	<b>Kent, Oceana, Ottawa, Muskegon 8/15/2024</b>
<b>Oakland 8/16/2024</b>	<b>City of Highland Park 8/19/2024</b>	<b>Branch, Hillsdale, Jackson 8/20/2024</b>
<b>Monroe 8/20/2024</b>	<b>Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024</b>	<b>The Thumb Area</b> (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) <b>8/22/2024</b>
<b>Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024</b>	<b>Allegan, Berrien*, Cass, Van Buren 9/3/2024</b>	<b>Saginaw 9/4/2024</b>
<b>Genesee 9/5/2024</b>	<b>Minimum Bid Re-Offer Auction 9/26/2024</b>	<b>No Reserve Auction 11/1/2024</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

Lot #	Lot Information	Address	Min. Bid
600	<b>Parcel ID:</b> 002-153-004-00; <b>Legal Description:</b> SEC 3 T50N R34W S 300' OF E 600' OF SE 1/4 OF NE 1/4. 4.14 A. <b>Comments:</b> Parcel is 300' (north-south) x 600' (east-west) in size, and is landlocked. It sits off Selkey Road (aka Plains Cutoff Road) and the nearest access is a private road owned by other adjacent parcels. Nicely wooded. Dry and buildable. We did not see any improvements or items on this parcel. The neighbors report that the power at the road cannot be accessed for residential use. <b>Summer Tax Due:</b> \$18.78	(Off) Selkey Rd	\$950.00
601	<b>Parcel ID:</b> 003-324-018-00; <b>Legal Description:</b> SEC 24 T48N R35W COM AT NE COR OF SW 1/4 OF SE 1/4, TH S 400', TH W 150', TH N 400', TH E 150' TO POB. 1.38 ACRES. <b>Comments:</b> 150' feet x 400' feet = 1.38 acres. There is no improved road to this parcel. Located off Watton Road (M-28). <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$8.67	(Off) Watton Road / M-28	\$750.00
602	<b>Parcel ID:</b> 004-157-005-50; <b>Legal Description:</b> SEC7 T50N R32W S 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 5 A. <b>Comments:</b> This is exactly what you dream of if you're looking for beautiful riverfront property. The Silver River is churning over rocks and a sand/gravel bottom. Certainly a perfect habitat for the wily trout. All that's missing from this picture is your new cabin ! The five acre parcel is on BOTH sides of Indian Road as well as BOTH sides of the river ! Access is simplest from Indian Road, but you can also steal some views of the river by taking Arvon Road (to the north) and coming in from the other side on Conservation Road. The land is beautifully wooded in a variety of specie including some magnificent maples. USGS topographical maps do not indicate any marshland here ... it should be all uplands with a number of building locations possible. Power and phone are both at the road !! <b>Summer Tax Due:</b> \$98.88	Indian Road / Conservation Road	\$1,100.00
603	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 004-230-019-10; <b>Legal Description:</b> SEC 30 T51N R32W BEG AT A PT 660' W OF SE COR OF SW1/4 OF SEC 30; TH N 208.75'; TH N 417.5'; TH W 208.75'; TH S 417.5'; TH E 208.75' TO THE POB 2 AC M/L <b>Comments:</b> This sale includes two parcels, each 208.75' (east-west) x 417.5' (north-south). Each parcel is 2 acres. Together, the parcels measure 208.75' x 835'. These parcels have no public road frontage, and there is no clear easement of record. They're located behind and east of 16179 Indian Cemetery Road, and there is an access drive that shows on maps ... going through property under the control of the former owner of these parcels that is populated with cars, trucks, boats and other memorabilia ... we have no idea if they will consent to access. So you may have an access issue with these parcels ... <b>Additional Disclosures:</b> 7 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 004-230-019-20; <b>Legal Description:</b> SEC 30 T51N R32W BEG AT A PT 660'W OF SE CORNER OF SW 1/4 OF SEC 30; N 626.25'; TH W 208.75'; TH N 417.5'; TH E 208.75'; TH S 417'; TO THE POB. 2 AC M/L <b>Summer Tax Due:</b> \$229.68	(Behind and east of) 16179 Indian Cemetery Road - L'Anse;	\$2,400.00
605	<b>Parcel ID:</b> 042-646-007-00; <b>Legal Description:</b> VILLAGE OF BARAGA GIRARD'S SUBDIVISION PRT OF BLK 6 COM AT SW COR, TH SELY 207.3' TO POB, TH NELY 160', TH SELY 50', TH SWLY 160', TH NWLY 50' TO POB (IN LOT 5). <b>Comments:</b> Updated bungalow style 1.5 story home in Baraga. This home was OCCUPIED at the time of our visit, so we did not get a real close look at it. Vinyl sided and some newer windows and doors. The roof looks like it is nearing the end of its lifespans and probably needs replacement soon. We'd be surprised if it does not leak now. Lot fronts 50' on Girard Avenue and runs 160 feet deep. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$418.26	210 GIRARD AVE BARAGA	\$4,500.00
606	<b>Parcel ID:</b> 044-522-002-00; <b>Legal Description:</b> VILLAGE OF L ANSE LOT 2 BLK 22. <b>Comments:</b> The roofline has a serious sag in it, and the east wall is bowing out as if it is in some danger of popping loose. The inside is better than expected, but it probably needs some serious structural work. Roof is old and pretty sketchy, needs a good mowing and then replacement. The power service here has been dropped, often an indication that the local code enforcement people have condemned it. You may want to verify its status. 2 tiny bedrooms. The furnace has been harvested. Electrical service is ancient. <b>Additional Disclosures:</b> 22 (see key for full text) <b>Summer Tax Due:</b> \$928.81	307 E RIVER ST L ANSE	\$6,000.00

607	<b>Parcel ID:</b> 044-721-070-00; <b>Legal Description:</b> LOT 70 VILLAGE OF L ANSE SAMARDJIC'S ADD NO 1 LOT 70. <b>Comments:</b> Cedar shake siding. Older roof that needs to be replaced ... it's not leaking "yet", but it's gonna. The inside could use a resurfacing but overall is sound and straight. The power service here has been dropped, and the panel has NO MAIN BREAKER which is a little ... uh ... unsafe. Could be a cute little place with some work. <b>Summer Tax Due:</b> \$1,357.72	312 E FALL ST LANSE	\$6,400.00
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# Gogebic

Lot #	Lot Information	Address	Min. Bid
2300	<p><b>Parcel ID:</b> 01-06-500-400; <b>Legal Description:</b> SEC. 15 T45N R45W, THE EAST 100 FT OF WEST 1150 FT OF GOV'T LOT 1 LYING N OF CHANEY LAKE RD. <b>Comments:</b> Okay. First you gotta be able to FIND it. Find the public access boat launch road at the south end of Cheney Lake. Then go west to the next driveway. Now travel that until you find a white shed at the top of a hill that also has a camper and some other items stored there. To the right of the shed is a steep narrow road that leads to the cabin. We wish the weather had been nicer the day we were there (it was raining and evil) because the pictures do not do this one justice. Beautiful lake frontage, and a cozy primitive little two bedroom cabin on 100' feet of very nice waterfront. There is power here, but we're not sure about plumbing (there is no bathroom here, go before you come). There is also a place right next door to the west that is NOT included in this site ... and we think there is something off to the east as well, but that road was not passable. The cabin has one area of the roof right over the picture window that could use some help. It didn't seem to be leaking there during our visit, so maybe it is from raccoons (?) We're not sure. This would be tough to get to by auto in the winter, but what a summer spot it is !! We don't get many like this, and they're in high demand, so bring your checkbook and be ready to bid high !</p> <p><b>Summer Tax Due:</b> \$483.37</p>	N 5636 CHANEY LAKE RD WAKEFIELD	\$3,200.00
2301	<p><b>Parcel ID:</b> 01-21-300-325; <b>Legal Description:</b> SEC. 13 T47N R46W MAP NO. 103I PRT OF SW1/4 OF NE1/4; COM AT E1/4 COR OF SEC 13; N55 DEG 57'10"W 1503.87 FT; S85 DEG 07'59"W 149.18 FT; S85 DEG 14'31"W 5.48 FT; N64 DEG 59'20"W 64.52 FT; N68 DEG 57'44"W 86.59 FT TO POB; N59 DEG 30' 47"W 62.88 FT; N25 DEG 27'29"E 146.69 FT; S60 DEG 24'49"E 76.57 FT; S30 DEG 48'28"W 147.33 FT TO POB. 0.24 ACRES <b>Comments:</b> Frequent flyer. Repeat offender. Sold at least twice before. Built on a failing wood pier footing system that is reaching dangerous status. Bad roof. Bowing walls, slanted floors. The value here is in the land only The structure is beyond economic logic to put anything into except a bulldozer. Better odds on scratch off tickets. <b>Additional Disclosures:</b> 22; 34; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$34.11</p>	E 8117 HORSESHOE BEND RAMSAY	\$1,800.00
2302	<p><b>Parcel ID:</b> 01-32-005-400; <b>Legal Description:</b> SEC. 14 T47N R46W MAP NO. LOT 54 &amp; AC PRT OF SE1/4 OF NE1/4, LOT 54 ADJOIN DESC PAR; COM AT SE COR OF SD SUB; TH W 633.55 FT; TH N 35.75 FT; TH W 315 FT TO POB; TH N 112.72 FT; TH N21 DEG 12'W 58.29 FT; TH S68 DEG 48'W 130 FT; TH N21 DEG 12'W 50 FT; TH S68 DEG 48'W 224.30 FT TO W LINE; TH S 87.63 FT TO N R/W RD; TH E 371.50 FT TO POB. <b>Comments:</b> Not too shabby at all ! With a little paint, new carpet and some trimwork finished up inside, this one is ready. Roof is newer and has some years left. 2BR/1BA. Open floor plan. Nice useful basement with an extra shower. Home is set up for natural gas, however they took the furnace with them when they left, so you'll need one of those. We noticed a couple or repairs to the foundation walls, but they seem to be stable otherwise. 200A electric service in case you wanted to run the arc welder in the living room. This one is pretty close to being ready to roll. Appears to have been a bank repo</p> <p><b>Summer Tax Due:</b> \$471.90</p>	N 10317 SUNSET VIEW DR BESSEMER	\$5,800.00
2303	<p><b>Parcel ID:</b> 01-37-002-500; <b>Legal Description:</b> SEC. 13 T47N R46W LOT 25 EUREKA PLAT; LOT 25. <b>Comments:</b> 2 story frame construction home in Ramsay, raised onto a block foundation after originally built. Detached two car garage that could be saved with minor effort. It has been partly gutted for rehab, and then they walked away. Older fuel oil furnace , other than that the mechanicals and fixtures are either shot, or missing. Old 60A fused electric service. Roof is missing some shingle but appears that the decking is solid. Exterior could use new siding. Inside they have rearranged the floor plan, including a stairway to the basement immediately (and we mean immediately) inside the door. This one is worth re-doing, but it's a shell at best. <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$522.95</p>	N 10319 VERONA RD RAMSAY	\$10,500.00
2304	<p><b>Parcel ID:</b> 01-52-001-400; <b>Legal Description:</b> SEC. 12 T47N R46W LOT 14 SUPERVISOR'S PLAT #2 LOT 14. <b>Comments:</b> Parcel fronts on an unimproved alley that theoretically runs south from "A" Street, which is now known as Highland Avenue. There may be legal access unless it has been vacated. Probably really only of use to an adjoining property owner. Two sides are 60', the third is 50' <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.70</p>	(Off) Highland Avenue / Alley	\$650.00
2305	<p><b>Parcel ID:</b> 01-56-101-810; <b>Legal Description:</b> SEC. 14 T47N R46W VILLAGE OF ANVIL; LOTS 18 BLK 1. <b>Comments:</b> Amelia Street was platted, but never built. Parcel is 50' x 120' in size. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$19.86</p>	(Unimproved) Amelia Street	\$700.00

