

Public Land Auction

Western UP

August 10th, 2019

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



Location:

Northern Waters Casino
N5384 U.S. 45, Watersmeet, MI 49969

Time:

Registration: 11:30am

Auction: 12:00pm

**PLEASE NOTE: TIMES LISTED ARE
EASTERN TIME ZONE**

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



Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT 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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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

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

Rules and Regulations

1. Registration

You must create an online user account at 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. 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 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 ("**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
800	<p>Parcel ID: 003-228-007-00; Legal Description: SEC 28 T48N R34W COM AT NW COR OF NW 1/4 OF NW 1/4, TH E 208.5', TH S 208.5', TH W 208.5', TO N TO POB. 1 ACRE. Comments: One story home has been vacant for a little while. Not too far off M-28 southwest of Covington. This one is structurally fairly solid, but is in dire need of a new roof and a lot cleanup. It is overgrown to the point where access was difficult and it seems well secured. From what we could tell from the windows, the interior is not in horrid condition, but the front porch (complete with trees) was rotten and dangerous. It'll take a little effort to fully investigate this one. Chefs surprise! Has an exterior basement access, also well secured. Lot is one square acre. Has a modern six inch well ... hard to say how long it has been out of use. There is still a power meter here ... so even though it is wildly overgrown, it appears that someone has had an eye on it for a while. Comes with appliances. Stove is in the front yard, and the fridge is out back. Also a one car detached garage here it may be worth repair, but it's probably just a couple winters away from death if not attended to.</p> <p>Summer Tax Due: \$150.72</p>	25517 OPAL RD COVINGTON	\$1,300.00
801	<p>Parcel ID: 004-366-022-00; Legal Description: SEC 16 T50N R33W S 90' OF N 660' OF E 360' OF NE 1/4 OF SE 1/4 EXC HWY R/W. .74 A. Comments: Parcel fronts about 90 feet along the west side of US 41 and runs 360 feet deep. Level, dry wooded lands on a US hiway.</p> <p>Summer Tax Due: \$114.81</p>	US 41	\$1,100.00
802	<p>Parcel ID: 005-450-176-00; Legal Description: PETTICOAT LAKE PLAT NO 5 LOT 176. Comments: Sharp mid-century waterfront cottage on Petticoat Lake! Modified A-frame in design. Has two main floor bedrooms, a loft AND a dual bunkbed bunkhouse! Two car garage AND its own private boat launch! This one is in dire need of a new roof, but we suspect the main impetus in "letting it go" was a recent plumbing freeze that has caused water damage and some molding in the bathroom area. It looks like there was a literal river flowing out the back door. There is a door inside near the kitchen that may lead to a basement or crawlspace, but it was swollen shut and we could not get it open to look. Could be a lake down there ... just saying . This one is not move in ready by any means, but with some proper attention, this could be YOUR new family getaway. Needs: plumbing repair, new roof, some siding and soffit work, flooring, cleaning and a new family to have great times here! Additional Disclosures: 35 (see key for full text)</p> <p>Summer Tax Due: \$526.27</p>	21526 N SHORE DR MICHIGAMME	\$4,000.00
803	<p>Parcel ID: 005-500-021-00; Legal Description: LOT 21 SUPERVISOR'S PLAT OF IMPERIAL HEIGHTS LOT 21. Comments: Hoarder type clutter. Homes like this are difficult to assess because there is so much stuff in the way ... We noticed that the floors are springy. In fact the upstairs front room was sooooo bouncy that I really thought it might give way. We suspect poor engineering and improper construction is mostly the cause and it may have "been like that" for years. But it's still concerning. Access to the basement /crawlspace could not be determined. 100A electric service, fuel oil heat. Steel roof with a couple of localized leaks. Was occupied until summer 2018. Front deck is a goner and needs replacement. Garage has some potential but she's full of cast offs. Junk camper we do not have title to and is not included in sale.</p> <p>Summer Tax Due: \$130.32</p>	25614 NELSON ST MICHIGAMME	\$1,700.00
804	<p>Parcel ID: 044-595-009-00; Legal Description: VILLAGE OF L'ANSE JOHN E BRENNAN'S ADDITION LOTS 9 & 10 BLK 5. Comments: OCCUPIED large, traditional "four square" design home in L'Anse. HAS low maintenance aluminum siding, municipal utility service and natural gas. Because it is occupied, we did not have the opportunity to review it in detail, however it appears to have a pretty serious roof problem at least along the edge where there are literally trees growing and missing fascia and soffit. Assuming that this condition has transferred inside the building, we suspect there is some damage to interior surfaces and that it is likely to have mold and rot issues. It appears to be a long standing problem. There is a second structure behind the home that we're told was previously rented out. It has been gutted, but newer windows have been installed recently.</p> <p>Additional Disclosures: 6; 33; 5 (see key for full text)</p> <p>Summer Tax Due: \$668.18</p>	405 N 3RD ST L'ANSE	\$6,600.00

805	<p>Parcel ID: 044-722-092-00; Legal Description: VILLAGE OF L ANSE SAMARDJIC'S ADD NO 2 LOTS 92 & 93. Comments: This one has GOBS of potential. Classic Cape Cod design has two small bedrooms and a simple bath with shower stall. Maple floors under the carpet. The kitchen is pretty spartan but could be redone without a lot of effort. A coat of light color paint would make a huge difference here. It's drab and gray. The front porch has a noticeable sag ... probably about six inches at the right front corner. It could be fixed in an afternoon with a bottle jack and a six pack (the six pack is for AFTER the surgery). The back steps are pretty much rotted away, but there isn't much of a back yard anyway ... it drops off about 20 feet straight down into a ravine with a creek. Modern 100A electric service and natural gas forced air heat. This could be a dollhouse in the right hands. Other than the porches, there isn't a lot to fix here. It's mostly cosmetics. Bring it on!</p> <p>Summer Tax Due: \$622.40</p>	11 SPRUCE ST LANSE	\$3,200.00
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Gogebic

Lot #	Lot Information	Address	Min. Bid
2502	Parcel ID: 01-21-401-400; Legal Description: SEC. 14 T47N R46W BEG 145 FT N OF SW COR OF SW 1/4 OF NE 1/4, TH N 531.46 FT, TH S 78 DEG 22' 30" E, 116.42 FT, TH S 65 DEG 25' 30" E 167.83 FT, TH S 20 DEG 40' 30" W 201.46 FT TH S 36 DEG 8' 30" W 308.69 FT, TH N 89 DEG 48' 30" W 15 FT TO POB. Comments: Not a single window left in the place that isn't busted. Debris all over the yard and inside too. Some personal property here. Bad roof and collapsing structural elements. The value here is in the land. Maybe :) Additional Disclosures: 21; 36 (see key for full text) Summer Tax Due: \$292.67	E7711 GRANITE ST BESSEMER	\$2,400.00
2503	Parcel ID: 01-21-706-400; Legal Description: SEC. 17 T47N R46W SE1/4 OF THE NW 1/4 MAP NO. 204TT BEG 590' N & 33' W OF CENTER OF CTR OF SECTION; TH N 101'; TH S 83 DEG 30' W 340', TH SW 210' TO INT OF N LN OF R/W OF C & NW RY, TH E ALG N SIDE OF NEW R/W OF RY 360' 219' W OF E LN, TH 186' E TO POB. 0.40 A. Comments: Parcel fronts 101 feet on Puritan Road near the old school, and follows some no-longer-there railway tracks down to a narrow point on the west side. It is a long, skinny piece of property that only really has value to the neighbors. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$7.74	PURITAN RD BESSEMER	\$400.00
2505	Parcel ID: 01-32-004-100; Legal Description: SEC. 14 T47N R46W LOT 41 ANVIL PLAT LOT 41. Comments: Home has been vinyl sided and has a great looking steel roof. Estate property. The inside is straight and solid but grubby. Walls show signs of years of soot from smoking or possibly heat source. A coat of paint would help a great deal. The furnace has been harvested. Home has natural gas and is ready for a new one. Wood floors. Two bedrooms. Summer Tax Due: \$426.78	N10348 SUNSET VIEW BESSEMER	\$2,900.00
2506	Parcel ID: 01-37-004-300; Legal Description: SEC. 13 T47N R46W LOT 43 EUREKA PLAT; LOT 43. Comments: This home is OCCUPIED, so we did not have the opportunity to review it in detail. It has a clean, fresh exterior and shows signs of being meticulously cared for and improved. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$799.61	E8194 MILL ST RAMSAY	\$2,900.00
2508	Parcel ID: 01-60-200-500; Legal Description: SEC. 13 T47N R46W VILLAGE OF RAMSAY; LOTS 5-6, BLK 2. Comments: Vacant parcel on 2nd Street in Ramsay. Brushy, moist land on a paved village street. Summer Tax Due: \$31.35	S RIVER ST RAMSAY	\$550.00
2509	Parcel ID: 01-60-501-200; Legal Description: SEC. 13 T47N R46W VILLAGE OF RAMSAY; LOT 12 & EAST 5 FT OF LOT 13, BLK 5. Comments: Small home is straight and solid. It appears to be built on a wood pier footing system that has some decay at the sill plates, but there is no settling or sagging evidenced inside. Older roof that isn't leaking. Mid-century, efficient summer home that is designed for natural gas space heat (missing). Common living/bedroom space, efficiency kitchen and spartan bath. Summer Tax Due: \$282.66	E8176 ALICE ST RAMSAY	\$5,600.00
2510	Parcel ID: 02-04-009-550; Legal Description: SEC. 36 T47N R47W NORTH 1/2 OF SW 1/4 OF THE NW1/4 20 ACRES M OR L Comments: Parcel fronts 660 feet along the east side of Van Buskirk Road, and runs 1320 feet deep = 20 acres. There is an older house here that is beyond reasonable repair. Land is fairly level and wooded. Some low lands seen near the north edge at the road. Someone is baiting deer out here, and there are a couple of deer blinds on the parcel. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$442.24	9164 VAN BUSKIRK RD IRONWOOD	\$2,700.00
2511	Parcel ID: 03-01-502-000; Legal Description: SEC. 01 T47N R47W BEG 236 FT NORTH AND 33 FT EAST OF SW COR OF NW 1/4 OF SE 1/4; THENCE EAST 75 FT; THENCE NORTH 75 FT, THENCE WEST 75 FT; THENCE SOUTH 75 FT TO P.O.B. 00.13 ACRES. Comments: Parcel is 75' wide and 75' . It's subject to a right-of-way for a natural gas pipeline. Soooooooooo there isn't much you can do with it to be honest. Summer Tax Due: \$7.80	SECTION 12 RD IRONWOOD	\$450.00
2512	Parcel ID: 03-01-521-000; Legal Description: SEC. 10 T47N R47W NORTH 80 FT OF SOUTH 140 FT OF EAST 240 FT OF NORTH 10 ACRES OF SE1/4 OF NE1/4. 0.26 ACRES. Comments: Parcel fronts 80 feet on the west side of Lake Road and runs roughly 140 feet deep. 1/4 acre more or less. Level, dry wooded parcel. Does roll downhill to the rear of the lot. Summer Tax Due: \$48.21	LAKE RD IRONWOOD	\$700.00

2513	<p>Parcel ID: 03-01-549-500; Legal Description: SEC. 15 T47N R47W PRT OF NE1/4 OF NE1/4; COM 233 FT S & 33 FT W OF NE COR OF N1/2 OF NE1/4 OF NE1/4; TH S 50 FT; TH W 175 FT; TH N 50 FT; TH E 175 FT TO POB. Comments: One and a half story wood frame home. Has attached one car garage. Appears to have been unoccupied for a couple of years. The inside is messy, and there is some raw food garbage to get rid of, but a little elbow grease and this one will be ready for a new family. Roof is mid-life. Water has been off for a couple of years. Two bedrooms, one up and one down, plus a walk-thru room where the stairway is located. 1/2 bath on the second floor, and an additional shower in the basement. Most of the utilities are off, but the power was on during our visit in June.</p> <p>Summer Tax Due: \$669.92</p>	N10483 LAKE RD IRONWOOD	\$10,250.00
2514	<p>Parcel ID: 03-02-061-500; Legal Description: SEC. 34 T48N R47W EAST 241.708 FT OF NORTH 417.416 FT OF SE1/4 OF SW1/4. 2.30 ACRES M OR L Comments: Cute one story home on 2.3 acres with a barn that could be salvaged with quick action. Home is modern, with vinyl siding and newer steel roof. Appears to be in excellent overall condition. 2 bedrooms, sharp maple floors under the carpet, cedar touches in places. Appears to have been occupied to 2015. Older 60A fused electric. 6 inch well. Modern fuel oil forced air furnace. This one is clean and not too far away from being livable. Parcel runs 417 feet along the road and is 241 feet deep. The horse corral to the north is not on this parcel.</p> <p>Summer Tax Due: \$281.39</p>	11381 PUMP STATION RD IRONWOOD	\$3,700.00
2515	<p>Parcel ID: 03-04-008-200; Legal Description: SEC. 32 T49N R48W COM AT POINT "A" ON HWY 541 FT SW'RLY OF INT OF HWY AND EAST LINE OF GOVT LOT 4; THENCE NW'RLY TO POINT "B" AT SHORE OF LAKE SUP; THENCE POINT "A" AND SW'RLY 40 FT ALONG HWY; THENCE NW'RLY TO SHORE; THENCE ALONG SHORE TO POINT "B". Comments: 40' lot on Lake Superior at Little Girls Point. Contains a small wood frame cottage that has not been used in some time. The cottage is built on wood pier footings and has a little sway. You may wish to have it put onto a more solid foundation. There is no well or septic here, and the small lot may present a challenge to having them installed. Call the health department for guidance on that. Ancient 60A electric service still active. Roof is oooold but isn't leaking seriously. Beautiful bluff frontage with distant views of Minnesota and Canada, hey?</p> <p>Summer Tax Due: \$200.13</p>	E1512 LAKE RD IRONWOOD	\$1,600.00
2517	<p>Parcel ID: 03-07-503-000; Legal Description: SEC. 03 T47N R47W LOT 59. WEST 59.91 FT OF NORTH 303 FT OF LOT 59 OF IRONWOOD HOMESTEADS - PART OF S 1/2 OF SE 1/4. Comments: Brick duplex-half just north of Ironwood. There is a lot of space here for a small footprint. 3 bedrooms and a bath upstairs. Main floor features a wood burning fireplace. The one car garage originally part of this unit has been converted to a kitchen dining area, and the original kitchen to a formal dining room. Full basement with a modern furnace. 100A electric service. A lot of the plumbing has been replaced with Pex, likely a DIY effort. Based on the copious amounts of flea powder spread around the entire second floor, we assume there was an infestation here.</p> <p>Summer Tax Due: \$797.44</p>	E5094 W SUNSET RD IRONWOOD	\$5,400.00
2520	<p>This lot is a "bundle" comprised of 26 parcels</p> <p>(1 of 26) Parcel ID: 03-17-500-200; Legal Description: SEC. 32 T48N R46W UNIT 2. POWDERMILL INN CONDOMINIUM ASSN. Comments: Powdermill Creek Resort and Conference Center is, (in theory), a nightly lodging provider in the Big Powderhorn Mountain ski area. In its more recent incarnation, it has been mostly a transient housing and monthly rental debacle mixed with full-time residency. Not much "resort" traffic here in some time. In the original design, this was a mini-resort of 50ish hotel type rooms and mini-townhouses, with several bars, food service operations and an indoor pool, in close proximity (but independent of) the nearby Big Powderhorn Mountain ski operations. The pool, bars and food service have not been open for business in many years on a regular basis. There is no liquor license currently associated with this property, and most of the rooms that are included in this offering are vacant and need work. There are roughly 54 residential units in this property, and we are offering 25 PLUS the "core" unit which comprises the bar, food service and recreational areas of the building as a single package. We are offering 15 main floor units, 7 second floor (cathedral ceiling) units, and the "core" food and beverage units. For general reference, please see : https://powdermillresort.blogspot.com/ Be aware that there is a dedicated community that individually own the remaining units here, many of whom have been doggedly pursuing POA duties and goals for many years. In addition to association fees for maintenance of the property, these units are also subject to a SPECIAL ASSESSMENT for a water/sewer district improvement. AS A CONDITION OF SALE, the seller *MAY* require a purchaser to pay the entire balance of the special assessment for all units being sold IN FULL prior to issuing a deed at the sellers sole discretion. This is an exciting opportunity for an experienced and well financed developer to acquire a great ski lodging opportunity at a bargain price. Contact he Gogebic County Treasurers office or the auction house for complete details on this opportunity. Additional Disclosures: 6; 37 (see key for full text)</p>	<p>N 11330 POWDERHORN RD 125 BESSEMER;</p> <p>N 11330 POWDERHORN RD 117 BESSEMER;</p> <p>N 11330 POWDERHORN RD 128 BESSEMER;</p> <p>N 11330 POWDERHORN RD 124 BESSEMER;</p> <p>N 11330 POWDERHORN RD 122 BESSEMER;</p> <p>N 11330 POWDERHORN RD 120</p>	\$99,500.00

(2 of 26) Parcel ID: 03-17-500-600; Legal Description: SEC. 32 T48N R46W UNIT 6. POWDERMILL INN CONDOMINIUM ASSN.	BESSEMER; N 11330 POWDERHORN RD 118 BESSEMER;
(3 of 26) Parcel ID: 03-17-500-700; Legal Description: SEC. 32 T48N R46W UNIT 7. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 103 BESSEMER;
(4 of 26) Parcel ID: 03-17-500-900; Legal Description: SEC. 32 T48N R46W UNIT 9. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 107 BESSEMER;
(5 of 26) Parcel ID: 03-17-501-000; Legal Description: SEC. 32 T48N R46W UNIT 10. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 109 BESSEMER;
(6 of 26) Parcel ID: 03-17-501-100; Legal Description: SEC. 32 T48N R46W UNIT 11. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 111 BESSEMER;
(7 of 26) Parcel ID: 03-17-501-200; Legal Description: SEC. 32 T48N R46W UNIT 12; POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 113 BESSEMER;
(8 of 26) Parcel ID: 03-17-501-300; Legal Description: SEC. 32 T48N R46W UNIT 13; POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 102 BESSEMER;
(9 of 26) Parcel ID: 03-17-501-500; Legal Description: SEC. 32 T48N R46W UNIT 15. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 104 BESSEMER;
(10 of 26) Parcel ID: 03-17-501-600; Legal Description: SEC. 32 T48N R46W UNIT 16. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 110 BESSEMER;
(11 of 26) Parcel ID: 03-17-501-700; Legal Description: SEC. 32 T48N R46W UNIT 17; POWDERMILL INN CONDOMINIUM.	N 11330 POWDERHORN RD 112 BESSEMER;
(12 of 26) Parcel ID: 03-17-501-800; Legal Description: SEC. 32 T48N R46W UNIT 18. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 114 BESSEMER;
(13 of 26) Parcel ID: 03-17-501-900; Legal Description: SEC. 31 T48N R46W UNIT 19. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 227 BESSEMER;
(14 of 26) Parcel ID: 03-17-502-000; Legal Description: SEC. 32 T48N R46W UNIT 20. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 225 BESSEMER;
(15 of 26) Parcel ID: 03-17-502-300; Legal Description: SEC. 32 T48N R46W UNIT 23. POWDERMILL INN CONDOMINIUM ASSN.	N 11330 POWDERHORN RD 223 BESSEMER;
(16 of 26) Parcel ID: 03-17-502-400; Legal Description: SEC. 32 T48N R46W UNIT 24. POWDERMILL INN CONDOMINIUM ASSN.	
(17 of 26) Parcel ID: 03-17-502-500; Legal Description: SEC. 32 T48N R46W UNIT 25. POWDERMILL INN CONDOMINIUM ASSN.	
(18 of 26) Parcel ID: 03-17-502-600; Legal Description: SEC. 32 T48N R46W UNIT 26. POWDERMILL INN CONDOMINIUM ASSN.	
(19 of 26) Parcel ID: 03-17-502-700; Legal Description: SEC. 32 T48N R46W UNIT 27. POWDERMILL INN CONDOMINIUM ASSN.	
(20 of 26) Parcel ID: 03-17-502-800; Legal Description: SEC. 32 T48N R46W UNIT 28. POWDERMILL INN CONDOMINIUM ASSN.	
(21 of 26) Parcel ID: 03-17-502-900; Legal Description: SEC. 32 T48N R46W UNIT 29. POWDERMILL INN CONDOMINIUM ASSN.	
(22 of 26) Parcel ID: 03-17-503-100; Legal Description: SEC. 32 T48N R46W UNIT 31; POWDERMILL INN CONDOMINIUM ASSN.	
(23 of 26) Parcel ID: 03-17-503-200; Legal Description: SEC. 32 T48N R46W UNIT 32. POWDERMILL INN CONDOMINIUM ASSN.	
(24 of 26) Parcel ID: 03-17-503-900; Legal Description: SEC. 32 T48N R46W UNIT 39. POWDERMILL INN CONDOMINIUM ASSN.	
(25 of 26) Parcel ID: 03-17-504-600; Legal Description: SEC. 32 T48N R46W UNIT 46. POWDERMILL INN CONDOMINIUM ASSN.	