2307	<b>Parcel ID:</b> 03-13-000-800; <b>Legal Description:</b> SEC. 32 T48N R46W LOT 8. POWDER VALE. <b>Comments:</b> Powderhorn Mountain is a popular ski community between Ironwood and Bessemer off US-2. Building sites here are nicely wooded and there is a Property Owners Association. Please check on the membership fee structure and deed restrictions before buying. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$127.94	Powdervale Drive	\$1,300.00
2308	<b>Parcel ID:</b> 03-13-001-000; <b>Legal Description:</b> SEC. 32 T48N R46W LOT 10; POWDER VALE <b>Comments:</b> Powderhorn Mountain is a popular ski community between Ironwood and Bessemer off US-2. Building sites here are nicely wooded and there is a Property Owners Association. Please check on the membership fee structure and deed restrictions before buying. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$187.88	E 6442 POWDERVALE DR BESSEMER	\$1,600.00
2311	<b>Parcel ID:</b> 04-31-606-600; <b>Legal Description:</b> SEC. 16 T46N R43W BEG 590 FT E OF SW COR OF SE1/4 OF SW1/4; TH N 140 FT; TH E 60 FT; TH S 140 FT; TH W 60 FT TO POB. A/K/A LOT 29 OF TOOMEY'S UNRECORDED PLAT. 0.02 ACRE <b>Comments:</b> 60' x 140' parcel on Kimberly Road just east of Marenisco. Our maps indicate that there was a structure of some kind here once upon a time. Must have been eons ago, because its pretty thick in there now .... <b>Summer Tax Due:</b> \$29.37	KIMBERLY RD MARENISCO	\$900.00
2312	<b>Parcel ID:</b> 04-55-505-200; <b>Legal Description:</b> SEC. 21 T46N R43W LOT 52 SUP PLAT OF KIMBERLY-CLARK SUB-DIV PRT OF NW-NW <b>Comments:</b> We call ones like this "Dog Houses". Ask us why. This one has a bad roof, the foundation is shifting around to the degree that the doors won't open or close properly, and there is a ton of rot in the sill plates and siding from the ground up. It is full of debris that is stanky and the sliding glass door won't close ... making it a haven for critters and their poo. You really can't tell the condition of this one until you get it emptied out. We would consider it a shell to empty, strip and start over with ... but you'll want to jab a screwdriver into a few spots and see if that is a worthy undertaking. There is also a one car garage that has some potential ... also with a lot of debris inside. On the upside, there IS natural gas here. <b>Summer Tax Due:</b> \$116.17	517 PRESQUE ISLE ST MARENISCO	\$4,000.00
2313	<b>Parcel ID:</b> 06-22-101-610; <b>Legal Description:</b> SEC. 21 T45N R39W PRT OF NE1/4 OF SE1/4; COM AT PT ON S BDY LN OF SUB 200 FT W OF RIGHT OF WAY OF US HWY 45; TH N 483 FT; TH W 200 FT TO POB; TH N 150 FT; TH E 134.37 FT; TH S 150 FT; TH W 134.37 FT TO POB. <b>Comments:</b> This one is in fairly solid condition, tho we expect there is freeze damage to the plumbing. 2BR/2BA. 150' x 134' lot. With a little rehabilitation, this one should be just fine. Will need some carpeting and other resurfacing. Shingle roof seems to be okay ... no leaks seen. Bottle gas forced air heat and 100A electric service. A few holes punched in walls here and there. Nothing too serious. <b>Summer Tax Due:</b> \$495.89	23893 RIFLE RANGE RD WATERSMEET	\$12,750.00
2314	<b>Parcel ID:</b> 06-22-108-000; <b>Legal Description:</b> SEC. 21 T45N R39W PRT OF SE1/4 OF SE1/4; BEG 473 FT W OF SE COR OF SEC 21; TH W 100 FT; TH N 230 FT; TH E 100 FT; TH S 230 FT TO POB <b>Comments:</b> This one has simply just been abused. It can't be 20 years old and it's beaten and needs help. The roof ... especially the back side and soffit ... is rough. Curiously, there is only ONE leak inside ... above the bathroom sink. The basement is damp and moldy. The inside of the home is not in very bad condition by comparison, and could be restored. But you'll need to get a handle on the roof, soffit and mold issues first, including analysis of WHY the mold is happening. It could be foundation sealing failure, or poor grading and drainage at the surface. This one is restorable. But it is far from turn key ready. It will need a good cleaning, demolding, and repair. <b>Additional Disclosures:</b> 32; 5 (see key for full text) <b>Summer Tax Due:</b> \$770.89	23877 WILBUR RD WATERSMEET	\$4,700.00
2315	<b>Parcel ID:</b> 06-40-200-200; <b>Legal Description:</b> SEC. 27 T45N R39W LOTS 1 & 2, BLK 2; ORIGINAL PLAT OF VILLAGE OF WATERSMEET; EXCEPTING EAST 90 FT THERE-OF. <b>Comments:</b> We've sold this one before, and like the bad penny ... it's back ! It's really not a bad little place, EXCEPT that its about ready to fall into the basement. The west and south foundation walls are shot. And one day soon, that corner of the house is going to go boom-boom. It is clearly worth saving. It's well constructed , has a decent roof and a nice floorplan (tho it is stripped to the studs). But it needs to be moved to a new spot, or raised and a new foundation put under it. Also a one car garage here. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$706.75	23943 "C" AVE WATERSMEET	\$12,500.00



2316	<p><b>Parcel ID:</b> 06-42-700-100; <b>Legal Description:</b> SEC. 28 T45N R39W 18A NORTH 50 FT OF BLOCK 18; FIRST ADDITION TO VILLAGE OF WATERSMEET. <b>Comments:</b> Well kept home on a corner lot in Watersmeet. This home is STILL OCCUPIED and will be at the time of sale. This home clearly has been well cared for over time. Steel roof, detached 2 car garage. We did not get the opportunity to look at it up close because of the occupancy, but we suspect this one is in good condition inside as out. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$295.57</p>	4665 FOURTH ST WATERSMEET	\$2,200.00
2317	<p><b>Parcel ID:</b> 51-00-109-000; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 09/19/2014. SEC. 10 T47N R46W S 89 FT OF LOTS 16 &amp; 17, BLK. 6 ORIGINAL PLAT <b>Comments:</b> Construction appears to be wood frame with a pressed tin faux brick siding that was common in the day. Exterior indications are that the electric and HVAC systems have been modernized and upgraded. The stair leading to the upper floor appears to be locked from the inside. We are having some interior photos taken and will update this listing as that information becomes available. This property has been occupied until very recently by a retail rental tenant and is very merchantable space. The upper floor condition and use history is unknown at this time. Stay tuned ! The roof appears to be serviceable, as the main floor ceiling is stain-free to the best of our ability to review it from outside.</p> <p><b>Summer Tax Due:</b> \$2,397.17</p>	221 S SOPHIE ST BESSEMER	\$8,700.00
2318	<p><b>Parcel ID:</b> 51-00-116-100; <b>Legal Description:</b> SEC. 10 T47N R46W S1/2 OF LOT 1, BLK. 14 AND S1/2 OF LOT 2, BLK. 14; ORIGINAL PLAT <b>Comments:</b> Very nice two story home near downtown Bessemer. It appears that this one was tastefully remodeled mid-century and well maintained over time. Hardwood floors worth restoring. 3BR upstairs. It appears that this was a bank repo back about 2014-5 and that it has been sitting since. It was winterized, but we suspect there was freeze damage to plumbing before they arrived, based on the buckled subfloor in the kitchen and laundry areas. No major damage here, but you'll need new flooring in those areas. Has what appears to be a natural gas forced air furnace that isn't horribly old, but the gas meter and service line have both been removed (?!). There are still fuel oil tanks in the basement (too large to remove in one piece). Roof and ceilings good. Modern electric. This one is worth refurbishing. <b>Additional Disclosures:</b> 35 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,022.74</p>	303 S BEECHER ST BESSEMER	\$6,100.00
2319	<p><b>Parcel ID:</b> 51-04-000-800; <b>Legal Description:</b> SEC. 09 T47N R46W LOTS 10 &amp; 11; J. DONNINI ADD. <b>Comments:</b> Cedar shingle sided. Older, sketchy looking roof. There is a leak at the chimney that shows up in the kitchen, but the rest of the house is free of stains or leaks (so far). Two bedrooms and a bath upstairs, and one bedroom down. There is natural gas available here, but this house is still on fuel oil and has a mid-century forced air furnace. 60A fused electrical service. This is a solid place that could easily become functional again. Appears to have been a bank foreclosure before the taxman got it. There is also a two car garage here, but its roached and probably just needs to come down.</p> <p><b>Summer Tax Due:</b> \$510.72</p>	308 W LONGYEAR ST	\$3,500.00
2320	<p><b>Parcel ID:</b> 51-06-002-400; <b>Legal Description:</b> SEC. 16 T47N R46W LOT 9, BLK. 11 HILL ESTATE ADD. <b>Comments:</b> This home is occupied, so we did not a good look at it up close. Mid century frame construction. Roof is older and looking shady. Exterior lacks some maintenance but is not bad. There is some accumulation to manage. Has a small outbuilding to the rear of the lot for storage. <b>Additional Disclosures:</b> 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$424.00</p>	1806 S WOOLSEY ST BESSEMER	\$2,800.00
2321	<p><b>Parcel ID:</b> 51-09-000-500; <b>Legal Description:</b> SEC. 16 T47N R46W MCDONALD ADDITION TO WEST BESSEMER; LOTS 7 &amp; 8, BLK 8. <b>Comments:</b> The outward appearance of this one is that it is vacant. But there are people here .... and a tremendous amount of personal property, "manstuff" and debris. Older mobile has an addition to the side. Sits on a corner lot that sits several feet above the intersection. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$593.92</p>	111 2ND AVE BESSEMER	\$3,700.00

2322	<b>Parcel ID:</b> 51-12-501-000; <b>Legal Description:</b> SEC. 10 T47N R46W WEST BESSEMER; E1/2 OF LOT 14, BLK 1; ALSO S3/4 OF LOTS 15 & 16, BLK 1. <b>Comments:</b> We suspect that this was a neighborhood grocery store or tavern with living quarters above at one time. We suspect that in later years it was converted into a multifamily use. We were unable to get into this building without physically breaking down a door (and not having a way to close it back up, so we didn't. Most of the doors seem to be securely screwed shut from the inside, and breeching the locks didn't seem to get us any entry. There is clearly room here for two large units or simply just use the whole thing as a large house. Bring your own doors. It has been decades (we think) since this has been in use and we've sold it at least once before. Heat is fuel oil. There is natural gas available here .. but never installed. The roof appears to be merchantable and the foundation is as well. Peeking in thru the windows, there is unfinished work in progress and it probably will need all new mechanicals and fixtures. We'd consider this one to be a shell to be rehabbed. <b>Summer Tax Due:</b> \$958.97	508 S MOORE ST BESSEMER	\$5,100.00
2323	<b>Parcel ID:</b> 51-12-501-500; <b>Legal Description:</b> SEC. 10 T47N R46W WEST BESSEMER; S 50 FT OF LOTS 9 & 10, BLK 2. <b>Comments:</b> This home is OCCUPIED and we didn't get a real up-close-and-personal look at it. It appears to have been "let go" for some time and there are visible holes in the roof. We aren't sure whether there is utility service to the home still but are told that someone still lives here. WE would speculate that the condition inside matches the outside. But that's just an educated guess. WYSIWYG. <b>Additional Disclosures:</b> 5; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$456.62	506 S MINE ST BESSEMER	\$4,100.00
2324	<b>Parcel ID:</b> 51-16-000-275; <b>Legal Description:</b> SEC. 14 T47N R46W MAP NO. 15B PRT OF SE1/4 OF NW1/4; COM AT W1/4 COR OF SEC 14; TH N89 DEG 59'47"E 1405.88 FT TO POB; TH N01 DEG 23'30"E 490.02 FT; TH S88 DEG 31'43"E 72.74 FT; TH S01 DEG 23'30"W 488.23 FT; TH S89 DEG 59'47"W 72.77 FT TO POB. 0.83 ACRE M OR L <b>Comments:</b> Older 1.5 story frame construction home at the Anvil Location. Someone has started the rehab process with some new vinyl siding (that they didn't finish) and a newer roof (which they did). Inside, the heavy lifting is done, as it has been stripped down to the studs in most rooms. The concept here is removal of the second floor to introduce high, high cathedral ceilings in the front section of the house, with a loft over what we presume was to be the kitchen (?) for a bedroom sleeping area. This would be a cool plan to follow thru with. It isn't much to look at, but it appears to be generally sound, and like we said ... the worst of the demo work and the roof are done. Just shy of an acre in lot size, with 72 feet on the road and a depth of 488 feet. There is a garage out back that is beyond help and needs to go. There are no mechanicals, power or fixtures here. This is a shell. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$509.60	1807 PALMS RD BESSEMER	\$4,800.00
2325	<b>Parcel ID:</b> 51-17-007-300; <b>Legal Description:</b> SEC. 16 T47N R46W MAP NO. 71 COM 999.68 FT N OF S1/4 COR & 30 FT E OF N/S CEN LN OF SEC 16 TH S 60 FT; TH E 120 FT; TH N 60 FT; TH W 120 FT TO POB; A/K/A LOT 119 OF UNREC PLAT OF REPUBLIC STEEL CORP. <b>Comments:</b> Solid older home south of Bessemer in the Yale Location. This is a cluttered house full of bric-a-brac and "stuff", but underneath all of that we think this one was well cared for and should be in pretty solid shape. Appears to have been vacant since 2014. Newer fuel oil forced air heat. Natural gas is available here at the street. 3BR and a bath upstairs, and another small bedroom on the main floor. Attached one car garage. The roof here looks pretty old, we're surprised we did not see leaks inside. Overall, this is a nice little home waiting for a new owner. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$435.78	1711 BARBER ST BESSEMER	\$3,300.00
2326	<b>Parcel ID:</b> 52-15-380-090; <b>Legal Description:</b> LOT 19 BLOCK 5, AND THE S 10 FT OF THE SUNNYSIDE ADDITION VACATED ALLEY ADJACENT TO LOT 19, BLOCK 5. <b>Comments:</b> The structure on this property is scheduled to be demoed by the City of Ironwood by Aug 15th. This should be considered a vacant lot. <b>Summer Tax Due:</b> \$623.09	150 E SOUTHLAND AVE IRONWOOD	\$4,000.00
2328	<b>Parcel ID:</b> 52-22-132-070; <b>Legal Description:</b> LOTS 20 & 21 BLOCK 8 MEGAN & KOENIG'S ADD <b>Comments:</b> CUTE little bungalow. Appears to have been well maintained, and has some recent updates to roofing, siding and upgraded electrical service. The yard is a bit overgrown. Because this property is occupied, we did not have the opportunity to view it in detail. But it looks like a pretty decent little place that could be put to use with minimal work. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$886.67	216 E MICHIGAN AVE IRONWOOD	\$4,700.00
2329	<b>Parcel ID:</b> 52-22-260-170; <b>Legal Description:</b> LOT 13 BLOCK 2 AYER & LONGYEAR ADD. <b>Comments:</b> Home is currently OCCUPIED. Older rolled asphalt paper over wood siding. Roof is older, but appears merchantable. Because it is occupied, we didn't get a chance to see it in detail or view the interior. There is natural gas available here but we could not see a meter from our drive-by review. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$379.28	134 S MANSFIELD ST IRONWOOD	\$1,400.00