	<p>(26 of 26) Parcel ID: 03-17-505-300; Legal Description: SEC. 32 T48N R46W UNIT 53. POWDERMILL INN CONDOMINIUM ASSN. Summer Tax Due: \$3,634.57</p>	<p>N 11330 POWDERHORN RD 221 BESSEMER;</p> <p>N 11330 POWDERHORN RD 217 BESSEMER;</p> <p>N 11330 POWDERHORN RD 228 BESSEMER;</p> <p>N 11330 POWDERHORN RD 201 BESSEMER;</p> <p>N 11330 POWDERHORN RD 202 BESSEMER;</p> <p>N 11330 POWDERHORN RD CORE BESSEMER</p>	
2546	<p>Parcel ID: 04-31-606-500; Legal Description: SEC. 16 T46N R43W PRT OF SE 1/4 OF SW1/4; BEG 590 FT E OF SW COR OF SD SUB; TH W 120 FT; TH N 140 FT; TH E 120 FT; TH S 140 FT TO POB. A/K/A LOTS 27 & 28 OF TOOMEY'S UNRECORDED PLAT. Comments: A frequent flyer that we have sold before. Level, brushy parcel of land just west of the Presque Isle River at Marenisco. USGS topographical maps confirm that this is marshland. Bid accordingly. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$61.39</p>	KIMBERLY RD MARENISCO	\$550.00
2547	<p>Parcel ID: 04-45-400-100; Legal Description: SEC. 16 T46N R43W LOTS 1, 2 & N1/2 OF LOT 3; BLK 10 OF C S CURTIS ADDITION TO VILLAGE OF MARENISCO SUB OF BLKS A & B Comments: We've had this one a couple of times before when it was occupied. This time it's vacant, and it's condemned. We're told by locals that there is high water table here, and the USGS topo maps certainly reinforce that by indicating there is swamp right out back. The Presque Isle River is just a couple hundred feet to the east. The condemnation is probably from a combination of a bad roof and we assume that the septic system here probably is waterlogged part of the year and needs redesign. Curiously, there is very little interior damage from the roof. The house seems fairly straight and solid other than weak floors in the back porch entry. It does have potential if one were to re-roof it (which will require some replacement of eave materials as well) and a new septic most likely. It IS condemned, so contact the village code enforcement people (probably the county building inspector) and make sure you know what you're dealing with before bidding. Two bedrooms on the main floor. 2 more upstairs with 2 walk-thru rooms and a large common area/playroom/study at the rear. Additional Disclosures: 5; 31 (see key for full text) Summer Tax Due: \$181.93</p>	215 FAIR AVE MARENISCO	\$3,100.00
2548	<p>Parcel ID: 05-16-601-000; Legal Description: SEC. 16 T48N R45W BEG 66' N OF SE COR OF NE 1/4 OF SW 1/4, TH N 302', TH NWLY 226' TH W 16', TH S 416', TH E 208' TO POB. 1.90 A. Comments: Parcel fronts about 200 feet along the north side of Romano Road, across from 160 Romano ... and runs over 400 feet deep. Irregular in shape. There are some collapsed structures on or near this property. Summer Tax Due: \$105.73</p>	Romano Road	\$1,000.00
2549	<p>Parcel ID: 06-16-301-500; Legal Description: SEC. 03 T44N R39W NORTH 160 FT OF WEST 126 FT OF THE SE1/4 OF SW1/4; COM AT S1/8 LN POST BET SEC 3 & 4; TH E 1325 FT TO POB; TH E 126 FT; TH S 90 FT TO SH OF BEAVER STATION LK; TH SW'LY ALG LK SH 100 FT; TH W 60 FT TO PT 160 FT S OF POB; TH N 160 FT TO POB. Comments: Parcel is roughly 126' x 160' but irregular in shape. Fronts on Beaver Station Lake, a small fishing resource a couple three miles south of Watersmeet. This is level, dry, wooded land on a paved, county maintained road. There is a 20' wide strip of property between this parcel and the road that is under the jurisdiction of the National Park Service, and you have to apply for a permit to access the parcel from the road. You'll want to check on the ramifications of that prior to bidding. Nice property in a beautiful area! Summer Tax Due: \$771.88</p>	BEAVER STATION RD WATERSMEET	\$3,700.00

2551	<p>Parcel ID: 06-22-103-600; Legal Description: SEC. 21 T45N R39W BEG 33 FT W & 535 FT S OF NE COR OF SE1/4 OF SE1/4 TH W 200 FT TH S 100 FT TH E 200 FT TH N TO POB 0.46 A Comments: This is an old time northern cabin-in-the-woods. Located less than a mile from the LVD Casino in Watersmeet. The floors slope and sway a little bit, but they've probably been like that for decades. Has had some abuse lately, and there are broken windows and a few holes in the walls. Could be put back together without too much work. Good roof, but the porches need work. Lot fronts 100' along the west side of Crozer Street and runs 200' feet deep. Level, dry open lands. Furnace is handy for keeping the pilot lit. Summer Tax Due: \$196.65</p>	4931 CROZER ST WATERSMEET	\$3,000.00
2552	<p>Parcel ID: 06-22-701-800; Legal Description: SEC. 27 T45N R39W NW1/4 OF NW1/4 LYING WEST OF US-45, SOUTH OF ONT RIVER, E OF C&NW RR & N OF 1ST CO RD LYING S ON ONT RIVER. Comments: Ranch style mid-century home at Watersmeet. Fronts on US 45 just a mile or so from the Casino, and backs up to the Ontonagon River. This home has had deferred maintenance, but appears to be restorable. However because of occupancy, we could not view it up close and personal. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$998.81</p>	4867 HWY #45 WATERSMEET	\$4,700.00
2553	<p>Parcel ID: 06-22-704-200; Legal Description: SEC. 27 T45N R39W COM 864 FT N OF SW COR OF NE1/4-SW1/4; TH E 275 FT; TH N 390 FT; W 275 FT; TH S 390 FT TO P.O.B. 2.46 A Comments: 2 bedroom one bath home just east of Watersmeet on D Avenue. Appears to be a mid-century cabin that had an addition to the right/west side in the last few years. The foundation is bowing in on the left/east side, and it's not going to be long before that gives way. There is washout on the south/rear foundation wall already, and it is noticeable in the floors inside. This one could be saved, but you'll want to get right to work. The electrical service appears to have been taken out by a tree. There is general debris to clear out. Parcel is 2.5 acres more or less. Runs 275 feet along the road and is 390 feet deep. Summer Tax Due: \$436.11</p>	24011 "D" AVENUE WATERSMEET	\$2,500.00
2554	<p>Parcel ID: 06-55-800-200; Legal Description: SEC. 27 T45N R39W LOTS 3-4-5-6 BLK H OF WAKEFIELD ADD TO VILLAGE OF WATERSMEET. Comments: Parcel has platted streets that have never been improved. Brushy, marshy lands in this area. Sits south and east of a power substation at the end of Cannon Street. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$75.59</p>	(Off) Vernon Street	\$700.00
2555	<p>Parcel ID: 51-00-106-000; Legal Description: SEC.10 T47N R46W LOT 7, BLOCK 4; ORIGINAL PLAT. Comments: Vacant parcel at the SW corner of the intersection of Case and Sellar Street. Across the street from Washington School, adjacent to the bus parking lot. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$66.35</p>	217 E SELLAR ST BESSEMER	\$700.00
2556	<p>Parcel ID: 51-00-113-500; Legal Description: SEC. 10 T47 R46 E 30 FT OF W 32 FT OF LOT 4, BLK. 11 ORIGINAL PLAT Comments: This is an arts & crafts era home with much potential, currently suffering from a very bad roof. It could be restored if you act quickly. Great wood floors under the carpet. Large bright rooms. Fabulous architectural trim detail in solid, square condition. The kitchen, furnace and electrical service are old and could use updating. 3 bedrooms and a bath upstairs. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$638.22</p>	407 E LONGYEAR ST BESSEMER	\$10,750.00
2557	<p>Parcel ID: 51-06-001-500; Legal Description: SEC.16 T47N R46W LOT 5, BLK. 9; HILL ESTATE ADD. Comments: This house has a wee bit of a foundation problem. Mostly that it ain't got one anymore. It's caved in on both side and is one good stiff wind away from falling into the basement. It could be saved, but it wouldn't be cheap. Other than that, it really isn't in bad shape. Steel roof and a decent lot across the street from Barber Field. Additional Disclosures: 34; 36 (see key for full text) Summer Tax Due: \$616.63</p>	1715 S WOOLSEY ST BESSEMER	\$4,500.00
2558	<p>Parcel ID: 51-15-001-900; Legal Description: SEC. 10 T47N R46W COM AT A PT 540 FT N & 30 FT E OF SW COR OF SW1/4 OF NW1/4; TH E 110 FT; TH N 120 FT; TH W 110 FT; TH S 120 FT TO POB. Comments: Large home with attached 2 car garage in Bessemer. According to the dog, the house was still occupied when we visited in early June. Appears to generally be in good condition, but we could not examine it in detail because of occupancy. We did notice that the gas meter has been removed ... so we're not sure about utility status. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,157.69</p>	603 N MOORE ST BESSEMER	\$5,400.00

2559	Parcel ID: 51-16-505-300; Legal Description: SEC. 15 T47N R46W PART OF NE1/4 OF SW1/4 LYING N & E OF THE MINE BRANCH TRACKS OF THE WISCONSIN CENTRAL RY IN THE NE COR OF SD SUBD. 3.26 ACRES Comments: 3.26 acre parcel that lies south of Louis Street and west of Sartoris Road. There is an abundance of debris in this area to remove including old vehicles, campers, tires and general "man stuff". Summer Tax Due: \$50.39	SARTORIS RD BESSEMER	\$350.00
2560	Parcel ID: 52-14-353-060; Legal Description: E 1/2 OF LOT 23 & ALL OF LOT 24 BLOCK 1 NORTH PARK Comments: Located behind the Peterson home at 1021 E Margaret. Has no frontage on any improved public street. Appears to be marshy. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$22.32	(Behind) 1021 E Margaret Street	\$550.00
2562	Parcel ID: 52-15-459-080; Legal Description: LOTS 5 & 6 BLOCK 2 NORTHVIEW ADDITION Comments: This is not a bad little place, but needs a new roof *yesterday*. The roof leaks seriously in two places on the east side of the house and to a lesser degree on the west rear section. The main floor bedroom will need a new subfloor (warped) and most of that floor will need to be resurfaced (walls, flooring). One bedroom down, two up. The toilet has backed up and left a fun little mess to clean up. Basement is damp (roof most likely) but has a newer furnace and water heater, a powerful 200A electrical service, and great built-in workbench. We did notice some evidence of freeze damage to plumbing. Has an oversized, solid 2 car garage ... however when you stand near the front left corner (near the gate) there is an audible bee or hornet nest in that corner of the building, so we did not pause long to investigate. Nicely fenced, pet-ready yard. Additional Disclosures: 5; 35 (see key for full text) Summer Tax Due: \$354.73	413 FLORENCE ST IRONWOOD	\$3,600.00
2563	Parcel ID: 52-16-476-010; Legal Description: LOTS 12 THRU 18 BLOCK 2 LIBERTY HEIGHTS ADD Comments: Six platted lots across Superior Street from the County Fairgrounds. Dense, brushy lot. Municipal utility service at the street. This appears to be level, dry land that has never had development on it. Nice piece of dirt! Summer Tax Due: \$135.20	SUPERIOR ST	\$1,500.00
2564	Parcel ID: 52-16-483-040; Legal Description: LOT 19 BLOCK 7 LIBERTY HEIGHTS ADD Comments: This appears to have been most recently used as residential, but it sure screams "commercial" to us! Two bedrooms up. There is a little water in the basement. May have been winterized, as the water meter has been removed. The exterior decking is old and weak and needs replacement. Roof is architectural series shingle and appears to be newer. Electrical service is on the "other side of the pond" in the basement, but is newer and may be 200A based on size of service conduit. This is a solid little building on a high traffic thoroughfare near the Michigan-Wisconsin border. The primary barrier to commercial use would probably be parking. Summer Tax Due: \$711.18	540 W CLOVERLAND DR IRONWOOD	\$3,400.00
2565	Parcel ID: 52-22-108-150; Legal Description: LOT 15 BLOCK 5 C S GRANDVIEW ADD Comments: Newer roof and siding (3 sides, anyway). Interior is decor challenged, but fairly clean and straight. Would not take much to make this one useful again. Utilities were all still on when we were there in June. One bedroom, one bath. Summer Tax Due: \$673.16	129 W COOLIDGE AVE IRONWOOD	\$3,000.00
2566	Parcel ID: 52-22-132-140; Legal Description: LOT 28 BLOCK 8 MEGAN & KOENIG'S ADD Comments: This house is partly boarded ... and we have no idea why. Fairly fresh vinyl siding (well done, by the way), an older roof that isn't leaking. The interior seems to be partly rehabbed and has some "decor challenge" issues but it's all cosmetics. 100A electric service and a modern furnace and air conditioner. This one is not far away from being useful. A great family home. Summer Tax Due: \$585.58	248 E MICHIGAN AVE IRONWOOD	\$3,000.00
2567	Parcel ID: 52-22-260-100; Legal Description: LOT 22 BLOCK 7 MANSF. CASE & LONGY. Comments: Older, two story wood frame home. It is currently occupied and we did not have the opportunity to inspect it in detail. Bad roof. Additional Disclosures: 5; 21; 6; 33 (see key for full text) Summer Tax Due: \$598.19	116 S MANSFIELD ST IRONWOOD	\$2,600.00
2568	Parcel ID: 52-22-260-300; Legal Description: LOT 11 BLOCK 7 MANSF. CASE & LONGY. Comments: Very well maintained, updated small home in Ironwood. Fresh roof and vinyl siding. Two bedrooms, one up, one down. Has (we're pretty sure) water in the basement, probably from the sump pump being off, or mayyyybe freeze damaged plumbing. The basement door was swelled and we couldn't open it without breaking it, so we cracked a couple windows to let the place decompress. Needs a wipedown and coat of paint as there is some funk on the walls from the humidity. This could be a really sharp little place in the right hands. Summer Tax Due: \$577.76	121 S CURRY ST IRONWOOD	\$8,100.00

2569	Parcel ID: 52-22-279-050; Legal Description: LOT 36 ASSESSORS PLAT NO 3 Comments: Very large two story wood frame home in Ironwood. Five bedrooms and a bath up, and half bath on the main floor. Formal dining room. Roof is not old, but has missing shingle. It's not overtly leaking, but that should be fixed. The issue here is the foundation, it has caved into the basement under the left side of the front porch, and there are two other spots along the west wall that have substantial deflection and cracking. The entire east foundation wall has been replaced with concrete block already, and that appears to be holding its own. The siding is weatherbeaten and a fresh vinyl surface would help a great deal. Front right bedroom has a noticeable dip in the floor, tho it's probably been there for years. Front porch and steps need work. Modern furnace and water heater. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$1,058.19	712 E AYER ST IRONWOOD	\$4,300.00
2570	Parcel ID: 52-22-284-200; Legal Description: LOT 149 ASSESSORS PLAT NO 3 Comments: Mid-century modernization. Needs a little attention to the front porch and steps, and a coat of paint. Three bedrooms and a bath up. Wood floors under the carpet. Woodstove well installed in living room. Roof is older but we did not see any leaks. Upgraded windows. Could use a coat of paint. 100A electrical service. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$644.88	655 SUTHERLAND ST IRONWOOD	\$3,400.00
2571	Parcel ID: 52-22-330-220; Legal Description: W 28 FT OF LOT 3 BLOCK 22 & E 1 FT OF LOT 4 BLOCK 22 ORIGINAL PLAT Comments: A perfect work and live combo for the home-employed or beginning professional that wants office space and a place to stay in the same unit. Last use appears to have been as a tattoo parlor. Inside it's dark and narrow space ... and it's got a pretty bad roof. We ventured through the front half of the main floor to a point where the floor became weak and we didn't want to end up in the basement, so we concluded the visit. Will need a roof and some repair to the center portions of the building, as well as the rear stairway to the upper floor. A ground floor opportunity for commercial space downtown if you don't mind doing a little repair. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$1,606.04	129 E AYER ST IRONWOOD	\$6,400.00
2572	Parcel ID: 52-22-334-100; Legal Description: EAST 21 1/3 FT OF LOT 17 BLOCK 32 ORIGINAL PLAT Comments: We've sold this one before and it has not improved from last time ... It has had a bad room for years, and it's missing windows and has become home to pigeons. Two story wood frame commercial building that is likely beyond any reasonable, rational repair. Additional Disclosures: 5; 36; 33 (see key for full text) Summer Tax Due: \$666.79	226 E MCLEOD AVE IRONWOOD	\$3,300.00
2573	Parcel ID: 52-22-355-040; Legal Description: LOT 40 & THAT PART OF 41 BEG AT A PT ON THE S LINE OF SD LOT 25 FT W OF E LOT LINE TH E ALG S LINE 25 FT TH N'LY ALG E LINE OF SD LOT TO N LINE OF LOT TH W'LY ALG N LINE 31.75 FT TH S'LY IN A DIRECT LINE TO PT OF BEG KING & GENTILE ADD. Comments: OCCUPIED older wood frame home in Ironwood, just a block from the Michigan-Wisconsin border. Has some deferred maintenance and an older roof. Because it is occupied, we did not have the opportunity to view the property in detail. One car attached carport/shop/garage. Roof is tarped over part of structure. Additional Disclosures: 5; 21; 6; 33 (see key for full text) Summer Tax Due: \$606.52	322 W AURORA ST IRONWOOD	\$2,700.00
2574	Parcel ID: 52-22-405-290; Legal Description: LOT 14 BLOCK 4 AYER & LONGYEAR ADD Comments: This home appears to be occupied (utilities on, furnished, cars in garage) so we did not have the opportunity to view it in detail. Updated older two story wood frame home. Vinyl sided, newer roof, older two car detached garage. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$914.66	227 S CURRY ST IRONWOOD	\$3,400.00
2575	Parcel ID: 52-24-101-050; Legal Description: THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SEC 24, T47N R 47W, CITY OF IRONWOOD, DESC AS; STARTING AT THE N 1/4 COR OF SAID SEC 24; TH S 89 DEG 38'23" W ALONG THE SEC LINE A DIST OF 58.57' TO POB; TH S 89 DEG 38'23" W ALONG THE SEC LINE A DIST OF 815.97'; TH S 27 DEG 21'44" E A DIST OF 373.18'; TH N 62 DEG 37'07" E A DIST OF 314.15'; TH N 64 DEG 0 8'07" E A DIST OF 408.33' TO POB. CONTAINING 3.10 ACRES OF LAND MORE OR LESS. Comments: Well kept home and detached garage that is OCCUPIED, so we did not have the opportunity to see it up close. It appears there is ongoing work here, with a porch project underway presently. Fresh roof and siding. Nice garage. 3 acre parcel. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$2,775.86	952 E AYER ST IRONWOOD	\$10,750.00

2576	Parcel ID: 52-24-307-030; Legal Description: NORTH 1/2 OF LOTS 9 & 10 BLOCK 9 VIL. OF JESSIEVILLE Comments: We'd consider this one a shell to be finished. It needs a new front porch, there is some damage to the foundation in the front right corner and the inside needs to be redone. Basement floor is heaved. Some newer windows, vinyl siding, and a mid-life roof that isn't leaking. Wood floors. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$258.82	216 SOUTH WEST ST IRONWOOD	\$1,400.00
2577	Parcel ID: 52-24-307-140; Legal Description: EAST 1/2 OF LOT 5 BLOCK 9 VIL. OF JESSIEVILLE Comments: Straight, solid older brick house in Jessievile. It does need a new back porch/deck, but that's peripheral. The building has nice wood floors, a newer 100A electrical service, but no operable heat. There is a boiler in the basement (condition unknown) but almost all of the radiators have been removed and are not on location. Older roof, but it does not appear to leak. We saw one crack in the east foundation wall in the basement, but it does not appear to be buckling or widening. Three bedrooms (one quite large) plus a walk-thru room and a bath up, and a half bath down. Visible freeze damage to plumbing. Basement floor is cracked and heaved. Appears to be a thin concrete layer which could be the cause. Additional Disclosures: 48 (see key for full text) Summer Tax Due: \$493.15	215 BONNIE ST IRONWOOD	\$6,100.00
2581	Parcel ID: 52-27-204-240; Legal Description: LOT 9 BLOCK 4 NORRIE ADDITION Comments: Older arts & crafts style home. Needs a roof sooner than later. Wood floors. Grubby but solid. Has a walkup full height second floor that offers potential for more living space or hobby area. The electrical service is a little sketchy looking and we'd take a look at it in detail and consider upgrading it. Bathroom floor has some rot and needs a redo. Two bedrooms one bath. Back porch floor has a noticeable slope to it. Front porch needs a new deck. Furnace is ancient. Summer Tax Due: \$711.86	133 W OAK ST IRONWOOD	\$4,500.00
2584	Parcel ID: 53-01-509-700; Legal Description: SEC. 16 T47N R45W SPARROW & LONGYEAR ADDITION LOT 120 Comments: This really isn't a bad little place outside of the trash. However the utilities have been marked by Miss Dig, the gas service is GONE (cut off under the street ...) and that = demolition is not far away. It is probable that the local government has declared this a nuisance and contracted for demolition. If you have any interest in it the way it sits, you'd better make some calls before bidding or it's likely to be an empty lot by fall. Additional Disclosures: 64 (see key for full text) Summer Tax Due: \$698.84	604 NEIDHOLD AVE WAKEFIELD	\$5,000.00
2588	Parcel ID: 53-14-504-200; Legal Description: SEC. 18 T47N R45W PLYMOUTH PLAT; LOT 56. Comments: Small two story home at the Plymouth location. Gambrel style roof that appears to be in older, but generally good condition. There is an exterior porch that has been enclosed (not good workmanship) that could be cute if restored. Inside, she's a dirty girl. It's a combination hoarder/pet abused home. Its got a lot of charm and architectural authenticity, but first you have to empty out all the crud and give it a good cleaning. It appears that it's got nice wood floors and trim (unpainted) and the ceilings and floors are in great overall condition. No heaving or dips noticed in floors. It all just really really dirty and layered in trash and animal feces. The basement was not accessible because of rubbish in the way, but we could not see any flood issues down there, just more garbage. The electric service is down and will need to be restored. The presence of radiators suggests a boiler. We did not see a gas meter, so we assume its an older fuel oil unit and probably not in great condition. This could be a really cute little place if cleaned up and repaired. Additional Disclosures: 66; 63 (see key for full text) Summer Tax Due: \$841.84	904 PLYMOUTH RD WAKEFIELD	\$6,900.00
2589	Parcel ID: 53-14-506-200; Legal Description: SEC. 18 T47N R45W PLYMOUTH PLAT; LOT 101. Comments: Located across the street and south of sale 2588. Level, brushy lot on a gravel county maintained road. Summer Tax Due: \$7.30	Duncan Avenue	\$450.00
9992512	Parcel ID: 03-01-521-000; Legal Description: SEC. 10 T47N R47W NORTH 80 FT OF SOUTH 140 FT OF EAST 240 FT OF NORTH 10 ACRES OF SE1/4 OF NE1/4. 0.26 ACRES. Comments: Parcel fronts 80 feet on the west side of Lake Road and runs roughly 140 feet deep. 1/4 acre more or less. Level, dry wooded parcel. Does roll downhill to the rear of the lot. Summer Tax Due: TBA	LAKE RD IRONWOOD	\$700.00