2330	<b>Parcel ID:</b> 52-22-281-050; <b>Legal Description:</b> ALL OF LOTS 8 & 9, BLOCK 6 MANSF. CASE & LONGY. <b>Comments:</b> DOUBLE LOT at the corner of Curry and Sutherland Street in Ironwood. Please review the linked plat for dimensions and layout. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$39.55	114 S CURRY ST IRONWOOD	\$800.00
2331	<b>Parcel ID:</b> 52-22-282-180; <b>Legal Description:</b> LOT 52 ASSESSORS PLAT NO 3 <b>Comments:</b> Large older frame construction home in Ironwood. At one time this was probably a sharp place. Then it suffered the typical mid-century remodeling with wide aluminum siding and replacements doors and windows out of character. Steel roof. Appears to be pretty beat up and has a large tree laying on its rear porch roof. This home is currently OCCUPIED, and to our understanding there are a somewhat large number of people coming and going. They are living there without water service to the best of our information, so it is probably not very sanitary inside. It is not clear if the occupants have any permission from the last owner, or if they just decided to move in. This home appears to be straight and solid, but we suspect it is decor-challenged and probably very very grimy and dirty. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$559.92	717 E AYER ST IRONWOOD	\$4,100.00
2332	<b>Parcel ID:</b> 52-22-330-110; <b>Legal Description:</b> EAST 1/2 OF LOT 17 BLOCK 22 ORIGINAL PLAT <b>Comments:</b> This property was a bar for many years in its prior incarnation. Presently rented to an art glass dealer. In generally solid condition, but rather small. Wasn't open when we were by, but appears to have had excellent maintenance over time. There is likely a living quarters over the storefront on the second level. <b>Summer Tax Due:</b> \$1,635.73	126 E AURORA ST IRONWOOD	\$6,400.00
2333	<b>Parcel ID:</b> 52-22-401-170; <b>Legal Description:</b> WEST 1/2 OF LOT 7 BLOCK 37 ORIGINAL PLAT <b>Comments:</b> This one is probably beyond economic logic to try to restore. The roof here has been leaking for so long that major decay has even set in to the floor joists on the main level. Given the physics of water damage, the upper floor (which we didn't risk trying to get to) is probably even worse. This one may make sense for a neighbor to purchase, but given the market for storefronts in this region (many are available in better shape at attractive prices) this does not make a good speculation target. <b>Additional Disclosures:</b> 22; 5 (see key for full text) <b>Summer Tax Due:</b> \$317.48	213 E MCLEOD AVE IRONWOOD	\$1,900.00
2334	<b>Parcel ID:</b> 52-23-351-300; <b>Legal Description:</b> COM AT SW COR SEC 23-47-47; TH N 00 DEG 57' 21" W 321.75 FT TO POB; TH N 00 DEG 57' 21" W 30.00 FT; TH S 83 DEG 37' 21" E 72.29 FT; TH S 01 DEG 02' 21" E 162.96 FT; TH N 88 DEG 47' 51" W 42.00 FT; TH N 01 DEG 44' 00" E 134.88 FT; TH N 81 DEG 42' 21" W 36.78 FT TO POB ACREAGE <b>Comments:</b> Odd little L-shaped lot. Wraps around Reino Nelsons place on the east and north of his garage. 30 to 42 feet wide. Not a lot you can do with it other than mow it and pay taxes on it. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$28.84	450 E HOUK ST IRONWOOD	\$700.00
2337	<b>Parcel ID:</b> 52-24-304-020; <b>Legal Description:</b> LOT 7 BLOCK 4 VIL. OF JESSIEVILLE <b>Comments:</b> Older cedar shingle sided frame construction in Jessievile. Roof is older and looking shady. There is a good amount of general debris laying around to haul off before you can really get to work on this one. The general structure here seems solid, sturdy and straight, but it is trashy and needs a good cleaning out and scrubbing. It was the victim of a mid-century remodeling that has removed most of the original trim and fabric. replacing it with dropped tile ceilings and other features out of character for the period of the house. The furnace is natural gas forced air and older. Could not get to the electric service because of debris in the basement. There are several open or broken doors and windows that permit critters easy entry. <b>Summer Tax Due:</b> \$367.23	406 BONNIE ST IRONWOOD	\$2,700.00
2338	<b>Parcel ID:</b> 52-24-310-060; <b>Legal Description:</b> LOT 13 BLOCK 20 VIL. OF JESSIEVILLE <b>Comments:</b> Older frame construction 2 story home in Jessievile. Has a newer electric service and some newer windows, doors and siding work that is incomplete. Roof is older and probably will need replacement before long. Because this property is under the control of a third party, were not able to review it in detail. We are told that this property was bought by someone just weeks before the foreclosure was final, and they failed to check the tax delinquency and lost it almost as soon as they bought it. Title searches matter !! <b>Additional Disclosures:</b> 50; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$634.20	216 KENNEDY ST IRONWOOD	\$2,900.00

2339	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 52-26-102-080; <b>Legal Description:</b> ALL OF LOTS 5 &amp; 6 NELSON'S ADDITION BLOCK 2 <b>Comments:</b> Small efficient mid-century home + NICE newer steel building and a HUGE yard ! This sale includes 12 platted city lots on Ironwoods SE side. The home is one bedroom and has low ceilings compared to most. There is a picture window (thermalpane) with the inside pane broken. Roof is older but does not leak. Has natural gas *and* a bottle gas pig. An outbuilding to the rear for your sauna or hobby shop PLUS a beautiful newer steel building. There is still some personal property in the garage. Power service to the garage has been dropped ... not sure why. Lots are very buildable, level and dry. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 52-26-102-090; <b>Legal Description:</b> LOTS 7, &amp; 8 BLOCK 2 NELSON'S ADDITION</p> <p>(3 of 3) <b>Parcel ID:</b> 52-26-102-150; <b>Legal Description:</b> LOTS 9 THRU 16 BLOCK 2 NELSON'S ADDITION  <b>Summer Tax Due:</b> \$1,031.82</p>	<p>529 E PINE ST IRONWOOD;</p> <p>E PINE ST IRONWOOD;</p> <p>511 E PINE ST IRONWOOD</p>	\$4,700.00
2342	<p><b>Parcel ID:</b> 52-26-104-010; <b>Legal Description:</b> LOTS 10 &amp; 11 BLOCK 6 NELSON'S ADDITION <b>Comments:</b> Large city lot. Could be a nice build site or addition to neighboring yard ! See plat map for dimensions.  <b>Summer Tax Due:</b> \$22.07</p>	E OAK ST IRONWOOD	\$750.00
2343	<p><b>Parcel ID:</b> 52-26-107-020; <b>Legal Description:</b> LOTS 12 &amp; 13 BLOCK 9 NELSON'S ADDITION <b>Comments:</b> Double lot on E Birch Street at the dead end. Older one car garage here with a bad roof (blue tarp award winner) and an abandoned vehicle that we do not have title to. NOTE: Sale 2347 is next door and would be a nice addition.  <b>Summer Tax Due:</b> \$33.20</p>	E BIRCH ST IRONWOOD	\$800.00
2344	<p><b>Parcel ID:</b> 52-27-203-130; <b>Legal Description:</b> LOT 8,9 &amp;10 BLOCK 5 NORRIE ADDITION <b>Comments:</b> Updated 2 story home in Ironwood with fresh vinyl siding and a newer rear deck. Strange roofline infers that it's a Biltmore. Roof looks good. Because it was occupied at the time of our visit, we did not have the opportunity to view it up close and personal. Appears to be generally well maintained. <b>Additional Disclosures:</b> 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$932.36</p>	109 E OAK ST ST IRONWOOD	\$4,200.00
2345	<p><b>Parcel ID:</b> 52-27-226-170; <b>Legal Description:</b> LOT 3 BLOCK 3 NORRIE 2ND ADDITION <b>Comments:</b> This is an occupied 2 story home in Ironwood. Stone foundation, newer roof with architectural series shingle, and fresh exterior vinyl siding. <b>Additional Disclosures:</b> 6 (see key for full text)  <b>Summer Tax Due:</b> \$769.32</p>	245 E PINE ST IRONWOOD	\$3,800.00
2346	<p><b>Parcel ID:</b> 52-27-232-020; <b>Legal Description:</b> LOTS 9, 10, &amp; 11 BLOCK 11 NORRIE ADDITION <b>Comments:</b> Triple lot including an updated two story home and a newer construction 2 car detached garage. Large lot with an open corner perfect for a garden. The rear enclosed porch roof is bad, to the degree of decay and minor collapse. There is ceiling damage inside the front door that is plumbing, and not roof related. We think it is more from a long standing plumbing leak that went unrepaired, and not freeze damage. The interior suffered the typical mid-century remodeling (paneling and drop ceilings) but there are semblances of the original trim remaining including a wonderful bannister and rail leading to the second floor. The house is straight and solid but REALLY grubby. The carpet is about as dirty as anything we have seen in a while. There is a small fortune in cans and bottles piled in the back porch. WE could not get to the basement to look at mechanicals due to the stairwell being used as a garbage dumpster. Some damage to the vinyl siding from the bbq grill being used next to the house. One of the closets upstairs appears to have used as a grow room. Garage has power and is solid and fairly empty. This house is worth restoring.  <b>Summer Tax Due:</b> \$872.82</p>	208 E ASH ST IRONWOOD	\$3,800.00

2347	<p><b>Parcel ID:</b> 52-27-233-110; <b>Legal Description:</b> PART OF S 1/2 OF NE 1/4 OF NE 1/4 OF SEC 27 47-47 BEG AT A PT ON THE E LINE OF SUB-DIV 31 FT S OF THE NE COR THEREOF TH W ALONG S LINE OF TAMARACK ST 55 FT TH S PARALLEL TO E LINE OF SUB-DIV 268.5 FT E 55 FT TO E LINE OF SUB-DIV TH N 268.5 FT TO PT OF BEG ACREAGE</p> <p><b>Comments:</b> Home is on a 55' wide lot that runs 268.5' feet deep to the south. That's a nice big city lot ! House is straight and solid, but grubby. Appears that it was being used as a "grow" house by the last user. At some point the foundation here had some surgery done and it was repaired with what appears to be proper workmanship and materials along the east and southeast walls. The roof is older, but not leaking (yet). One bedroom + a "walk-thru" bedroom and a bath upstairs, and what probably *was* a bathroom downstairs that was servicing as watering service for the grow room ... which was probably another bedroom. Basement is damp and dirt floored. Abandoned car in back yard. There is natural gas at the street here, but this one is still running on fuel oil. SEE SALE 2343 - NEXT DOOR.</p> <p><b>Summer Tax Due:</b> \$751.12</p>	441 E TAMARACK ST IRONWOOD	\$1,100.00
2349	<p><b>Parcel ID:</b> 53-01-101-800; <b>Legal Description:</b> SEC. 09 T47N R45W ASSESSOR'S PLAT OF SUNDAY LAKE MINE; LOT 19. <b>Comments:</b> Fresh, clean and efficiwnt are adjectives we'd use here. Newly rehabbed 2 BR 1 BA home in Wakefield. Basement with newer natural gas furnace under the rear/kitchen portion of the home only. Minor roof leak(s) around the chimney and/or along the west side. We can't imagine the rehab here is more than 15 or 20 years old. 100A electric service, vinyl siding. Sunday Lake area NE of Wakefield.</p> <p><b>Summer Tax Due:</b> \$461.65</p>	107 HOOK ST WAKEFIELD	\$2,700.00
2350	<p><b>Parcel ID:</b> 53-03-506-800; <b>Legal Description:</b> SEC. 09 T47N R45W CONLEY ADDITION; ASSESSOR'S PLAT NO. 1 LOTS 6 &amp; 7; BLOCK 12. <b>Comments:</b> Overgrown and left alone for a few years now. It lost part of its roof during a tornado, and has been collecting water ever since. Front and back porch are both in tough condition. Power company has cut off the service entrance. On the bright side, it appears to still be square and sturdy, and there appears to be a modern furnace. We'd consider this a shell to strip and rehab. There are some items parked behind here (truck, trailer, plow) that are NOT on this property but belong to a neighbor. The interior is generally merchantable, but could use a resurfacing. Kitchen and bath are old. <b>Additional Disclosures:</b> 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$681.61</p>	1502 ANDERSON AVE WAKEFIELD	\$3,000.00
2352	<p><b>Parcel ID:</b> 53-05-501-600; <b>Legal Description:</b> SEC. 16 T47N R45W ONELLA ADDITION; ASSESSOR'S PLAT NO. 5; LOT 11, BLOCK 2. <b>Comments:</b> Vacant lot with municipal services and natural gas in Wakefield. See link to plat map for lot size and configuration.</p> <p><b>Summer Tax Due:</b> \$30.89</p>	BEDELL AVE WAKEFIELD	\$800.00
2353	<p><b>Parcel ID:</b> 53-06-500-100; <b>Legal Description:</b> SEC. 17 T47N R45W ALQUIST ADDITION; ASSESSOR'S PLAT NO. 7 LOTS 1 &amp; 2; BLOCK 1 <b>Comments:</b> Two adjacent lots in the Alquist Addition. On Old US-2. Power at the road. See the link to the plat for dimensions and configuration.</p> <p><b>Summer Tax Due:</b> \$17.86</p>	W OLD US HWY 2 WAKEFIELD	\$700.00

# Houghton

Lot #	Lot Information	Address	Min. Bid
2500	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 001-300-019-00; <b>Legal Description:</b> LOT 19 ASSESSOR'S PLAT OF "E" LOCATION AND SEEBERVILLE <b>Comments:</b> Two adjacent parcels in Seeberville. Includes a tidy little 1.5 story house and detached garage. There is a private bedroom and two "walk-thru" bedrooms on the upper floor. The roof here looks sketchy, and while isn't doesn't appear to leak now ... "it's gonna". The siding is weatherchecked and could use a freshen-up too. Garage is serviceable and will last for years with a new roof also. Small efficient and in pretty straight and solid condition. Could be a great single or couples pad in Seeberville. Vacant 2-3 years. There is natural gas here at the street, but it doesn't appear this one was ever hooked to it. Appears to still be operating on "Ol' stinky" (fuel oil).</p> <p>(2 of 2) <b>Parcel ID:</b> 001-300-020-00; <b>Legal Description:</b> LOT 20 ASSESSOR'S PLAT OF "E" LOCATION AND SEEBERVILLE  <b>Summer Tax Due:</b> \$133.82</p>	<p>15550 SECOND ST SEEBERVILLE;</p> <p>15550 SECOND ST SEEBERVILLE</p>	\$3,100.00
2502	<p><b>Parcel ID:</b> 001-300-048-00; <b>Legal Description:</b> LOT 48 ASSESSOR'S PLAT OF "E" LOCATION AND SEEBERVILLE <b>Comments:</b> Older two story wood frame construction in Seeberville (Painesdale). This property appears to still be OCCUPIED as of the time of our visit in late June, so we didn't get a solid look at it. Needs a fresh coat of paint, and we assume the inside looks a lot like the outside and could use updating as well. It is likely that the occupant of this property also is in possession of the steel building to the rear (not part of what we are selling). There is natural gas here, but we did not see a meter on the house. <b>Additional Disclosures:</b> 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$388.94</p>	42681 HUBBARD AVE SEEBERVILLE	\$4,900.00
2503	<p><b>Parcel ID:</b> 001-400-111-00; <b>Legal Description:</b> N 1/2 OF LOT 111 ASSESSOR'S PLAT OF TRIMOUNTAIN LOT 111 OF TRIMOUNTAIN EXCEPT A PART OF SAID LOT 111 DESC AS FOLLOWS: COM AT THE SW CORNER OF LOT 111; TH RUN NORTH 70 DEG 53' 22" E 73.57'; TH RUN NORTH 26 DEG 15' 23" W 97.42'; TH RUN NORTH 05 DEG 59' 14" W 97.45'; TH RUN SOUTH 70 DEG 00' 00" W TO A POINT LOCATED ON THE WEST BOUNDARY LINE OF SAID LOT; THE RUN S 18 DEG 48" 11" E 192' TO THE POB . <b>Comments:</b> About 1/3 of an acre on Sixth Avenue in Trimountain. Well kept homes surround this. Dry, level, open lands. Would make a nice homesite, garage parcel or garden plot. The topography here suggests that there may have been a home with a basement here that was removed, as there is a slight squarish indentation in the center of the parcel.  <b>Summer Tax Due:</b> \$210.74</p>	SIXTH AVE TRIMOUNTAIN	\$1,800.00
2504	<p><b>Parcel ID:</b> 001-400-115-00; <b>Legal Description:</b> LOT 115 ASSESSOR'S PLAT OF TRIMOUNTAIN <b>Comments:</b> Well maintained roofover mobile in Trimountain. Because the property is occupied, we were not able to study it in detail, but it appears to be in merchantable condition. Natural gas an municipal water supply here. <b>Additional Disclosures:</b> 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$328.92</p>	15860 THIRD ST TRIMOUNTAIN	\$2,300.00
2505	<p><b>Parcel ID:</b> 001-700-068-50; <b>Legal Description:</b> N 200.59' OF LOT 68 ASSESSOR'S PLAT OF ATLANTIC MINE NO. 1 <b>Comments:</b> This is an older mobile with a roofover and attached garage. From the roadside it looks a little sketchy and is overgrown. However the inside shows that it has had a good amount of updating and is actually is pretty nice shape. Two bedrooms and two baths. Updated kitchen. Fresh paint. There is a good amount of personal property here that still belongs to the former owner and we are not including that in the sale. Parcel is a 1/2 acre corner lot. <b>Additional Disclosures:</b> 21 (see key for full text)  <b>Summer Tax Due:</b> \$741.94</p>	46803 NAUMKEG ST ATLANTIC MINE	\$4,100.00
2506	<p><b>Parcel ID:</b> 001-700-124-00; <b>Legal Description:</b> W'LY PRT OF LOT 124; COM @ NW COR OF LOT 124; TH S 87 DEG 0' 37" E 100' TO THE POB; TH SW'LY TO A POINT ON THE S LN OF SD LOT BEING S 75 DEG 17' 40" E 100' FROM SW COR OF SD LOT 124; TH S 75 DEG 17' 40" E 100' TO SW COR OF LOT 124; TH NW'LY TO A POINT ON THE NORTH LINE OF LOT 124 WHICH IS S 87 DEG 00; 37 E 200' FROM THE NW CORNER OF LOT 124; TH N 87 DEG 00' 37' W 100' TO POB. ASSESSORS PLAT OF ATLANTIC MINE NO 2 <b>Comments:</b> Two older mobile homes in pretty tough conditio near Atlantic Mine. Located just west of the Lutheran Church parking lot. They were still occupied at the time of our visit, and we did not get a real good look at them .... but they're both pretty trashy and in poor condition. The value here is in the land and improvements. <b>Additional Disclosures:</b> 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$106.68</p>	17341 ATLANTIC AVE & 17363 ATLANTIC MINE	\$7,600.00

2507	<p><b>Parcel ID:</b> 002-300-039-00; <b>Legal Description:</b> LOT 39 PLAT OF CALUMET AVENUE ESTATES SURFACE ONLY. <b>Comments:</b> Judging from the roof and exterior, we expected this one to be in tough shape, but it is surprisingly clean with the exception of the kitchen addition on the rear. The roof is sketchy and needs replacement immediately. And while you're at it, the eaves need some fresh wood and paint too. The two story portion of the home has minimal localized leaks along the outer side walls. Otherwise it's very merchantable, though it is a bit dated as dÃ¢Â©cor goes. The rear kitchen addition has a serious leak and there is decay and some collapse to repair. Older forced air gas heat, (we think) ... there is a natural gas pipe coming out of the basement, but no incoming service line that we can see. With some work we really think this one has potential to serve many more years. The electric and plumbing here are both ancient. Knob and tube electric is still connected. The front garage is still serviceable, but the rear one is roached and needs to come down. All in all, this is a worthy project.</p> <p><b>Summer Tax Due:</b> \$569.18</p>	57310 CALUMET AVE CALUMET	\$2,300.00
2508	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 002-380-016-00; <b>Legal Description:</b> LOT 16 NEWTOWN LOCATION PLAT. <b>Comments:</b> Small, efficient home, perfect for a single person or couple. ... with an extra garage that is GREAT ! One story frame construction home with an attached one car garage. Needs a new roof ASAP. It's not leaking yet ... but it's gonna ! Soffits and siding need some attention as well. The house is modern and solid as a rock. Needs a cleaning and freshening up. Electric baseboard heat, 2 BR / 1 BA. One car attached garage is presently full of stanky garbage. There is a stellar 2 car garage on the other lot, that is newer than the home. Newer roof and vinyl siding. Lots of room for all the toys here. There is natural gas in the area if you want to convert heating sources. There is still personal property here that is being moved out for the former owners heirs. Appears that this was occupied as recently as 2017. A little clean up and this one should be ready to go !</p> <p><b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 002-380-017-00; <b>Legal Description:</b> LOT 17 NEWTOWN LOCATION PLAT.</p> <p><b>Summer Tax Due:</b> \$1,404.94</p>	<p>25664 OLD DAM ST CALUMET;</p> <p>25664 OLD DAM ST CALUMET</p>	\$6,100.00

2510	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 003-129-017-00; <b>Legal Description:</b> SEC 29 T54N R33W PART OF GOV'T LOT 2 BEING THE N 125' OF S 275' OF THAT PART LYING W OF THE HWY EXCEPT DESC CH3-29-14A (BENEDICT). 4.87 A. <b>Comments:</b> This is a great property in a highly desirable resort/vacation area ! The property here consists of three parcels, with 275' frontage on the west side of US 41 just north of Chassell ... and running about 1825' to the west. That's roughly 11.6 acres by our calculations. There is a great mid-century ranch style home here, which we presume to be a cabin from an earlier period with an addition. It is vinyl sided and has a steel roof, both of which are in merchantable condition. The home has 2 bedrooms and a bath, and is slab on grade with a crawlspace under the original cabin area. Electric service is an older 60A fusebox. Heat is hot water, natural gas boiler. To our knowledge this property was heated and occupied through spring 2018. The interior features period touches such as cedar closets and a turquoise ceramic tiled kitchen. It could use some freshening of flooring and a little paint, but there isn't much here that is in need of immediate attention as far as we can tell. Hardwood (oak) floors. Woodburning fireplace set up with heat-a-lator channels. There are several other buildings here, including a 2 car detached garage with mother-in-law apartment (the steps to the upper level are in poor condition) ... an "A-frame" garage ... and 2 oooooold cabins down the hill at the roadfront. The south/left roadfront cabin is roached. The roof joists themselves are rotten to the point of failure. The north/right cabin is dirty and stinky, but structurally worth salvaging. We did investigate back into the property behind the main house where a road runs into the woods. A creek crosses the property and effectively makes the road difficult to access by vehicle. We did not believe there to be any "accumulations" or other improvements back there, so we assume it to be just wooded property. USGS maps indicate that it is all uplands and not marsh or swamp. They also indicate that the elevation of the property RISES almost 100 feet from the main house to the back end of the parcel, so we assume that it is at least as "dry" as it is at the front. NOTE: The paved driveway to this parcel washed out during a recent rainstorm. Proceed at your own risk. <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 3) <b>Parcel ID:</b> 003-129-018-00; <b>Legal Description:</b> SEC 29 T54N R33W PART OF GOV'T LOT 2, SEC 29-54-33 D/F FROM THE 1/4 POST BETWEEN SEC'S 29 &amp; 30 PROCEED ALONG C/L OF SEC 29, 1314.1', TH N 0 DEG 6' 30" W ALONG SUBDIV LINE 275', TH N 88 DEG 33' E 1813.9' TO R/W OF STATE HWY POB, TH S 2 DEG 36' W ALONG R/W OF SAID HWY 89.91', TH S 88 DEG 15' W 84.08', TH N 7 DEG 59' 30" W 23.38', TH S 88 DEG 33' W 43.07', TH N 2 DEG 36'E 67.07' TH N 88 DEG 33' E 131.41' TO POB. .33 A.</p> <p>(3 of 3) <b>Parcel ID:</b> 003-129-019-00; <b>Legal Description:</b> SEC 29 T54N R33W PART OF GOV'T LOT 2 BEING S 150' OF THAT PART LYING W OF HWY. 6.40 A. <b>Summer Tax Due:</b> \$1,481.69</p>	<p>43553 US HWY 41 CHASSELL;</p> <p>43559 US HIGHWAY 41 CHASSELL;</p> <p>43527 US HIGHWAY 41 CHASSELL</p>	\$9,200.00
2513	<p><b>Parcel ID:</b> 004-300-013-00; <b>Legal Description:</b> LOTS 13 &amp; 14, LESS HWY R/W FROM LOT 13 VILLAGE OF KENTON. <b>Comments:</b> Old frame house that is in the final death throes before collapse. Another few snow loads and she'll be down. Corner lot, just a hop skip and jump from downtown Kenton. <b>Additional Disclosures:</b> 36; 33 (see key for full text) <b>Summer Tax Due:</b> \$106.78</p>	4862 CONKLIN ST KENTON	\$1,400.00
2514	<p><b>Parcel ID:</b> 004-343-001-00; <b>Legal Description:</b> LOTS 1, 2, 3, 10, 11 &amp; 12 BLK 13 GUNLEK A BERGLAND'S FIRST ADD TO HILL CREEK. <b>Comments:</b> This is a 1.5 story home just north of Sidnaw on the Mill Town Road. The decor is a little dated, but its very solid and will not take much work to make livable. Three bedrooms and a bath on the main floor. The upper level is half finished and the other (south) half is unfinished storage with potential for more living space. The steel roof looks shady, but does not leak. Cut stone foundation. Oil forced air heat. Shallow well. There is a one car detached garage that is in restorable condition. Large corner parcel that consists of 6 platted lots. Was occupied through the spring of 2018 to our knowledge. <b>Summer Tax Due:</b> \$969.83</p>	6127 MILL TOWN RD SIDNAW	\$4,900.00
2515	<p><b>Parcel ID:</b> 004-356-001-00; <b>Legal Description:</b> LOT 1 BLK 26 GUNLEK A BERGLAND'S FIRST ADD TO HILL CREEK. <b>Comments:</b> Older 1.5 story frame home in Sidnaw. With some cleanup, this could be a functional lace again. The roof over the kitchen is newer, the one on the upper floor is older and looks seedy, and one over the back shed is GONE. It is decked but has not even tar paper/felt on it but miraculously does not appear to be wet even after the recent weather. Two bedrooms up and one down. The first job here will be to get rid of the accumulation that prevents you from really getting a good look. Then clean, resurface and go ! This house was occupied until spring 2018, so we don't anticipate any freeze damage to plumbing. Bottle gas, space heat. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$219.86</p>	13170 HIGHWAY M28 SIDNAW	\$1,900.00



2516	<p><b>Parcel ID:</b> 006-202-011-05; <b>Legal Description:</b> LOTS 12, 13 &amp; 14 BLK 2 PLAT OF CONCORD CITY. EXC : A POR OF LOT 12 IN BLK 2 OF TH PLAT OF CONCORD CITY D/F: BEG @ TH NE COR OF LOT 12 IN BLK 2 OF SD PLAT, GO W 25' ALNG TH N LN OF SD LOT 12; TH S 50' TO TH S BNDRY OF SD LOT 12 IN A LN PAR TO TH E BNDRY THEREOF; TH E 25' ALNG TH S BNDRY OF SD LOT 12 TO TH SE COR ; TH N 50' ALNG TH E BNDRY OF LOT 12 TO TH NE COR THEREOF &amp; POB. SPLIT ON 01/31/2007 FROM 006-202-011-00; <b>Comments:</b> Home is grubby and trash strewn, but its generally straight and solid and worth a re-do. Roof is older and in its last few years, but we saw no leaks evident at this time. More than anything this one just needs all the junk removed, a good cleaning and some resurfacing and decor. We suspect that the mechanicals here need some looking at too. Wood heat may be the only operable heat source here. House is set up for propane, but there is no tank around. The pump is probably also in need of review or replacement. The plumbing here froze a couple winters ago and was never adequately repaired. Basement has exterior entrance and is missing its doors .... and there is a little water down there ... not deep, but frog farm capable. Garage could be saved, but is also junky and needs attention overall.</p> <p><b>Summer Tax Due:</b> \$180.36</p>	50508 FOURTH ST HANCOCK	\$6,200.00
2517	<p><b>Parcel ID:</b> 007-136-010-00; <b>Legal Description:</b> SEC 36 T56N R34W S 208' OF NE 1/4 OF SW 1/4. 6.30 A. <b>Comments:</b> Rustic cabin ... a one roomer ... on 6.2 acres not far from the Boston Location. This property is STILL OCCUPIED and under the possession of the former owner. We did not get a good look at it, but it seems to be rustic and fairly modern, albeit spartan. Parcel fronts 200' on Pontiac Road and runs about 660' feet deep. Rear portion of the property is crossed by Lily Creek. Could be a nice little getaway with some upgrades.</p> <p><b>Additional Disclosures:</b> 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$97.02</p>	54277 PONTIAC RD CALUMET	\$2,000.00
2518	<p><b>Parcel ID:</b> 008-073-030-00; <b>Legal Description:</b> SEC 23 T49N R36W A PARCEL OF LAND IN THE N 1/2 OF SEC 23 T49N R36W D/F, COM AT SW COR OF N 1/2 OF SEC 23, TH E'LY 2640' ALONG S LINE OF N 1/2 OF SEC 23, TH N'LY 170' TO POB, TH CONT N'LY 340', TH E'LY 1300', TH S'LY 340', TH W'LY 1300' TO POB TRACT #294. 10.15 A. <b>Comments:</b> Silver River Reserve is a community of recreational acreage parcels that encompasses thousands of acres in southern Houghton County. Get there from Federal Hwy 16 from the west and then taking Laird Road to Red Road and then south. Other ways to get there can be very slow and rough. WE were not able to get to this parcel in late June because the bridge on Yellow Road was washed out from recent storms at N 46.64907, W 88.76505. But we do know that the parcel is generally level and has a small pond on it. 10.15 acres. Private roads. Please see the association website (linked) for more information. This is remote, primitive land. <b>Additional Disclosures:</b> 43 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$135.41</p>	YELLOW RD NISULA	\$1,700.00
2519	<p><b>Parcel ID:</b> 008-209-008-00; <b>Legal Description:</b> SEC 9 T50N R36W SE 1/4 OF SE 1/4. 40 A. <b>Comments:</b> 3 seasonal ponds ... and no way to get to them. 40 acres of rolling wooded land that is a part of the Greenier Creek watershed. Located off Newberry Road ... but no access by improved or public road. 1320' feet x 1320' feet in size. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$201.35</p>	(Off) Newberry Road	\$1,700.00
2520	<p><b>Parcel ID:</b> 009-280-029-00; <b>Legal Description:</b> LOT 29 OSCEOLA PLAT (SURFACE ONLY). <b>Comments:</b> House is shrouded in overgrown brush, and appears to not have been regularly occupied in maybe as long as 25 years. Still has a rotary dial phone on the wall in the kitchen. Roof is older, but does not leak. The piping to and from the boiler is missing ... not sure if they recycled the metal or if it was intentional to make the property less habitable. We did notice that the place was barricaded like a fort and quite difficult to access. Also BEWARE the basement stairs were intentionally cut (every other tread) so that if you're headed down them in the dark, you're going to get to the bottom in a hurry. Danger Will Robinson ! The home was modernized mid-century and is still tasteful and clean, even if a bit dated. It screams "Grandmas house". There is a two car attached garage as an outbuilding that needs some work but could conceivably become a small studio or work space. Overall this one is straight and solid. Need to be defoliated and cleaned ... and the stairway repaired ... and new doors ... south of Calumet in the Osceola Location.</p> <p><b>Summer Tax Due:</b> \$176.44</p>	55747 COUNTY RD CALUMET	\$3,000.00