9992575	Parcel ID: 52-24-101-050; Legal Description: THAT PART OF THE NE 1/4 OF THE NW 1/4 OF SEC 24, T47N R 47W, CITY OF IRONWOOD, DESC AS; STARTING AT THE N 1/4 COR OF SAID SEC 24; TH S 89 DEG 38'23" W ALONG THE SEC LINE A DIST OF 58.57' TO POB; TH S 89 DEG 38'23" W ALONG THE SEC LINE A DIST OF 815.97'; TH S 27 DEG 21'44" E A DIST OF 373.18'; TH N 62 DEG 37'07" E A DIST OF 314.15'; TH N 64 DEG 0 8'07" E A DIST OF 408.33' TO POB. CONTAINING 3.10 ACRES OF LAND MORE OR LESS. Comments: Well kept home and detached garage that is OCCUPIED, so we did not have the opportunity to see it up close. It appears there is ongoing work here, with a porch project underway presently. Fresh roof and siding. Nice garage. 3 acre parcel. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: TBA	952 E AYER ST IRONWOOD	\$10,750.00
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Houghton

Lot #	Lot Information	Address	Min. Bid
2701	Parcel ID: 001-059-045-00; Legal Description: SEC 9 T54N R34W PART OF NE 1/4 OF SE 1/4 D/F: COM AT PT ON W BDRY OF NE 1/4 OF SE 1/4 400' S OF NW COR OF SD 1/4, TH S 100', TH E 100', TH N 100', TH W 100' TO POB. 0.23 AC M/L Comments: A 100' x 100' lot that appears to be partly underneath Petro Lane (?) Chefs surprise May be partly marshland depending on the exact location of the boundaries. Summer Tax Due: \$15.62	Petro Lane	\$900.00
2702	Parcel ID: 001-700-100-00; Legal Description: LOT 100 ASSESSOR'S PLAT OF ATLANTIC MINE NO. 1 Summer Tax Due: \$124.61	Erickson Road, Atlantic Mine	\$1,500.00
2703	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 001-700-240-00; Legal Description: LOT 240 ASSESSOR'S PLAT OF ATLANTIC MINE NO 3. Comments: Sale includes two adjacent parcels just west of Atlantic Mine. There has been some effort made at updating the main floor, but it's very spartan. The upper floor is still pretty much as built 100 years ago. The floor plan here is a little odd ... the main floor is divided living space, and each side has a stairway to a bedroom on the second floor. They're somewhat connected, but it seems clear that the original intent was some shared space and some individual privacy. Almost a mother-in-law type setup. Roof is oold but does not leak. Electric service is old 60A fused panel. We did not see any central heat system, so space heat it is! The garage is collapsed, and there are a couple of disabled vehicles (plus other goodies we're sure) out in the weeds here (no, we don't have the titles). Merry Christmas. Overall, this one is a solid old house with potential to be revitalized. Needs electric, plumbing and HVAC upgrades and a roof before long. (2 of 2) Parcel ID: 001-700-241-00; Legal Description: N 1/2 OF LOT 241 ASSESSOR'S PLAT OF ATLANTIC MINE NO 3. Summer Tax Due: \$1,072.05	16889 ATLANTIC AVE ATLANTIC MINE; 16889 ATLANTIC AVE ATLANTIC MINE	\$7,400.00
2705	Parcel ID: 002-101-006-00; Legal Description: LOT 6 BLK 1 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. Comments: Spartan accommodations on a corner lot in the Florida Location east of Laurium. The wiring here is a bit sketchy in a few spots. Has an odd floor plan and not much of a kitchen or bath. Could be rehabbed into a cute little bachelor pad on the cheap because its so small. Summer Tax Due: \$405.13	55993 HANCOCK ST LAURIUM	\$2,000.00
2706	Parcel ID: 002-128-010-00; Legal Description: LOT 10 BLK 28 FLORIDA'S FIRST ADD TO LAURIUM SURFACE ONLY. Comments: Small, single platted lot outside of Laurium. Probably too small to build on. Summer Tax Due: \$4.61	GAS PLANT RD LAURIUM	\$700.00
2708	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 002-380-041-00; Legal Description: LOT 41 NEWTOWN LOCATION PLAT. Comments: Home is functional, straight and solid. Needs aesthetic refreshing inside and out. The roof is old and looks to be near the end of its useful life, but it's not leaking ... "yet". Two bedrooms, plus a walk-thru third that could double as a study or playroom. Maple floors on the main level, however the kitchen has been subfloored with plywood. Basement concrete floor is heaved and cracked. Might be a thin install, from subsurface conditions, or? Overall, this one is functional, and fairly clean, just not glamorous. Double lot on the south side of Calumet. (2 of 2) Parcel ID: 002-380-042-00; Legal Description: LOT 42 NEWTOWN LOCATION PLAT. Summer Tax Due: \$275.30	25598 TEMPLE ST CALUMET; 25598 TEMPLE ST CALUMET	\$3,100.00
2710	Parcel ID: 002-402-056-00; Legal Description: LOT 56 PLAT OF HECLA II. Comments: Home has three bedrooms, plus a "walk thru" room for a study or playroom on the second floor. Maple floors. Could use a good aesthetic redo, but it's basically a straight solid house. Roof is older and nearing the end of life, but its not leaking inside "yet". A cosmetic rehab and probably some upgrades to wiring and plumbing are due here. Furnace is older but not ancient. Garage is serviceable but primitive. The rear portion of the house is on a wooden post foundation. Front portion is stone basement. Summer Tax Due: \$477.41	56275 CALUMET AVE CALUMET	\$2,400.00

2711	Parcel ID: 002-420-059-00; Legal Description: LOT 59 ASSESSOR'S PLAT OF BLUE JACKET LOC. Comments: This one has a pretty fresh exterior, with fairly recent vinyl siding and a newer roof. Attached one car garage plus one out back for lawn toys and garden shed work. Inside the decor is dated and could use a freshen up (very granny), but it's solid and serviceable. Updated electrical. Mid-century furnace. Could use new carpet and paint everywhere. The second floor is older in decor, but also needs a coat of paint. Summer Tax Due: \$566.53	57456 FOURTH ST CALUMET	\$3,000.00
2712	Parcel ID: 003-016-005-00; Legal Description: SEC 16 T53N R33W GOV'T LOT 2. 1.50 A. Comments: Parcel is 1.5 acres, subject to the flowage of the Sturgeon River. This parcel does NOT have any improved road access, and may not have legal ingress. Please research what and where it is, and how to get to it prior to bidding! Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$12.35	(Off) Aho Road	\$750.00
2713	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 003-017-002-00; Legal Description: SEC 17 T53N R33W W 1/2 OF NE 1/4. 80 A. Comments: CHECK THIS OUT! Side by side 80-acre parcels, just a couple hundred feet north of the Sturgeon River near Chassell. PLEASE NOTE: These parcels do not have river frontage or legal access to the river, But it's so close that you can hear the fish talking. You may be able to purchase or negotiate river access. USGS topo maps indicate that these parcels are NOT marshland and are primarily uplands. There was a cabin/house here in the past, at the very SE corner of the parcels, which burned. The remnants are still there. To access the parcel, take Aho Road (County Road 120) until it dead ends ... then TURN RIGHT ninety degrees and you will see the charred remains of the building. If you look toward the river from that spot, you'll see a tree line that runs east-to-west and a fencepost that is marked as the corner. That is the south line of the property. The gate at the end of Aho Road is *not* on these parcels and belongs to the property to the south. Most of the east 80 acres is open and level and may be tillable depending on water table. This would be very well irrigated soil if tillable. The west 80 acres is all forested in a mix of varieties and ages. This would be a fabulous private retreat or hunt camp. Wildlife is abundant here. There is power in the general area, but it is over 1000 feet away. <i>(2 of 2)</i> Parcel ID: 003-017-004-00; Legal Description: SEC 17 T53N R33W E 1/2 OF NW 1/4. 80 A. Summer Tax Due: \$590.49	39501 AHO RD CHASSELL; CHASSELL	\$4,200.00
2715	Parcel ID: 003-029-001-20; Legal Description: SEC 29 T 53N R 33W THE W1/2 OF THE NE 1/4 80 ACRES Comments: 1320 x 2640 feet in size. This parcel has no access by improved road and is primarily marshlands. Recreational property. There are several creeks that traverse the lands and it is excellent wildlife habitat. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$556.48	No road access known	\$3,500.00
2716	Parcel ID: 004-112-014-00; Legal Description: SEC 12 T47N R37W A PARCEL OF LAND IN THE W 1/2 OF SE 1/2 OF NW 1/4, SEC 12 T47N R37W D/F, BEG 1646' E OF SEC LINE BETW SECS 11 & 12 & S SIDE OF M-28 R/W, TH S 208.7', TH E 208.7', TH N 208.7' TO S SIDE OF R/W, THW 208.7' ALONG R/W TO POB. 1 A. Comments: PLEASE NOTE: There are two driveways here. The one that is most visible (gravel) is NOT on this property. Please don't use it. The driveway for this property is to the LEFT of the gravel drive, and is grassy. This is an older trailer with a BAD SEPTIC and the last occupants were evicted and the property condemned for that reason. You cannot occupy it until you put a new one in. Check with the Houghton County Health Department to determine how and IF you can do that. The west property boundary is about SIX INCHES from the hitch on that trailer. None of the other buildings or things are on this property. Just the mobile and old white abandoned car. Property is 208' x 208' in size. Mobile roofover full of junk and some raw garbage. Use your imagination ... you'll be pretty close. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$294.72	5311 HIGHWAY M28 KENTON	\$2,500.00
2717	Parcel ID: 004-360-001-00; Legal Description: LOT 1 BLK 30 EXCEPT THE S 200' OF THE E 200' ON CODE # DB-79A GUNLEK A BERGLAND'S FIRST ADD TO HILL CREEK. Comments: Parcel fronts on M-28 at Sidnaw. By our calculations, this is roughly 25 acres. There is a small pond of about 3-4 acres in size by rough estimation. Also a large open area on the west end with a rail siding that appears to maybe been used as a logging yard in the recent past. It fronts on M-28, as well as Milltown Road on the north, where the land is forested and appears to be generally uplands. This parcel would make a very interesting homesite if you surveyed the property carefully for that perfect building spot on the pond. Summer Tax Due: \$79.60	MILL TOWN RD SIDNAW	\$1,100.00