2521	<b>Parcel ID:</b> 009-290-011-00; <b>Legal Description:</b> LOT 11 ASSESSOR'S PLAT OF TAMARACK MINE LOCATION. <b>Comments:</b> Exterior of the home is weatherchecked and could use a refresh. Structurally, this house is pretty straight and solid. It mostly lacks finish and aesthetics. It needs a new roof. The one on it looks like the whole inside should be soaked, but it is actually only leaking (really badly btw) in one spot in the kitchen. A new roof, siding and interior resurfacing and this one could serve many more years of use. Some hardwood floors here worth refinishing. Couldn't get to the basement because of piled garbage, but we assume the mechanicals are all older and will need review. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$76.96	25213 MAPLE ST CALUMET	\$1,800.00
2522	<b>Parcel ID:</b> 010-028-013-00; <b>Legal Description:</b> SEC 28 T52N R34W PART OF N 1/2 OF NW 1/4 OF SW 1/4 D/F, COM AT W 1/4 POST OF SEC 28, TH S ALONG W SIDE OF SEC 86', TH E 150', TH N 86', TH W 150 FT TO POB. .26 A. <b>Comments:</b> This was the Elo Corners IGA store in an earlier life. It appears to have been boarded over and used for storage now for decades. The building has a modern electrical service and is actually in better physical condition than you'd guess at first appearance. There is probably a decent classic storefront behind the lumber on the front, and it has potential for restoration if you have a use for a storefront in Elo. There is a second floor storekeepers quarters area above the retail space, and a side lean-to garage space. It all needs resurfacing and a general mechanical rehabilitation. Can't be certain about the roof condition, but its not horrid. Corner lot is 86' feet along the Tapiola Road, and 150' along Evergreen Road. <b>Summer Tax Due:</b> \$109.57	31490 TAPIOLA RD PELKIE	\$2,400.00
2525	<b>Parcel ID:</b> 010-532-001-00; <b>Legal Description:</b> LOTS 1 TO 3 INCL BLK C SUPERIOR CITY SURFACE RIGHTS ONLY. <b>Comments:</b> We could not access this parcel. The three roads we found in to it were all physically blocked. It probably has gold buried on it. 3 platted lots. SURFACE RIGHTS ONLY. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$26.12	Unkown road access	\$900.00
2526	<b>Parcel ID:</b> 012-056-182-00; <b>Legal Description:</b> LOT 82 ASSESSOR'S PLAT OF STAMP MILL WEST <b>Comments:</b> Older 1.5 story frame construction in Lake Linden. Newer electrical service. The interior is pretty well gutted and its not habitable at present. No kitchen or bath fixtures. It's all pretty torn up. A new stairway to the second floor is in place, but it's steep and not to code. There is some debris to deal with. Steel roof is okay at present but shows some dings and dents. We'd consider this one a shell. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$264.28	486 SAW STREET LAKE LINDEN	\$2,500.00
2527	<b>Parcel ID:</b> 013-750-003-00; <b>Legal Description:</b> . LOT 3 ASSESSOR'S PLAT OF BEACON VIEW <b>Comments:</b> We could not get to this property at the time of our inspection in late June because of washed out roads. The building here is in poor condition and open to the elements. The value is in the land and location. This is walking distance to Lake Superior. Parcel is irregular in shape and about 1/2 acre in size. <b>Additional Disclosures:</b> 22 (see key for full text) <b>Summer Tax Due:</b> \$55.67	8857 BEACON VIEW RD ATLANTIC MINE	\$1,500.00
2528	<b>Parcel ID:</b> 014-553-003-00; <b>Legal Description:</b> LOT 3 BLK 3 VILLAGE OF MELLONSVILLE. <b>Comments:</b> This one is a little difficult to find because of the topography. Streets here abruptly end at drop off and sheer hillsides. And then you *do* find it, you'll find it really only has use to one adjoining property owner at 26698 W 9th. The only road frontage here is at F Avenue. From there the lot is about 30 feet below road grade. Too steep to even walk from the street to the center of the lot. The only "road grade" access is landlocked below the hill. Not of much use to most buyers. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$43.97	F Avenue - Hubbell	\$1,000.00
2529	<b>Parcel ID:</b> 014-659-001-00; <b>Legal Description:</b> LOTS 1 TO 12 INCL BLK 9 VILLAGE OF ARCADIA. <b>Comments:</b> Parcel is difficult to access, as many of the mapped roads here are unimproved and/or swampy. Parcel is 1.58 acres in size <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$101.47	Lower Mills Point Rd - Center Street	\$1,200.00

2531	<p><b>Parcel ID:</b> 042-118-006-00; <b>Legal Description:</b> LOTS 6 &amp; 7 OF BLK 18 SECOND ADDITION TO VILLAGE OF COPPER CITY <b>Comments:</b> This one doesn't appear to be maybe 20 years old. But the roof has pretty much gone to pot. Curiously, that's not leaking inside, but she's got other problems. The sump pump was turned off when the property was foreclosed by a lender, and now the basement is about 3 feet deep with stagnant groundwater. That, in concert with being locked up and sitting there = MOLD. Lots of mold. It'll need a strip down to studs, sealing and resurfacing. Structurally it's solid, but wet, wet, wet and stanky. This one is worth putting back together, but it's going to need a thorough dry out, strip and cleaning/sealing. There was a garage here that has been removed (alien abduction ?). Corner DOUBLE lot in Copper City. <b>Additional Disclosures:</b> 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$878.97</p>	113 CRAWFORD ST COPPER CITY	\$4,000.00
2532	<p><b>Parcel ID:</b> 043-169-001-00; <b>Legal Description:</b> LOTS 1 &amp; 2 BLK 9 HITCHCOCKS &amp; GUILBAULTS ADD TO TORCH LAKE CITY. <b>Comments:</b> Modernized retail building in downtown Lake Linden that has been converted to multifamily use. Upgraded mechanicals (one heat source, zoned hot water) . One unit here has been involved in a fire and is boarded so we could not inspect the degree of damage. However the unit above it is minimally disrupted (some inspection holes cut in walls to look for hot spots) but otherwise the 4 units that we looked at appeared to be entirely merchantable. Electric all separately metered. Roof roof leans. Some vinyl siding will need to be repaired. <b>Additional Disclosures:</b> 46; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$3,316.68</p>	502 Calumet Street - Lake Linden	\$17,500.00
2533	<p><b>Parcel ID:</b> 044-104-001-00; <b>Legal Description:</b> W 52' LOTS 1 &amp; 2 BLK 4 VILL OF LAURIUM SURFACE ONLY. <b>Comments:</b> Looks like the snow load got part of this one. What's left may be worth salvaging though ! The center shop section here collapsed, but the *three* story building at the rear has much potential if you clean away the front end. You'll also need to deal with a couple hundred TIRES that are all over (and we mean everywhere ... even the third floor has tires in it !) You'll probably need to put in a new electric service and HVAC, but this may be worth salvaging if you're looking for shop space with useable area over the top. Check with the local code officials and see what they can tell you and whether your plans would pass muster. <b>Additional Disclosures:</b> 22 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,263.89</p>	61 FIRST ST LAURIUM	\$6,200.00
2534	<p><b>Parcel ID:</b> 044-104-005-00; <b>Legal Description:</b> LOT 5 BLK 4 VILL OF LAURIUM SURFACE ONLY. <b>Comments:</b> This one is beyond reasonable repair. Need any sandstone and bricks ? <b>Additional Disclosures:</b> 22; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$217.62</p>	116 OSCEOLA ST LAURIUM	\$1,800.00
2535	<p><b>Parcel ID:</b> 044-132-014-00; <b>Legal Description:</b> LOT 14 BLK 32 FOURTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> This one is deceiving from the exterior. The roof looks horrid (well ... it IS horrid) and it's grown over and looks very abandoned. (That's not untrue either). But once inside this structure, it's actually pretty well preserved. It was built as a symmetrical duplex, with each side having 2 bedrooms plus a "walk-thru_ room and bath up, and living, dining and kitchen down. There is a walk-up third floor/attic that is shared space. The mechanicals here are older, and the place definitely needed a roof like yesterday (you can see daylight through the roof from inside the attic, but the damage inside really has only been to a localized area in the left/south unit (see photos). This one is worthy of redoing. And we're sure the neighbors would appreciate not having to pick roof shingle up out of their yard anymore ...</p> <p><b>Summer Tax Due:</b> \$990.29</p>	153 WILLOW AVE LAURIUM	\$4,400.00
2536	<p><b>Parcel ID:</b> 044-133-004-00; <b>Legal Description:</b> LOT 4 &amp; 5 BLK 33 FOURTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> Home was occupied at the time of our inspection in late June, so we did not have the opportunity to look at it up close. But it's real obvious from a drive-by that the roof on the rear end is in very poor condition, and we assume this has transmitted itself to the interior. Typical two story cedar shingled frame construction. <b>Additional Disclosures:</b> 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$941.76</p>	118 WILLOW AVE LAURIUM	\$5,100.00
2537	<p><b>Parcel ID:</b> 044-134-006-00; <b>Legal Description:</b> LOT 6 BLK 34 FIFTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> This one needs a little paint, but it has been fairly well maintained over time and the original fabric (trim and touches) remain mostly intact and unmolested. Could use a nicer kitchen, but it's very functional, even if spartan. There is lots of room for a new one. Two bedrooms plus a walk-thru and a bath upstairs. They've added a new rear stair that doubles as basement access. Ancient 60A electric service and mid century forced air furnace.</p> <p><b>Summer Tax Due:</b> \$757.10</p>	122 TAMARACK ST LAURIUM	\$4,200.00

2539	<b>Parcel ID:</b> 045-106-013-00; <b>Legal Description:</b> LOT 13 BLK 6 TOWN OF SOUTH RANGE. <b>Comments:</b> This is a fenced part of the yard of a neighboring home. They decided not to pay the taxes on this part of the property .... so now it's a free agent. Build ... garden ... private clubhouse or tree fort (bring your own tree). Corner lot. Open, dry and level. <b>Additional Disclosures:</b> 44 (see key for full text) <b>Summer Tax Due:</b> \$53.36	59 FIRST ST SOUTH RANGE	\$1,800.00
2541	<b>Parcel ID:</b> 043-243-009-00; <b>Legal Description:</b> LOT 9 BLK 3 ROBERT PICHES ADD TO TORCH LAKE CITY. <b>Comments:</b> We were unable to visit this property at the time of inspections. <b>Additional Disclosures:</b> 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,069.56	78 CHAGNON ST LAKE LINDEN	\$4,700.00

# Iron

Lot #	Lot Information	Address	Min. Bid
2806	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 002-080-059-00; <b>Legal Description:</b> SEC 30 T43N R32W PAR DES AS COM 33' S OF NW COR ON W BDY LN OF SD NE 1/4 OF SW 1/4, TH E 208', TH S 208', TH W 208', TH N 208' TO POB. 1 A. <b>Comments:</b> We have two adjacent parcels that we are offering as a single sale to insure access. There is public road access on Forest Ave, via the smaller of the two parcels. The second parcel is large that runs south of the first. he lands here are nicely wooded with many younger maples. Excellent subdivision or development potential here ... right on the outskirts of Crystal Falls !! This sale includes two tax parcels.</p> <p>(2 of 2) <b>Parcel ID:</b> 002-080-060-50; <b>Legal Description:</b> SEC 30 T43N R32W PAR IN NE 1/4 OF SW 1/4 BEG AT PT ON W BDY 241' S OF NW COR, TH S ON W LN 1079' M/L, TH E ON S LN 383', TH N 787' M/L, TH W 175', TH N 292', TH W 208' TO POB.  <b>Summer Tax Due:</b> \$122.82</p>	Tobin-Alpha Road;  VACANT LAND	\$1,400.00
2808	<p><b>Parcel ID:</b> 002-440-003-00; <b>Legal Description:</b> SEC 30 T43N R32W PLAT OF HOLMES LOT 3 <b>Comments:</b> There used to be a house here, now there isn't !! We are pleased to offer this level, open buildable site for your new home ... or an expanded yard if you're a neighbor ! Parcel fronts 100' on the north side of Robert Street, and runs 130' deep. Level, dry lands with natural gas and municipal water !  <b>Summer Tax Due:</b> \$77.94</p>	107 ROBERT ST TOBIN CRYSTAL FALLS	\$1,800.00
2809	<p><b>Parcel ID:</b> 003-008-007-00; <b>Legal Description:</b> SEC 8 T44N R33W LOT 1 PLAT OF RIVERSIDE TO THE TOWNSHIP OF HEMATITE (PKA: VILLAGE OF AMASA) LESS ROAD R/W <b>Comments:</b> This is a cool old place, and in very authentic, original condition. It has a funky faux stone siding that rings to be very 50's/60's, but the interior fabric is pretty much unchanged since it was built. We counted 4 bedrooms and a bath (ceiling needs some work in the bath) and several spacious rooms on the first floor for living, dining and other uses. The kitchen is dated, but classic rustic in style and fits the decor of the rest of the house perfectly. It has a good roof, and bottle gas forced air heat. Our concerns with this one are primarily in the basement. We're not ready to call this a "bad foundation", but there are a couple of cracks in the west wall, and the inner east wall has some deflection. However the east wall imperfections are not visible to us on the outside of the house, and it may be buttressing or just the way it was built that looks unusual inside ... from the exterior the east wall looks absolutely normal. The basement floor is heaved, but this is not uncommon where the concrete was thin, the water table high, and the house unheated in winter. It may or may not have any bearing on exterior foundation quality at all and be simply repairable by pouring a new basement floor. Electric service here is 60A, and most mechanicals are old. parcel fronts 115' on Pine Street and runs 208' deep.  <b>Summer Tax Due:</b> \$126.64</p>	515 PINE ST AMASA	\$4,000.00
2811	<p><b>Parcel ID:</b> 003-502-003-00; <b>Legal Description:</b> PLAT OF OAKLAND'S FIRST ADDITION TO THE VILLAGE OF AMASA LOT 3 BLK 2.SA <b>Comments:</b> You won't even have to pay to knock this one down ! 54' frontage on the north side of (unimproved) E. Pine Street in scenic Amasa MI .... 120' feet deep. The "street" here is probably not where it's spota be ... more like a wandering two track. A great Christmas present for your ex. <b>Additional Disclosures:</b> 36 (see key for full text)  <b>Summer Tax Due:</b> \$17.57</p>	(Unimproved) E Pine St. - Amasa	\$650.00
2812	<p><b>Parcel ID:</b> 004-174-024-00; <b>Legal Description:</b> SEC 24 T43N R36W PART OF THE NE 1/4 OF SE 1/4 OF SEC 24 DESC AS FOLLOWS: COM AT SE COR OF SEC; TH S 89 DEG 47' 55", ALG S LN OF SE 1/4 1304.64' ; TH N 0 DEG 23' 15" W ALG W LN OF SE 1/4 OF SE 1/4 1315.08' BEING BEING THE SW COR OF NE 1/4 OF SE 1/4 AND POB; TH N 0 DEG 23' 15" W ALG W LN OF NE 1/4 OF SE 1/4 315'; TH N 89 DEG 45' 23" E 1097.81' TO SW R/W LN OF OLD BEECHWOOD ROAD; TH S 21 DEG 26' 57" E ALG R/W 150.93'; TH SW ALG R/W LN ALG ARC OF CURVE TO THE LT HAVING RADIUS OF 951.71' AND MEASURED ALG CHORD BEARING S 24 DEG 58' 55" E 117.29'; TH SE ALG R/W ALG ARC OF CURVE TO LT, HAVING RADIUS OF 213.95' AND MEASURED ALG CHORD BEARING S 40 DEG 29' 19" E 88.77'; TH S 89 DEG 45' 23" W ALG S LN OF NE 1/4 OF SE 1/4 1258.05' TO POB. KNOWN AS UNPLATTED OTTAWA ACREAGE LOT 5. 8.41 A. <b>Comments:</b> Parcel fronts 355' along the west side of Old Beechwood Road and runs almost 1/4 mile deep. USGS topo maps indicate that this is dry, level wooded property. A mixture of specie here including some hardwoods. The north property boundary is defined by a clearing that runs west, and the south by the curve in the road (approximately). Nice land here folks. Come and get it !  <b>Summer Tax Due:</b> \$332.05</p>	OLD BEECHWOOD ROAD	\$1,900.00

2814	<p><b>Parcel ID:</b> 041-513-006-00; <b>Legal Description:</b> SEC 13 T42N R33W PAR IN NE 1/4 OF NW 1/4, COM AT NE COR , TH W 473.58', TH S 0 DEG 3' E 25' TO POB, TH W 75.12', TH S 0 DEG 30' E 300', TH E 74.03', TH N 0 DEG 3' W 300' TO THE POB. <b>Comments:</b> This one is deceiving from the outside. It might look like a knock down from the street, but it's actually pretty well built and worthy of your consideration for rehab. In fact someone has started on it before and then quit. The main floor suffered a mid century "remodeling", while the upper floor is still pretty original. Has a good roof and foundation. The basement floor has some cracks and heaving, but that's not uncommon here. Newer bottle gas forced air furnace, but oooooold 60A electric service. No plumbing fixtures ... could use a new bath and kitchen. 3BR upstairs. Muncipal water and a lot that fronts 75' on the south side of First Street and runs 300 FEET DEEP (that's a big lot). <b>Additional Disclosures:</b> 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$122.62</p>	501 FIRST STREET ALPHA	\$3,400.00
2815	<p><b>Parcel ID:</b> 042-740-008-00; <b>Legal Description:</b> PLAT OF SPIES LOCATION LOT 8 <b>Comments:</b> With a little aesthetic improvement, this one is functional. The kitchen has disappeared, but that can be replaced. Three small bedrooms on the main floor. Forward section of the home is on a low concrete walled crawlspace, and the rear is on wooden pier footings with no insulated perimeter (coooooold in the winter). Natural gas forced air heat. The roof is very old and while not leaking... it's gonna !! We'd replace it sooner rather than later. Overall, it has potential. No major issues here. Needs resurfacing and attention to the roof and siding.</p> <p><b>Summer Tax Due:</b> \$387.15</p>		\$4,300.00
2816	<p><b>Parcel ID:</b> 051-060-052-00; <b>Legal Description:</b> PLAT AT SECOND BRADY ESTATE LOTS 52, 53 &amp; 54. <b>Comments:</b> Former site of a home that burnt down. Now a vacant lot. A decent amount of debris still remain on this lot that will need to be cleared before starting fresh.</p> <p><b>Summer Tax Due:</b> \$193.85</p>	412 WEST FIRST STREET CASPIAN	\$1,200.00
2817	<p><b>Parcel ID:</b> 051-231-011-00; <b>Legal Description:</b> SEC 1 T42N R35W KONWINSKI ADDITION LOT 11 BLK 11. <b>Comments:</b> This one has been well taken care of over time, and we're thinking it was a retirees getaway. Two bedrooms up, one typical and one pretty small. There is another potential one on the main floor, tho it is open to the living room (which isn't a big deal if you live alone). We noticed some repair to the foundation, especially the NE corner, as well as some cracks in other places, especially the south wall that have not been repaired, but they do not seem to have transmitted to the rest of the structure. There is settling in the slab-on-grade floor in the back room, but they carpeted right over the top of it, so apparently they were just used to it being there. This is a cute, efficient little place. There is a concrete block one car detached garage that has two corners both shifting from settling. Repairable ? Probably. But you'll want to get on it before the decay sets in further. We did notice a roof leak and some decay right over the back (east) wall. Parcel is 30' along First Street x 120' deep to the alley.</p> <p><b>Summer Tax Due:</b> \$682.08</p>	200 WEST FIRST STREET CASPIAN	\$8,300.00
2818	<p><b>Parcel ID:</b> 052-430-041-00; <b>Legal Description:</b> LOT 41 GREAT WESTERN LOCATION PLAT IN THE CITY OF CRYSTAL FALLS LOT 41. <b>Comments:</b> Home has a bad roof, especially along the south profile. It seems unlikely that this has been occupied since last century, probably much longer. Parcel fronts 110' along the east side of Adams Street and runs 120' deep. We could find no evidence of a modern electrical service here. Structure appears to be built on wood pier footings. We would look at this one as being a shell to rehab. Upside: There is natural gas and municipal water at the road. Paved village street.</p> <p><b>Additional Disclosures:</b> 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$291.28</p>	507 ADAMS ST CRYSTAL FALLS	\$7,300.00
2819	<p><b>Parcel ID:</b> 053-108-005-00; <b>Legal Description:</b> CITY OF GAASTRA LOTS 5, 6, 7, 8 &amp; 9 BLK 8. <b>Comments:</b> This is a large, well built home in Gaastra that has a bad foundation. The home is presently full of a lot of stanky garbage (including food garbage) as well as a family of skunks. There are three bedrooms on the upper floor, with an additional two "walk thru" rooms, and (we think) what was a bathroom. The main floor has a room partitioned off into another bedroom that was probably originally the dining room. If you cleaned this one out, it would be a worthy rehab candidate. BUT (there's always a "but", isn't there ?) it has a serious foundation issue, especially on the east wall, which has caved right into the basement. We also saw foundation repair to the west wall from a past issue. It may be worth the effort to relocate this structure to a nearby vacant lot, or rebuild the foundation. The electric panel and furnace (which we believe is newer as it has low temp venting) are in the basement, with the skunks, and we didn't want to interrupt them .... The plumbing here is likely bad, as we noticed heaving in the floor which is a typical aftereffect of frozen burst pipes. Parcel fronts 200' along the south side of Center Street.</p> <p><b>Additional Disclosures:</b> 34; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,084.74</p>	6 CENTER ST GAASTRA	\$5,800.00

2820	<b>Parcel ID:</b> 054-126-011-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOT 11 BLK 26. <b>Comments:</b> Mid-century conversion to two flat apartment setup. Separate electric and natural gas space heaters. This one has some foundation issues, and is on (at least partially) wood pier footings that are failing. The floors in both units pitch and weave. This one is fairly clean, but you're going to need to invest some time in repairing the foundation to make this merchantable as a quality rental property. Roof is fairly new architectural profile shingle. Narrow 30' wide x 120' lot. Not a lot of parking. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$808.89	124 W BOYINGTON IRON RIVER	\$4,900.00
2821	<b>Parcel ID:</b> 054-129-004-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRON RIVER W 1/2 OF LOT 4 & LOT 5, BLK 29 <b>Comments:</b> Older 2 story home, walking distance to downtown Iron River. This is set up as a two flat duplex and appears it has been that way for decades. Rear entrance to upper unit, tho they also connect inside. This structure is straight and solid, but GRUBBY. The kind that makes your shoes stick to the floor when you walk through it. We'd start with a power washer on this one ... INSIDE. A thorough resurfacing here would make this functional. The roof is older but not leaking, "yet". Single heat supply, multiple electric meters. Lot is 45' x 120'. <b>Summer Tax Due:</b> \$953.08	319 W BOYINGTON IRON RIVER	\$6,100.00
2822	<b>Parcel ID:</b> 054-182-003-00; <b>Legal Description:</b> IRON RIVER REALTY CO ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 3 BLK 2 (122 - 4TH AVE) <b>Comments:</b> Older, low grade construction that has had some vinyl siding applied over weatherworn siding. This one has foundation issues. The front portion is built on a shallow stone footing that is of questionable integrity. The back end is on a hodgepodge of wooden pier footings and infill materials that have washed out, rotten or caved in. Inside, the floors slope and pitch accordingly. The entire structure needs to be stripped down to the studs and redone ... and that may not be worth doing given the foundation issues. The bathroom is *gone*, and the second floor has been substantially gutted already. The access for plumbing is in a crawlspace that we'd not go into without substantial cribbing and support in place. There has been an effort made to shore up the foundation, but it doesn't look like it's working ... <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$1,215.51	122 FOURTH AVE IRON RIVER	\$8,900.00
2823	<b>Parcel ID:</b> 054-341-004-00; <b>Legal Description:</b> PLAT OF BURNS ADD TO VILL OF IRON RIVER LOT 4 BLK 1. <b>Comments:</b> Modernized one story home with significant fire damage. Beyond reasonable economic logic to restore. Decent one car garage. <b>Additional Disclosures:</b> 11 (see key for full text) <b>Summer Tax Due:</b> \$797.26	1119 N RIVER AVE IRON RIVER	\$2,800.00
2824	<b>Parcel ID:</b> 054-404-003-00; <b>Legal Description:</b> FIRST PARK ADD TO VILL OF IRON RIVER LOTS 3 & 4 OF BLK 4 <b>Comments:</b> Vacant, level dry open corner lot in Iron River ... Ready for new construction ! Fronts 110' along Sturgeon Street and 60' on 7th. NE corner of that intersection. Remnants of a small foundation/footings still there ... about 20' x 20' in size. Adjacent to Mattol Park. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$36.43		\$500.00
2825	<b>Parcel ID:</b> 054-463-004-00; <b>Legal Description:</b> GREILING HILLTOP ADD TO VILL OF IRON RIVER LOT 4 BLK 3. <b>Comments:</b> Lot fronts 30' along the west side of 16th Avenue and runs 120' deep. Level, wooded lands. <b>Summer Tax Due:</b> \$32.44	16th Avenue - Iron River	\$500.00
2826	<b>Parcel ID:</b> 054-464-012-00; <b>Legal Description:</b> GREILING HILLTOP ADD TO VILL OF IRON RIVER LOTS 12 & 13 BLK 4. <b>Comments:</b> 60' x 125' in size. There is no improved road to this parcel. We'd check to see if it was vacated by the City before bidding. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$41.67	(Unimproved) Buchholz Street	\$550.00
2827	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 054-464-018-00; <b>Legal Description:</b> GREILING HILLTOP ADD TO VILL OR IRON RIVER LOTS 18, 19, 20 & 21 BLK 4. <b>Comments:</b> Parcel is at the NW corner of Madison and 17th Avenue, northwest of Iron River in the Hilltop Addition. Runs 120' along 17th and 196' along Madison, which is a dead end street. We are offering several other parcels on this same block if you wanna play Monopoly and buy them all up !. This is level dry land.  (2 of 2) <b>Parcel ID:</b> 054-464-023-00; <b>Legal Description:</b> GREILING HILLTOP ADDITION TO THE VILLAGE (NOW CITY) OF IRON RIVER LOTS 22 & 23 BLK 4 <b>Summer Tax Due:</b> \$162.13	1684 WEST MADISON IRON RIVER;  1684 W MADISON ST IRON RIVER	\$1,300.00
2829	<b>Parcel ID:</b> 054-524-012-00; <b>Legal Description:</b> PLAT OF HANSON'S FIRST ADD TO HILLTOP LOTS 12 & 13 BLK 4. <b>Comments:</b> Parcel is on the south side of Madison Street near the dead end. 30' x 120' single lot. Level and dry. <b>Summer Tax Due:</b> \$20.78	1684 W MADISON ST IRON RIVER	\$450.00