2718	Parcel ID: 006-360-032-00; Legal Description: SEC 25 T55N R34W LOT 32 ASSESSOR'S PLAT OF LOWER PEWABIC. Comments: Parcel is on a gravel county road. There is a small pile of rubble on or near this lot (can't be sure) that may have been a structure ... but it's not any more! Brushy, level dry lands. There is power near here but it's not right at the roadfrontage ... so there may be some cost to extend it here. Summer Tax Due: \$65.44	SOUTH ST HANCOCK	\$1,700.00
2719	Parcel ID: 008-052-001-50; Legal Description: SEC 2 T49N R36W PARCS IN S 1/2 OF SEC. AKA TRTS 39 SILVER RIVER RESERVE 10.22 AC M/L Comments: Silver River Reserve is an assemblage of thousands of acres into over 100 ten acre parcels in a wilderness community in southern Houghton County. Roads here are private, and there are annual fees for maintenance of the road system in summer. There is NO POWER in this area, and it is a primitive camping and cabin oasis. If you want to be off the grid, this is your place! Best access is from Federal Highway 16 which is 5 miles west of here, then Laird Road to the front entrance of the community. TRACT 39 is located off Brown Road and is 10.22 acres more or less. Humbug Creek runs along and through this wonderful parcel. Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$135.75	(Off) Brown Road	\$1,400.00
2721	Parcel ID: 008-211-006-00; Legal Description: SEC 11 T50N R36W PART OF N 1/2 OF N 1/2 OF NW 1/4 OF SEC 11 D/F BEG AT NW COR, TH S 416', TH E 208', TH N 416', TH W 208' TO POB. 2 A. Comments: Parcel fronts 416 feet along the east side of Kiviranta Road and runs 208 feet deep = 2 acres. Level, dry, wooded lands. Appears to have been a structure here in the past. It's just a heap now. Nice quiet country setting. Summer Tax Due: \$115.63	22938 KIVIRANTA RD PELKIE	\$1,300.00

2722	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 009-165-001-00; Legal Description: LOT 1 BLK 15 TAMARACK CITY. Comments: Note: Purchase of this lot requires a performance bond of \$25,000 to ensure demolition of the collapsing smaller building. This sale includes two parcels of land. One is vacant (access/parking) and the other has two buildings on it. One is a nearly move-in ready home, and the other was probably commercial at one time and needs to be demolished. The home is clean, straight and could be one of the most "ready to use" homes in the Houghton County sale this year. It is a modified 4-square design featuring three bedrooms and a bath up, and a full basement with interior and exterior entrances. It has great attic access for extra storage or development. The furnace and water heater are merchantable, though the water heater has odd damage to the jacket which we have not seen before and does not appear to be freeze damage. This home has been well maintained for many years and has little to be done other than decor change as an option. The roof is older but serviceable. The basement walls could stand a coat of thoroseal, but they're solid. Building number two, on the other hand, needs to come down. The rear portion has collapsed, access to the second floor is treacherous, and we did not examine it closely because it's just simply a basket case and needs to go. It is separately described. There is also a full, vacant lot to the west that serves as access and parking for the home. This tax parcel ID and SEV is for the vacant lot. The PID# and SEV for the two buildings is the next description. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser.</p> <p><i>(2 of 2)</i> Parcel ID: 009-165-012-00; Legal Description: LOT 12 BLK 15 TAMARACK CITY. Comments: This is the description for the second building in this grouping. We didn't go through the inside of this one (the law of diminishing returns applies here). The rear addition to this building has collapsed and has been that way for a while. The main two story part of the structure has a roof that is older than your grandmother and has been leaking since last century. The damage here is substantial and fatal. This should be a vacant lot. Additional Disclosures: 36; 33 (see key for full text) Summer Tax Due: \$885.62</p>	26382 SECOND ST HUBBELL; 51695 TAMARACK ST HUBBELL	\$9,300.00
2724	<p>Parcel ID: 010-001-018-00; Legal Description: SEC 1 T52N R34W PART OF GOV'T LOT 6, SEC 1 T52N R34W D/F, FROM THE SE CORNER OF SEC 1 GO W 1320' M/L, TH N 1226' M/L TO THE STURGEON RIVER, TH SW'LY 290' ALONG RIVER BANK TO POB, TH CONTINUE SW'LY 104', TH SE'LY 208', TH NE'LY 104', TH NW'LY 208' TO POB. .50 A. Comments: This is a recreational parcel and will not support a building or septic system. It is marshland property. 1/2 acre more or less right at the point where Otter Lake meets the mouth of the Sturgeon River. Maps indicate a road here ... but we've been there before and you'll get stuck if you try it :) It would make a nice walk-in campspot depending on the time of year and water table that season. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$73.95</p>	(Off) Myllya Road	\$1,500.00

2725	<p>Parcel ID: 010-086-005-00; Legal Description: SEC 36 T52N R35W PT OF SE 1/4 OF NE 1/4 SEC 36 D/F, COMM AT THE SE COR OF SE 1/4 OF NE 1/4, TH W'LY ALONG CO RD 325', TH N'LY 460', TH W'LY 40', TH N'LY 146', TH E'LY 365', THS'LY 606' TO POB., LESS .36 A TO HO CO RD COM ON P2-36-4A D/F; COMM AT SE COR OF SE 1/4 OF NE 1/4, TH W 320', TH N 33'E 130', TH N 27', TH E 190', TH S 60' M/L TO POB. CONTAINS 4.34 ACRES Comments: Parcel is irregular in shape, and about 4.34 acres in size. There is a collection of collapsing old buildings here, probably none are worth preserving. The main house has collapse and rot in both the roof and floor. It's mostly in the basement now. Curiously there is still a power service to this building (?). There is a slightly overgrown driveway, and the buildings sit about 300 feet off the road. The north branch of Bear Creek and Eberris Creek are both present in this area and converge on or near the property. GREAT wildlife area. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$96.15</p>	14816 HOROSCOPE RD CHASSELL	\$1,900.00
2726	<p>Parcel ID: 010-265-003-00; Legal Description: SEC 15 T54N R34W PART OF NE 1/4 OF NW 1/4 D/F, FROM N 1/4POST OF SEC 15 TH W'LY ALONG SEC LINE N 89 DEG 32' 30" W 1220' TH S 2 DEG 59' 45" E 33.05' TO POB, TH S 2 DEG 59' 45" E 100', TH N 89 DEG 32' 30" W 100', TH N 2 DEG 59' 45" W 100', TH S 89 DEG 32' 30" E 100' TO POB EXC MINERAL RIGHTS RESERVED. .25 A. Comments: 100' x 100' parcel located in an area that once housed mine workers from the long closed Superior Mine in Portage Township. There were roads and homes here 100 years ago. Long since overgrown. Might be fascinating metal detector hobbyist area. But you'll have to walk in. Not much here anymore. No mineral rights. Surface only. Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$8.86</p>	No road access	\$750.00
2727	<p>Parcel ID: 010-459-009-00; Legal Description: LOT 9 BLK 9 VILLAGE OF PERKINSVILLE. Comments: UPDATE: Basement water was pumped out by the fire department recently. Home has a basement full of water (power off ... no sump pump). Oooold roof that is checkered and beginning to weep indoors. The floors here are springy. Warped floors and other visual indicators of freeze damaged plumbing and water that has been running for a long period. There is also probably water coming into the basement from the exterior entrance which seems to be in a poorly planned location. Old 60A electrical service. Anything in the basement (furnace, water heater) is probably roached and will need to be replaced. Soooooooooo the siding is nice, but the rest of it all needs updating. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$197.66</p>	20089 FREDERICK ST HOUGHTON	\$3,900.00
2728	<p>Parcel ID: 014-336-002-18; Legal Description: SEC 36 T55N R32W LOT 18- A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1, BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, AND GOVERNMENT LOT 4, BEING PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25, BOTH OF TOWNSHIP 55 NORTH, RANGE 32 WEST, TORCH LAKE TOWNSHIP, HOUGHTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89° 47' 36" WEST, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 1685.09 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE NORTH LINE OF SAID SECTION 36, SOUTH 43° 34' 16" EAST, A DISTANCE OF 461.24 FEET TO THE CENTERLINE OF KEWEENAW PASS (VARIABLE WIDTH); THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 06° 38' 56", A CHORD DISTANCE OF 46.39 FEET, A CHORD BEARING SOUTH 56° 14' 43" WEST, A DISTANCE OF 46.42 FEET ALONG THE ARC, A DEGREE OF CURVE OF 14° 19' 26", THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 59° 34' 11" WEST, A DISTANCE OF 177.55 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 30° 08' 03" WEST, A DISTANCE OF 446.09 FEET TO THE MEANDER LINE OF MUD LAKE; THENCE ALONG THE MEANDER LINE OF MUD LAKE, NORTH 56° 44' 24" EAST, A DISTANCE OF 116.84 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL INCLUDES THE LAND BETWEEN THE MEANDER LINE OF MUD LAKE AND THE ORDINARY MEAN HIGH WATER MARK ON MUD LAKE. Comments: This is a newer development in Houghton County, north and east of the bridge heading toward Rice Lake and Gay ... just a short distance from Lake Superior. Private roads here. Electric and phone are here along the road. This is a roughly 1.8 acre parcel that has a small creek passing through its eastern edge. The topography here drops 15ish feet from road grade to the lake level. There is a level cleared area at road grade that would lend itself to construction of a nice walkout basement home that would give great attention to the creek view. There is a road from the roadside site down toward the lake that has a couple of fallen trees preventing use currently. Its not substantially improved, but it does look like someone started the process of finding a natural path and clearing it. There are lot boundary markers at the east and west lines. There are POA fees here for road maintenance. You'll want to discover what the POA rules and fees are prior to bidding. We saw two other homes in this development on the south shore of the lake. This is a private wilderness / fishing lake and not a jet ski mecca. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$482.14</p>	32184 KEWEENAW PASS LAKE LINDEN	\$3,500.00