2830	<p><b>Parcel ID:</b> 055-103-020-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOTS 20,21 BLK 3 <b>Comments:</b> Full 2 story Victorian era home in Stambaugh. There is some deferred maintenance evident here on the exterior, and its just generally not been well taken care of in a few years. There are some modernization efforts not well executed. Roof is older but stable. Siding and exterior trim is nearing the point where it should be replaced in places or redone. Front porch decking is plywood, and may not be exterior grade. It is delaminating and someone is going to go thru it at some point. It seems as though this was built as a duplex ... but may have been connected and used as a single unit in more recent time. The decor is out of character for the period of the house, bit not insufferable. The kitchens and baths are both spartan and beat up. The house to the east is *very* close. Utilities here are separately metered, and the two floors each have gas space heat. Parcel is 60' wide on the street x 120' deep.</p> <p><b>Summer Tax Due:</b> \$1,277.00</p>	411 CHERRY ST IRON RIVER	\$5,100.00
2831	<p><b>Parcel ID:</b> 055-280-019-00; <b>Legal Description:</b> SEC 36 T43N R35W ASSESSOR'S PLAT #1 OF CITY OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 19 AND TH PRT OF SW1/4-NW1/4 DESC AS BEG 624' W OF NE COR SD 1/4-1/4, TH S 8.5', TH W 150', TH N 8.5', TH E 150' TO POB (506 TRUMAN AVE) <b>Comments:</b> This is a bank repo. Looks like someone started a full blown rehab (interior was in the process of being stripped) and then they decided to walk away from it .... most likely because the foundation is caving in. This house is structurally solid, and it would be worth moving to another site or putting a new foundation wall under. But the north side wall is severely bowed and it's giving way in no uncertain terms. It has a decent roof and could be a sharp place, but the foundation is a deal killer. 55' along the road x 150' deep. <b>Additional Disclosures:</b> 50; 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,002.13</p>	506 TRUMAN AVE IRON RIVER	\$10,250.00
2832	<p><b>Parcel ID:</b> 055-402-003-00; <b>Legal Description:</b> ASSESSOR'S PLAT NO 5 TO THE CITY OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 3 BLK 2 (805 WILSON AVE) <b>Comments:</b> This one could be made merchantable without a lot of work, BUT you're going to want to get a good look at the north foundation wall, which has some deflection and could be a future issue. The home has a steel roof, but the front south panel is not attached well and will lift during a good solid wind (you'll hear it banging when the wind blows). Inside, the house is grubby, but straight and solid. Has a generous main floor bedroom and large walkin closet. Two teeny tiny bedrooms upstairs. Kitchen isn't fancy, but its functional. Natural gas forced air heat. One car detached garage in decent condition. A resurfacing, and attention to the roof and foundation are in order here. This property was occupied through May or June of this year. Parcel fronts 40' on Wilson Avenue and rumns 135' deep.</p> <p><b>Summer Tax Due:</b> \$562.48</p>	805 WILSON AVE IRON RIVER	\$4,200.00
2833	<p><b>Parcel ID:</b> 055-483-012-00; <b>Legal Description:</b> ASSESSOR'S PLAT 7 TO THE CITY OF STAMBAUGH LOT 12 (40 X 122) &amp; LOT 13 (38.75 X 122) BLK 3. <b>Comments:</b> This one has a LOT of potential. Mid century quality construction. Hardwood floors. Built ins. Natural gas hot water heat. The one gar attached garage roof is failing, but that has not transmitted to the home itself and should be repairable. Two bedrooms and a half bath up, and another bedroom and full bath down. Kitchen is a bit dated but nice quality. With some cleaning and decorating, this could be super sharp. Corner lot is 121' x 78'</p> <p><b>Summer Tax Due:</b> \$866.67</p>	701 S Jefferson - Iron River	\$4,800.00
2834	<p><b>Parcel ID:</b> 055-511-008-00; <b>Legal Description:</b> PLAT OF NORTH LENOX TO THE CITY OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 8 BLK 1 <b>Comments:</b> Modest 2 story home in the Stambaugh area of Iron River. Actually a pretty solid straight little house, but you'll need you get the crud out of the way first. Maple floors. 3 bedrooms upstairs. Natural gas hot water heat. The roof is old, but not leaking. Garage roof is .. well .. it's GONE. We would take the frame structure off the top of the garage and redo it with a trussed roof ... but that's up to you. In general this one is solid and worth redoing but just awfully filthy. We could not locate the fuse or breaker box because of the amount of crud in the basement. Parcel fronts 82' along Plum Street and runs 116' feet deep.</p> <p><b>Summer Tax Due:</b> \$809.54</p>	419 PLUM ST IRON RIVER	\$4,900.00



## Keweenaw

Lot #	Lot Information	Address	Min. Bid
3500	<b>Parcel ID:</b> 101-33-200-009; <b>Legal Description:</b> COM AT NE COR, RUN S41 DEG.24'W 1212' TO POB; TH S86 DEG.31'W 100'; TH N03 DEG.29'W 120'; TH N86 DEG.31'E 100'; TH S03 DEG.29'E 120' TO POB 0.30A 33-57-32 <b>Comments:</b> Parcel is 100 x 120 feet in size. Does not front on any improved public or private road. USGS topo maps show several structures in this area, but all that's left is a couple of foundations and a big pile of sand. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$35.07	(Off) Ballman Street - Fulton Location	\$550.00
3501	<b>Parcel ID:</b> 101-51-001-006; <b>Legal Description:</b> Lots 6 & 7 Block A. Plat of the Village of Ahmeek. <b>Comments:</b> Home appears to have been vacant for a while, but not eons. Older roof may well leak. We did not view the interior. This appears to be generally straight and sturdy, and mostly in need of resurfacing, roof, siding and some window replacement. Double lot in the Village. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$450.66	15 SENTER STREET AHMEEK	\$2,300.00
3502	<b>Parcel ID:</b> 101-58-000-009; <b>Legal Description:</b> LOT 9 ASSESSOR'S PLAT OF BUMBLETOWN <b>Comments:</b> The photos say it all. This roof has been bad for decades. The inside is likely in similar condition. Unsafe at any speed. Major collapse going on here. Snowload will likely finish the job soon. The garage and foundation are probably salvageable, but the rest of this is roached. Parcel is 115' on the street, and 155' deep. <b>Additional Disclosures:</b> 22; 36; 33 (see key for full text) <b>Summer Tax Due:</b> \$10.88	781 BUMBLETOWN ROAD ALLOUEZ	\$500.00
3503	<b>Parcel ID:</b> 101-58-000-017; <b>Legal Description:</b> Lot 17 Assessor's Plat of Bumbletown <b>Comments:</b> Parcel is located on Birch Street. There are remnants of an old storage building of some type here and a good amount of debris to deal with. Parcel is roughly 1/2 acre in size with about 230' feet along Birch Street. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$91.58	BIRCH STREET ALLOUEZ	\$800.00
3504	<b>Parcel ID:</b> 101-59-000-007; <b>Legal Description:</b> Lot 7 Assessor's Plat of U.S.-41 Ahmeek <b>Comments:</b> 239' on US 41 at the intersection of First Street in Ahmeek. Runs 131' deep to the East. Pretty much all cat tails and critters. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$76.33	HWY US 41 & 1ST ST AHMEE AHMEEK	\$700.00
3505	<b>Parcel ID:</b> 201-17-150-009; <b>Legal Description:</b> Com at cor com to Secs.7,8,17,18. Thence running E 609.4'; th S47 E, 300'; th S43 deg W, 100'; th N47 deg W, 300'; th N43 deg E, 100' to POB. AKA Lot 9 No SL, 0.69A Section 17, Town 57 North, Range 30 West <b>Comments:</b> Parcel is at the south end of Gratiot Lake, and is not accessible by road. The nearest path is Iron Gate Court, but that does not provide legal access (it's a private road) AND it's marshland. <b>Additional Disclosures:</b> 7; 10 (see key for full text) <b>Summer Tax Due:</b> \$41.60	(Off) Iron Gate Court - EAGLE HARBOR	\$500.00
3506	<b>Parcel ID:</b> 308-51-003-012; <b>Legal Description:</b> LOT 12 BLK 3 PLAN OF THE VILLAGE OF WYOMING <b>Comments:</b> Just past the curve on Wyoming Road, parcel actually sits about 90 feet off the improved road. There is a platted road (Delaware) but it has never been cut in. There is a platted village here named Wyoming .... most of it was never developed. Parcel is 50' feet (east-west) x 162' feet (north-south). Nicely wooded in mature evergreens. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$14.82	(Off) Wyoming Road	\$500.00
3507	<b>Parcel ID:</b> 310-52-001-020; <b>Legal Description:</b> LOT 20 BLK 1 & IMP PLAT OF THE TOWN OF COPPER HARBOR <b>Comments:</b> Building is located on the "main drag" in Copper Harbor, at the intersection of Gratiot and First Streets. It appears that the building has been used as a restaurant in past based on the vent hood exhaust fan on the roof. The front portion of the building appears to be older, and is on a block foundation or basement, while the rear section is a later addition and may be on a pier and frame crawlspace. The roof is sketchy and in need of replacement, and the eaves in particular show a lot of decay. It appears that this property is still OCCUPIED. There is a camper parked to the rear that is hooked to the power supply for the premise, and there may be active use of the building as well. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$329.44	73 Gratiot - Copper Harbor	\$2,400.00

3508	<b>Parcel ID:</b> 403-31-100-003; <b>Legal Description:</b> SW1/4 OF NW1/4 SEC 31 T58N R31W COM AT W 1/4 POST OF SEC. 31, TH S 12.12' TO C/L OF ROAD; TH N 43 DEG 36 ' E 616.65' ALONG C/L; TH S 46 DEG 24' E 33' TO POB; TH S 46 DEG 24' E 100'; TH N 43 DEG 36' E 60'; TH N 46 DEG 24 ' W 100'; TH S 43 DEG 36' W 60' TO POB. .135A. M/L <b>Comments:</b> Small cabin, about the size of a garage, just seconds away from the Vansville Bar and the Cliff View Inn. Parcel fronts 60' on US 41 and runs 100 feet deep. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$254.61	5048 US HWY 41 EAGLE RIVER	\$1,500.00
3510	<b>Parcel ID:</b> 501-51-000-104; <b>Legal Description:</b> Com at N1/4 post of Sec.30; run S49 deg.48'W 724'; th S18 deg.44'W 462' to POB; th S18 deg.44'W 98'; th N71 deg.16'W 150'; th N18 deg.44'E 98'; th S71 deg.16'E 150' to POB a/k/a Lot 104 & Imp. Town of Gay 0.34A m/l S30-T56N-R30W <b>Comments:</b> Very sharp updated home on the sunrise side of the Keweenaw peninsula in the small village of Gay. This home has been pretty thoroughly rehabbed in the last decade or two. We're told that the last owner died and there weren't really any heirs to take over things, so here it is. Fresh exterior and interior from what we can see through windows. Vinyl siding, newer roof (a little weatherchecked in spots) insulated foundation, attached two car garage. All new windows and doors. From all indications, this will not need much work. We did not have the opportunity to see the interior except through windows ... but if the inside is as nice as the outside, this could be a turnkey property. Lake Superior is right out your front door. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$765.96	887 LAKE STREET - GAY LAKE LINDEN	\$4,400.00

# Ontonagon

Lot #	Lot Information	Address	Min. Bid
5400	<b>Parcel ID:</b> 04 235 017 10; <b>Legal Description:</b> SEC 35 T50N R38W PARCEL COM @ SW COR, TH E 811.5' TO POB; N 208.5', E 208.5', S 208.5', W 208.5' TO POB. 1 A. <b>Comments:</b> One square acre (208' x 208') on Beaver Trail Road, just a few hundred feet east of Mud Creek Road. There are three old campers here (we do not have title to them and they are not included in sale) as well as a one roomer that's built on wooden pier for footings. There is power onsite. We did not see a well, but there could be one in the low brown structure at the east property line. There is a also a dumpster full of general "manstuff" here to dispose of. Level, mostly open, seemingly dry lands. <b>Summer Tax Due:</b> \$67.64	7832 BEAVER TRAIL, GREENLAND TOWNSHIP	\$1,400.00
5401	<b>Parcel ID:</b> 04 302 005 00; <b>Legal Description:</b> SECTION 2 T51N R38W THE NW 1/4 OF NW 1/4 OF NW 1/4. 9 A. <b>Comments:</b> At the SE corner of the intersection of Firesteel Road and Kangas Road. Roughly 660'x660' with some adjustment for fractional section ... = 9 acres +/- . A creek flows through the southern portion of the parcel and has some low area near it, but this is almost all uplands and nicely wooded. There is a cruddy old collapsed cabin on the west side about half way down, but if you explore up the trail that runs next to it, you'll find a CAMSPOT with POWER SERVICE !! The service is underground and not horribly old ... maybe 15 years at the most. There is a camper here that we do not have title (or right) to, and it is not included in the sale. This is a very nice recreational or even homesite location. Paved county maintained road on the west and a gravel county road on the north. Very very nice. <b>Summer Tax Due:</b> \$57.52	35952 N FIRESTEEL RD, GREENLAND TOWNSHIP	\$1,200.00
5402	<b>Parcel ID:</b> 04 756 002 00; <b>Legal Description:</b> LOTS 2, 3, 4, 7, 8 & 9 BLK 56 OF PLAT OF MASS CITY. <b>Comments:</b> This is a group of two, non-adjacent sets of lots.. They sit a few hundred feet SW of the power station in Mass City. There aren't any improved roads back into this area, and our recollection is that its a little marshy as well. One parcel is 110' x 150' in size, and the other is 100' x 110'. Six platted lots, each is 50' on the unimproved road x 110' deep. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.68	GREENLAND TOWNSHIP	\$500.00
5403	<b>Parcel ID:</b> 04 778 022 00; <b>Legal Description:</b> LOTS 22 & W 1/2 OF LOT 23 BLK 78 OF PLAT OF MASS CITY. <b>Comments:</b> Was originally built as a duplex, but they have been "connected" in recent years. At present, the left/north unit (main floor) is storage for manstuff. The right/south unit is far more modern and is used with the upper floor (both sides) as living space. The building is pretty straight and solid, mostly in need of cleanout, cleanup and resurfacing/decor change. Roof looks good in the front (steel) but the back side is oooooold shingle. Not leaking now, but it's gonna ! Basement has water in it presently, probably from sump pump having no power. It looks like wood is the primary heat source. Power service is antiquated. <b>Summer Tax Due:</b> \$128.94	1804 RIDGE AVE, GREENLAND TOWNSHIP	\$4,000.00
5404	<b>Parcel ID:</b> 06 111 007 00; <b>Legal Description:</b> SEC 11 T47N R38W PAR IN SE 1/4 OF NE 1/4, COM AT SE COR OF SD PAR POB, N 317 FT W 225 FT, N 150 FT, W 42 FT M/L, S 467 FT, E 267 FT TO POB. 1.34 A. <b>Comments:</b> There were people here moving things out the day we visited, so we did not have the opportunity to view it in detail. It's a fairly good sized home, and appears to be in need of a general upgrade from the roof on down. A little messy, but you could fit it all in one dumpster. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$171.02	179 DIVISION ST, INTERIOR TOWNSHIP	\$3,800.00
5405	<b>Parcel ID:</b> 06 302 002 00; <b>Legal Description:</b> SEC 12 T47N R38W N 1/2 OF LOT 2 BLK 2 OF PLAT OF JOSEPHINE. <b>Comments:</b> Modern one story home with one bedroom and one bath. Its quite overgrown and the first chore will be getting the greenery under control. Once done there, the inside is trash strewn. It looks like someone moved out and just left what they didn't wa to take along. Someone else may have been in here since (kids) tossing things around. But other than the clean up, the place really looks pretty merchantable. The roof is solid. The heat here is fuel oil (we believe hot water) ho we only saw what we think was a space heater in the basement. We also saw baseboard heat units, but they could be electric. <b>Summer Tax Due:</b> \$249.68	116 First St - Trout Lake	\$4,300.00

5407	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 08 253 001 00; <b>Legal Description:</b> N 44' OF LOTS 1 &amp; 2 BLK 3 OF TOWN OF EWEN. <b>Comments:</b> Large retail or office use building in downtown Ewen. We didn't have the right stuff to get inside this one, so our observations are just from outside. However we can tell you that the roof and ceiling both appear to be fine, and the carpet is even clean ! We do not have title to the fixtures in the store and cannot include them in the sale, It is fully outfitted to be a small town grocery . If you have a use for this building, you will buy it FAR below replacement cost. Please don't think this one is a flip property, because commercial property here has a high vacancy rate and there are several others nearby for sale. Tough market here. We're including a parking area behind the building as an additional parcel.</p> <p>(2 of 2) <b>Parcel ID:</b> 08 253 003 00; <b>Legal Description:</b> N 65' OF LOT 3 BLK 3 OF TOWN OF EWEN.  <b>Summer Tax Due:</b> \$359.09</p>	201 S CEDAR ST MCMILLAN TOWNSHIP;  MCMILLAN TOWNSHIP	\$7,000.00
5409	<p><b>Parcel ID:</b> 08 302 003 00; <b>Legal Description:</b> S 7' OF LOT 3 BLK 2 OF FIRST ADD TO TOWN OF EWEN. <b>Comments:</b> 7' wide parcel running next to the alley south of the Dodge dealers car lot in Ewen. About as much use as a snow shovel in Miami. <b>Additional Disclosures:</b> 9 (see key for full text)  <b>Summer Tax Due:</b> \$3.13</p>	MCMILLAN TOWNSHIP	\$450.00
5410	<p><b>Parcel ID:</b> 09 201 001 10; <b>Legal Description:</b> SEC 1 T51N R40W E 1/2 OF SE 1/4 OF NE 1/4. 20 A. <b>Comments:</b> Parcel runs 660' (east-west) x 1320' (north-south). It does not front on any improved public road, and the only physical access we see (legal or not) is over power lines. USGS topo maps show several trails off US-45 (Rockland Road) that reach it, but they don't seem to actually be anywhere other than on a map. There is a LEGAL EASEMENT that runs off the private road that starts on US 45 between 35993 and 35997 US 45, but that improved private road ends before it reaches this land. The topography here runs sharply downhill to the west side, and the parcel drops almost 100 feet from east to west. The Ontonagon River lies not far west of here. <b>Additional Disclosures:</b> 8 (see key for full text)  <b>Summer Tax Due:</b> \$333.05</p>	(Off) US-45. Ontonagon	\$2,100.00
5411	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3) <b>Parcel ID:</b> 10 536 002 00; <b>Legal Description:</b> LOTS 2 &amp; 3 BLK 36 OF ADD VILLAGE OF ROSENDALE. <b>Comments:</b> 100' x 100' lot in Rockland with house on center of parcel. Classic 2 story house that is VERY CLEAN and will need little work to move in. It still has much of the original trim UNPAINTED and in wonderful condition. Updated kitchen and bath. Hot water, fuel oil heat, Roof is older but does not leak. This house is a real classic, so if you're looking for one to restore and make cute ... here it is ! 3 bedrooms up. Huge living room (looks like a wall was removed opening up what was probably a formal dining room).</p> <p>(2 of 3) <b>Parcel ID:</b> 10 536 004 00; <b>Legal Description:</b> LOT 4 BLK 36 OF ADD VILLAGE OF ROSENDALE.</p> <p>(3 of 3) <b>Parcel ID:</b> 10 536 005 00; <b>Legal Description:</b> LOT 5 BLK 36 OF ADD OF VILLAGE OF ROSENDALE.  <b>Summer Tax Due:</b> \$496.61</p>	203 MCCLELLAN AVE ROCKLAND TOWNSHIP;  ROCKLAND TOWNSHIP;  546 2ND ST ROCKLAND TOWNSHIP	\$3,900.00
5414	<p><b>Parcel ID:</b> 10 539 010 00; <b>Legal Description:</b> N1/2 OF E 16 FT OF LOT 10 &amp; N1/2 OF LOTS 11 &amp; 12 BLK 39 OF ADD TO VILLAGE OF ROSENDALE. <b>Comments:</b> SW corner of the intersection of Townsend and Michigan.  <b>Summer Tax Due:</b> \$10.17</p>	ROCKLAND TOWNSHIP	\$450.00
5415	<p><b>Parcel ID:</b> 11 222 015 00; <b>Legal Description:</b> SEC 22 T48N R39W BEG 175' N &amp; 75' E OF SW COR OF NW 1/4 OF SW 1/4, TH N 50', TH E 200', TH S 50', TH W 200' TO POB. <b>Comments:</b> Small cape cod style home just north of Bruce Crossing. 50' frontage on the road and 200' deep. Two tiny bedrooms and a bath on the main floor, with another larger bedroom plus a walk-thru on the upper floor. Siding and roof could both use refreshers. The roof is just beginning to leak on the south edge on the second floor. This is a generally solid house that needs resurfacing. Natural gas forced air heat. 60A electric service. Decent bath.  <b>Summer Tax Due:</b> \$402.83</p>	14282 US 45 STANNARD TOWNSHIP	\$2,400.00

5416	<p><b>Parcel ID:</b> 11 227 039 00; <b>Legal Description:</b> SEC 27 T48N R39W PAR OF LD IN SW 1/4 ON NW 1/4 COM @ SW COR OF NW 1/4 N ALG W LN 760.38' E 568.71' WHICH IS POB E 417.42' N PAR TO SEC LN 417.42' W 417.42' S PAR TO SEC LN 417.42' TO POB. 4 A.</p> <p><b>Comments:</b> Parcel sits SW of the little league ball diamond. There is no improved road access as far as we can tell. Level opens lands that measure 417.42' x 417.42' in size.</p> <p><b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$59.33</p>	STANNARD TOWNSHIP	\$750.00
5417	<p><b>Parcel ID:</b> 11 228 014 10; <b>Legal Description:</b> SEC 28 T48N R39W COMM AT A PT 410 FT S &amp; 293 FT W OF NE COR OF SEC 28, TH S 110 FT, TH W 75 FT, TH N 110 FT, TH E 75 FT TO POB. .19 A M/L</p> <p><b>Comments:</b> Parcel fronts 75' on the south side of Nordine Court and runs 110 feet deep.</p> <p><b>Summer Tax Due:</b> \$9.41</p>	STANNARD TOWNSHIP	\$450.00
5418	<p><b>Parcel ID:</b> 41 161 001 00; <b>Legal Description:</b> LOTS 2 &amp; 4 OF JOHN P MOR'S ADD TO VILLAGE OF ONTONAGON (ROCKLAND AVE). <b>Comments:</b> We've sold this one before. At one time this was probably one of Ontonagons nicer houses. Now it's not. This one sat here, loaded with hoarder goodies, and subject to snow and rain, for at least 15 years. Then someone bought it at our sale and emptied it out (thank you !!!) and now we can see just how bad off she is. The photos tell that whole story. This home could probably be saved, but to be honest, given what you can buy a nice home for here, it would probably cost more to fix it than it would be worth when its done. Might be excellent practice for someone that likes knocking things down. The decay in the front area of the house has advanced to the degree that the floor is actually separating from the walls ....</p> <p><b>Additional Disclosures:</b> 22; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$214.09</p>	501 OLD ROCKLAND RD ONTONAGON TOWNSHIP	\$7,600.00
5419	<p><b>Parcel ID:</b> 41 281 003 25; <b>Legal Description:</b> SEC 30 T52N R39W BEG AT NE COR OF LOT 3 OF CHARLES A PARKER'S SUB TO VILLAGE OF ONTONAGON, TH W 100', TH S 150', TH E 100', TH N 150' TO POB. <b>Comments:</b> Mid-century frame construction on a nice corner lot NE of town. Three bedrooms and a nice bath upstairs. The roof here looked sketchy, but the only active leak appears to be in the rear entryway. When the power went off, so did the sump pump ... and now the basement is flooded. There is something funky going on at the SW corner of the house (right rear corner looking at it from the front) The floors in this corner slop noticeably, and there is a hole in the ground with some drain pipe running into it (sump pump maybe ?). There is some washout. Because we couldn't get into the basement to examine the foundation from the inside, you'll have to cut back the brush outside to get a good gander at what is causing that corner to sway a little. It is noticeable on first and second floor ... Nice two car attached garage. Natural gas forced air heat. We think this home has been vacant 5 years or more.</p> <p><b>Summer Tax Due:</b> \$758.07</p>	732 PARKER AVE	\$5,500.00
5420	<p><b>Parcel ID:</b> 41 341 023 00; <b>Legal Description:</b> SEC 30 T52N R39W LOTS 23, 24 &amp; 25 OF ASSESSORS PLAT OF E 1/2 OF SE 1/4 OF NW 1/4 EXC COM AT SW COR OF LOT 25, TH N 46.75', TH E 55', TH S 46.75' TO S LN, TH W 55' TO POB. <b>Comments:</b> NW Corner of Michigan Avenue and N 7th St in Ontonagon. Has 51.85 feet on Michigan and runs 140.25 feet deep, wrapping around behind the little green house next door (not included). We can't be positive, but the architecture here *strongly* suggests that this may have been a gas station 100 years ago ... and gas stations mean UNDERGROUND TANKS ... and those are a possible source of contamination. It is NOT listed as being a tank location on the DNR Enviromapper, but they didn't keep records until the 1970's and this building, if it had tanks at all, would have been 50 years before that. The inside here really isn't too bad, and its larger than it looks, but the living room (front room) floor is really weak, indicating that maybe there is insufficient construction or perhaps even rot. We are also told that the second floor (really dangerous stairway to that area) was an "apartment". But it can't possibly be very large. This building is probably best torn down. But it's not beyond repair either. <b>Additional Disclosures:</b> 12 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$81.89</p>	633 MICHIGAN AVE	\$1,100.00
5421	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 41 413 002 50; <b>Legal Description:</b> W'LY 24' OF LOT 2 BLK 13 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. <b>Comments:</b> Parcels are end-to-end, and front 24' on River Street next to the Plumbery. Runs south to the old railroad r/o/w. A building was removed from this site some years ago, and its ready for your vision. Has alley service from rear as well.</p> <p>(2 of 2) <b>Parcel ID:</b> 41 413 009 50; <b>Legal Description:</b> THE W'LY 24 FT OF N'LY 50 FT OF LOT 9, BLOCK 13, OF ORIGINAL PLAT OF THE VILLAGE OF ONTONAGON *EXCEPT RR (201401700 NOTICE OF INTERIM USE ESCANABA &amp; LAKE SUPERIOR RR CO TO MI DNR).</p> <p><b>Summer Tax Due:</b> \$103.63</p>	516 RIVER ST ONTONAGON TOWNSHIP;  ONTONAGON TOWNSHIP	\$1,300.00

5423	<p><b>Parcel ID:</b> 41 425 009 00; <b>Legal Description:</b> LOT 9 BLK 25 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. <b>Comments:</b> Triple storefront in downtown Ontonagon. We've sold this one at least twice before ... and just like a bad penny .... The west/left storefront is probablty the only one feasible to save, and that's because the floor is slab on grade. The other two have frame floor(s) that are badly deteriorated from both decay and design. We think on or both of the right side/center and east buildings may have been a movie theatre at one time based on what appears to be a sloped floor under the one there now. The front portion of the roof here was upgraded with a rubber EPDM roof at one time, but the rear portion has blown away and the inside has been saturated with water for at least 10 years now. There are holes in the floor where people have gone through (including yours truly about 6-7 years ago or more) and the roof has various spots of daylight from decay as well. This one probably needs to come down. <b>Additional Disclosures:</b> 22; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$247.76</p>	317 RIVER ST ONTONAGON TOWNSHIP	\$8,900.00
5424	<p><b>Parcel ID:</b> 11 350 001 10; <b>Legal Description:</b> SEC 21 T48N R39W OUTLOT A PLAT OF T &amp; A DEVELOPMENT NO. 1. <b>Comments:</b> This is "Outlot A" of a development. This appears to be a small piece of land nearby a home in said development.</p> <p><b>Summer Tax Due:</b> \$12.56</p>		\$500.00

## 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.

**12:** This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

**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.

**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.

**23:** This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

**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.

**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.

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**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.

**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.