2729	<p>Parcel ID: 014-432-010-00; Legal Description: LOTS 10 & 12 BLK 2 PLAT OF NORTH GROVER. Comments: Older frame construction with faux brick siding. Stone foundation. The rear porch has collapsed into its foundation, but it's independent of the main structure and could be removed. Inside it's generally straight, but really grubby and full of junk. Probably a good solid 30 yard dumpster worth between inside and out (and the basement). The kitchen floor has a hole in it and the basement stairway is treacherous. With a resurfacing and new mechanicals and windows, this could be restored. Has a newer steel roof. There is leak damage inside ... but we assume that is old damage from before the roof was replaced. The electrical and plumbing here are both garbage and will need an overhaul.</p> <p>Summer Tax Due: \$393.50</p>	26948 W 22ND ST HUBBELL	\$3,000.00
2730	<p>Parcel ID: 041-104-005-20; Legal Description: W 33' OF LOT 5 BLK D & W 2' OF S 32' OF E 85' OF LOT 5 BLK D VILL OF CALUMET SURFACE ONLY. Comments: This home is in need of a roof sooner rather than later ... and the rear porch and garage should be removed, but it is structurally straight and generally solid. The issue here is the SMELL. Several theorize that it's "dog poop" scent, but our experience blends dog poop, raw sewage and food garbage into the mix for this one. It will probably require a professional fumigation/cleaning (ie: ServiceMaster etc) to really efficiently manage it. We assume it'll be really ripe by August. We would consider this a shell in need of a total rehab because of the odor and general surface conditions indoors. Additional Disclosures: 66; 63 (see key for full text)</p> <p>Summer Tax Due: \$345.66</p>	807 PORTLAND ST CALUMET	\$1,900.00
2731	<p>Parcel ID: 041-128-004-00; Legal Description: LOTS 4 & 5 BLK 18 VILL OF CALUMET. Comments: A building has been removed from this parcel. This is a double lot north of downtown Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$132.08</p>	516 FIFTH ST CALUMET	\$10,250.00
2733	<p>Parcel ID: 042-116-004-00; Legal Description: LOT 4 BLK 16 FIRST ADD TO VILLAGE OF COPPER CITY. Comments: Someone got the demo phase of rehab done here. And then they just stopped. Aaaaaaand now it's all over the yard. Wanna help us clean it up? This house is structurally solid, but it's just a terrible mess. Finish the stripping, resurface and upgrade the mechanicals, add a few new windows and it can be yours at a great price. This house is fairly small ... about 15 feet wide x 30 feet. Foundation appears serviceable. Has a gaping hole in the side where they removed windows to pitch stuff onto the lawn (no dumpster?). Furnace is older but probably still serviceable. Ancient electrical needs an upgrade. They started plumbing with some Pex, but its very amateur and you'll wanna redo it. Roof is mid life and should be good for a bit. The curb appeal is not good here, but this one actually has potential. Additional Disclosures: 50 (see key for full text)</p> <p>Summer Tax Due: \$653.40</p>	307 SENECA ST COPPER CITY	\$8,700.00
2734	<p>Parcel ID: 042-116-006-00; Legal Description: LOT 6 BLK 16 FIRST ADD TO VILLAGE OF COPPER CITY. Comments: The primary part of this structure is solid and worthy of rehab. It has an addition/garage to the south side that has failed and needs to come off immediately, before it rips away from the house and perhaps taking some of it along for the ride. The main floor bathroom floor is weak and heaved/mushy which is an indicator of freeze/water damage. The house itself has great potential after you remove the garage, dejunk it and give it a good once over. It needs a new electrical. The plumbing is a hodge-podge of materials and probably needs a general overhaul. There are three bedrooms upstairs PLUS a third floor walkup attic with potential for extra living space. Hardwood floors thru-out. This is a large solid house that needs attention. Last occupancy appears to be about 2011. Additional Disclosures: 35 (see key for full text)</p> <p>Summer Tax Due: \$600.13</p>	311 SENECA ST COPPER CITY	\$3,200.00
2735	<p>Parcel ID: 042-120-016-00; Legal Description: LOT 16 BLK 20 SECOND ADD TO VILLAGE OF COPPER CITY. Comments: Brushy, overgrown platted lot in NE Copper City at the intersection of Crawford Street and Second. Sits a couple feet below road grade. There is municipal water and natural gas here.</p> <p>Summer Tax Due: \$73.21</p>	CRAWFORD ST COPPER CITY	\$1,700.00

2736	<p>Parcel ID: 042-122-015-00; Legal Description: LOTS 15 & 16 BLK 22 SECOND ADD TO VILLAGE OF COPPER CITY. Comments: CHECK THIS ONE OUT. If you are looking for a straight, square, ORIGINAL classic home worthy of rehabbing, THIS IS IT. Traditional four-square design. Hardwood floors throughout. Picture rail in the living and dining rooms. Main floor bedroom with a real walk-in closet and four walk-thru bedrooms upstairs. One bath up, half bath on main, and a potty in the basement too. The second floor has peeling paint and wallpaper but it is from age, and not a bad roof. The roof here is mid-life and does not appear to leak. We noticed cracks in the front two corners of the foundation, but they have not transmitted to the interior or the structure itself. Has faux brick fiberboard siding over what may be restorable lap siding. The mechanicals (heat, electric, plumbing) here are all ancient and could use updating. It does have a pretty modern upgraded municipal water main. BONUS: This home has a walk up third story that could be a magnificent master suite. Basement has interior and exterior entrances. This is an older home, but it is in very very solid condition and worthy of your consideration. It is mostly in need of mechanical updating and aesthetic attention. The contents of this house have been removed prior to sale.</p> <p>Summer Tax Due: \$661.05</p>	GRATIOT ST COPPER CITY	\$5,900.00
2738	<p>Parcel ID: 044-112-026-00; Legal Description: LOT 26 BLK 12 SECOND ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: Two story frame structure with faux brick asphalt shingle siding. This home is OCCUPIED, and as such we did not have the opportunity to review it in detail. Roof is reaching the end of its life, and the presence of a ladder there indicates it has some issues. Natural gas, municipal utility service. Yard is overall neat and maintained. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$590.25</p>	429 KEARSARGE ST LAURIUM	\$4,700.00
2739	<p>Parcel ID: 044-116-019-00; Legal Description: LOT 19 BLK 16 SECOND ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: Narrow (maybe 15' wide) house in Laurium. Has been updated and a 1.5 car garage added. The layout is somewhat a bi-level, with a wheelchair lift between the garage and the main floor ... which is about 4 foot above grade. Home has been updated as to wiring, plumbing and HVAC. Low maintenance vinyl siding and a newer roof ... which is curling and warping on only the garage for an unknown reason. 2 bedrooms upstairs. House has been retrofitted for invalid mobility.</p> <p>Summer Tax Due: \$958.55</p>	221 KEARSARGE ST LAURIUM	\$3,800.00
2740	<p>Parcel ID: 044-125-018-00; Legal Description: LOT 18 & 19 BLK 25 THIRD ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: Older 1.5 story OCCUPIED home in Laurium. Because it is presently occupied, we did not have the opportunity to review it in detail. Has an older roof that may be nearing the end of its life. Cedar shake shingle siding in decent condition. A little trash around the yard. Appears to be generally merchantable.</p> <p>Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$719.33</p>	525 FLORIDA ST LAURIUM	\$5,700.00
2742	<p>Parcel ID: 045-123-008-00; Legal Description: LOT 8 BLK 23 1ST ADD TO SOUTH RANGE. Comments: Suspected meth lab. Someone was "cooking" in the basement and things got out control. House go BOOM. Now it has soot and contaminant all over, and will need to be emptied out and then certified clean before you can start rehabilitation. The roof here is in DIRE need of replacement, especially on the left rear. It's causing issues in the kitchen area already and will spread. This was (and could again be) a classic cape cod with some nice architectural detail worth preserving. Three bedrooms, one down two up. Lots of busted (blown out) windows. Collapsed garage. Debris. No extra charge.</p> <p>Summer Tax Due: \$1,698.76</p>	20 FOURTH ST SOUTH RANGE	\$11,500.00
2744	<p>Parcel ID: 051-258-019-20; Legal Description: COM AT NE COR OF LOT 19 RUN S ALONG E BDRY LINE OF SAID LOT 69' 8" TO POB TH RUN W & PAR TO N BDRY OF LOT 50' TH RUN N ALONG THE W BDRY OF LOT 31' & 8" TH RUN E & PAR TO N BDRY OF SAID LOT 50' TH RUN S ALONG E BDRY LINE OF SAID LOT 31' 8" TO POB SUPERVISOR'S ADD TO VILL OF HANCOCK. Comments: Lot is 31' wide and 50' deep. On a side street near downtown Hancock. Tho the footprint is small, this house is roomier than you'd expect. Two bedrooms and a walk-thru room upstairs, with ladderish attic access for storage. The exterior is worn, and the rear one story portion is in need of a roof pretty quick, as there is a serious leak developing in the kitchen. 60A fused electrical service. Newer gas forced air furnace. Overall it's spartan, but straight. Very limited parking. Walk downtown Hancock from here easily.</p> <p>Summer Tax Due: \$563.31</p>	410 MINE ST HANCOCK	\$3,000.00

2745	<p>Parcel ID: 051-649-009-50; Legal Description: W 60' OF LOTS 9 & 10 BLK 9 CONDON'S THIRD ADD TO HANCOCK. Comments: In its original incarnation, this was a symmetrical duplex with two floor side-by-side units. It has been combined in more recent times. As currently used, it has 4 bedrooms (plus a walk-thru). There has been some poorly executed mid-century modernization, including a funky, odd kitchen. There is evidence of freeze damage to plumbing, which is mostly concerning because this is hot water heat/boiler. There is a fairly new boiler unit installed, and a second one laying nearby being "parted out". Draw your own conclusions there. Ancient 60A electrical service. One car drive-under garage. With proper restoration, this could be a nice place. Very limited off street parking. Additional Disclosures: 35 (see key for full text)</p> <p>Summer Tax Due: \$2,077.92</p>	1105 MINNESOTA ST HANCOCK	\$9,000.00
2746	<p>Parcel ID: 003-129-018-00; Legal Description: 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 & 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. Comments: Looking for a way to turn a little elbow grease into a nice second home or starter/retirement home? He's an opportunity! This is a little cottage that has been neglected and needs a fresh start. Structurally is has a little work needed in the eaves and soffits, and some trim work to be done, but it is straight and solid. The inside has been occupied by critters on the main floor, and they left a mess (so have the humans) but it's a couple trips to the dump and you're good to go. It will need a new furnace (we'd get rid of the boiler and just use a good forced air wall furnace), and we're sure that the plumbing and wiring will need a once over. There is natural gas here. The roof is not leaking, but we'd replace that too just for insurance. This cottage has not been used in probably more than a decade on any kind of regular basis. Could be cute in the right hands! Just a couple miles north of Chassell on US 41 headed for Houghton! This is owned by the auction house, and not the county, and is a leftover from an earlier sale. Additional Disclosures: (see key for full text)</p> <p>Summer Tax Due: \$832.80</p>	43559 US 41	\$500.00
9992708	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 002-380-041-00; Legal Description: LOT 41 NEWTOWN LOCATION PLAT. Comments: Home is functional, straight and solid. Needs aesthetic refreshing inside and out. The roof is old and looks to be near the end of its useful life, but it's not leaking ... "yet". Two bedrooms, plus a walk-thru third that could double as a study or playroom. Maple floors on the main level, however the kitchen has been subfloored with plywood. Basement concrete floor is heaved and cracked. Might be a thin install, from subsurface conditions, or? Overall, this one is functional, and fairly clean, just not glamorous. Double lot on the south side of Calumet.</p> <p><i>(2 of 2)</i> Parcel ID: 002-380-042-00; Legal Description: LOT 42 NEWTOWN LOCATION PLAT.</p> <p>Summer Tax Due: TBA</p>	25598 TEMPLE ST CALUMET; 25598 TEMPLE ST CALUMET	\$3,100.00

Iron

Lot #	Lot Information	Address	Min. Bid
3000	<p>Parcel ID: 001-024-062-25; Legal Description: ALL THAT PART OF GOVERNMENT LOT 7, SECTION 24, TOWNSHIP 43 NORTH, RANGE 34 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 0 DEGREES 16 MINUTES 51 SECONDS EAST 200 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 51 SECONDS EAST 80.85 FEET THENCE SOUTH 31 DEGREES 30 MINUTES WEST 227.87 FEET, TO THE POINT OF BEGINNING; TH S 29°25'3"W 260.6'; TH N 3°58'46"W 230.56' ALONG THE SHORE OF LAKE EMILY; THS 88°48'23"E 144.03' TO THE POB</p> <p>Comments: This is a super narrow piece of property with 230' of frontage on Lake Emily. It totals 1/2 acre, but a part of that is the right-of-way of the road. What's left is a steep hillside that runs down to the lake, and is partly wetlands. It is conceivable that you could build here on stilts but there would be nowhere for a septic system and nowhere to park. With substantial engineering (and permits) you could probably put in retaining walls to address the parking situation. And mayyyybe the health department would approve a composting toilet, but that still leaves zoning setbacks and gray water storage. Either way, this one is gorgeous, but a real challenge. Just like that high school crush that wouldn't pay attention to you. :). You will want to start this one with a survey to determine exactly how much land there is. Additional Disclosures: 42; 9 (see key for full text)</p> <p>Summer Tax Due: \$284.58</p>	E LAKE EMILY RD	\$5,200.00
3001	<p>Parcel ID: 002-076-004-00; Legal Description: SEC 26 T43N R32W NE 1/4 OF NW 1/4. 5/48 INT IN ABOVE DESCRIPTION. Comments: This is a square 40 acre parcel located off M-69. It has no improved road frontage to access it. We are offering a 5/48ths ownership share. Please remember that undivided ownership interests do not give you the right to construct anything on the property without the consent of all other owners. USGS topographical maps indicate that this parcel is almost entirely marshlands. There may be a two track along the east edge if not marshy or overgrown. Additional Disclosures: 57; 10 (see key for full text)</p> <p>Summer Tax Due: \$45.02</p>	(Off) M-69	\$550.00
3002	<p>Parcel ID: 002-114-001-00; Legal Description: SEC 14 T44N R32W SE 1/4 OF NE 1/4. 40 A. Comments: There is no improved road to this parcel. Appears there may be a two track coming in off Noyes Road, but you'll want to research legal easement rights. The west half of the parcel is marshlands, with rolling uplands on the east side. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$191.34</p>	(Near) Noyes Road	\$1,000.00
3003	<p>Parcel ID: 003-300-069-00; Legal Description: PLAT OF TOWN OF AMASA LOT 69</p> <p>Comments: This building in Amasa is structurally dangerous. It has also been filled with old tires. AND ... it has no septic system and no land to put one on. A PERFORMANCE BOND or CASH EQUIVALENT in the amount of \$50,000 assuring demolition must be secured in favor of the Iron County Treasurer in order to receive a deed to this property. Contact the office of the Treasurer or the auction house for complete details. If you are the winning bidder on this parcel and do not satisfy the requirements, the sale will be cancelled and no deed will be issued. No possession until the deed is recorded. Additional Disclosures: 36; 22 (see key for full text)</p> <p>Summer Tax Due: \$95.12</p>	205 PINE ST AMASA	\$2,100.00
3004	<p>Parcel ID: 004-027-085-00; Legal Description: SEC 27 T43N R35W W 100' OF LAND DES AS COM 1,000' E OF NW COR OF NW 1/4 OF SE 1/4, TH S 1,058' TO HWY, TH SEZLY 101.95 FT, TH N 1,086 FT, TH W 100 FT TO POB. Comments: Well maintained, older wood frame home. 1.5 story on 100' wide x 1086' foot deep lot = 2.5 acres. Steel roof. Rear half of the lot is marshy. This is an efficient, updated, solid square home. Two bedrooms, one up, one down, plus a bonus walk-thru room upstairs for a study, hobby or playroom. Has been replumbed in recent years and has a modern, natural gas forced air furnace. Floors are straight and solid. Good windows. Clean and should be ready to go with minor fixups.</p> <p>Summer Tax Due: \$667.57</p>	3954 US 2 WEST IRON RIVER	\$8,200.00
3005	<p>Parcel ID: 007-007-007-00; Legal Description: SEC 7 T42N R34W UND 1/40 INT IN SE 1/4 OF SW 1/4 40 A Comments: This is an undivided 1/40th ownership interest in a remote 40 acre parcel SE of Gaastra. USGS topographical maps indicate that the south part of the parcel is marshland. REMEMBER: You are not buying complete ownership of this parcel. Just 1/40th. You cannot building anything here without consent of all other owners. Additional Disclosures: 43; 57; 7 (see key for full text)</p> <p>Summer Tax Due: \$23.98</p>	No known road access.	\$500.00

3006	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 007-063-012-00; Legal Description: SEC 13 T42N R35W COM AT SW COR OF NW 1/4 OF NW 1/4, TH N ALG HWY 189 135', TH E 324', TH S 135', TH W 324' TO POB. 1 A. Comments: NOTE: This property is now unoccupied, but personal property is still inside the home. Very nice, modern home. Two parcels that have 244' along the road and run 418' deep. Hope appears to be in very nice condition and well maintained. Detached two car garage. Additional Disclosures: 21 (see key for full text)</p> <p>(2 of 2) Parcel ID: 007-063-014-00; Legal Description: SEC 13 T42N R35W N 209' OF W 418' OF N 1/2 OF SW1/4 OF NW 1/4. 2 A. Summer Tax Due: \$472.23</p>	<p>2747 M-189 IRON RIVER;</p> <p>2747 HWY M-189 IRON RIVER</p>	\$6,400.00
3008	<p>Parcel ID: 007-233-037-00; Legal Description: SEC 33 T43N R37W PART OF GOV'T LOT 7 DES AS FROM 5 MILE POST ON WIS-MICH LN PROCEED S 50 DEG 38M E ALG STATE BDRY 117.4' TO POB TH S 81 DEG 05M TH E 482' TO E LN OF GOV'T LOT 7 TH S ALG E LN OF GOV'T LOT 7 TH S ALG E LN OF GOV'T LOT 7 ABOUT 289' TO STATE LN TH N 50 DEG 38M TH W ALG STATE LN 570' TO POB. Comments: Parcel fronts 570' feet along the Michigan-Wisconsin border just off Mail Route Road. It may not actually reach the road, or if it does, it may be a small amount of frontage. It may require a survey to be sure. Parcel is triangular. See images. There is debris from some collapsed buildings on or near this parcel. Can't be sure whether they are bonus with this sale or not. Again ... it may take a survey to find out. Summer Tax Due: \$101.63</p>	(Off) Mail Route Road	\$850.00
3009	<p>Parcel ID: 041-500-002-00; Legal Description: PLAT OF ALPHA PART OF OUTLOT NO 1 DESC AS FOLLOWS: COMM AT NE COR OF SE 1/4 OF SW 1/4 SEC 12; TH S00D00'08" W ALG N/S 1/4 LN OF SEC 12 27' TO INTERSEC OF S ROW OF FIFTH ST; TH S89D52'57" W ALG N BDRY LN OF OUTLOT NO 1 38.45' TO POB; TH S00D00'08" W 203.81' TO INTERSEC OF NTRLY ROW LN OF CENTER ST; TH ALG A CURVED ROW TO L CHORD BEARING OF S68D04'15" W CHORD DISTANCE 13.59' TO NTRLY ROW OF SELLWOOD AVE; TH CONT ALG EXTENSION OF NTRLY ROW OF CENTER ST AND ALG CURVED ROW TO L CORD BEARING S57D35'12 W CORD DISTANCE 30.24' TO SELLWOOD AVE; TH N39D39'07? W ALG CENTERLINE OF SELLWOOD AVE 158.85'; TH N00D11'51" W 47.21'; TH CONT N00D11'51" W 55.30' TO S ROW OF FIFTH ST; TH N89D52'57" E 139.85' TO POB. 0.53 A. Comments: This HALF OF A building in Alpha is structurally dangerous. It also contains asbestos.. A PERFORMANCE BOND or CASH EQUIVALENT in the amount of \$250,000 assuring demolition or rehab to bring the structure up to code must be secured in favor of the Iron County Treasurer in order to receive a deed to this property. Contact the office of the Treasurer or the auction house for complete details. If you are the winning bidder on this parcel and do not satisfy the requirements, the sale will be cancelled and no deed will be issued. No possession until the deed is recorded. This is the newer (gymnasium) portion of the building. Additional Disclosures: 65; 33; 36 (see key for full text) Summer Tax Due: \$978.33</p>	402 MAIN ST ALPHA	\$9,600.00
3010	<p>Parcel ID: 041-544-001-00; Legal Description: PLAT OF ALPHA LOTS 1, 2 & 3 OF BLK 4. Comments: She's a dirty girl, but actually fairly solid. Needs a good resurfacing (walls and floors), and we're pretty sure that the plumbing underneath is freeze damaged. Bathrooms and kitchens are gruuuuuubby. One car detached garage and a Nicely fenced 75' x 132' yard. Next door to the village hall. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$293.11</p>	513 MAIN STREET ALPHA	\$4,100.00
3011	<p>Parcel ID: 041-548-016-00; Legal Description: PLAT OF ALPHA LOTS 16 & 17 BLK 8. Comments: 70' x 127' lot in Alpha on Second Street. There is a boat stored on the lot that we don't own or have title to. Not included :) Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$19.04</p>	Second Street	\$550.00
3012	<p>Parcel ID: 051-111-001-00; Legal Description: SEC 1 T42N R35W PLAT OF THE VILLAGE OF PALATKA LOTS 1 & 2 BLK 11. Comments: This is a large, four-square style home with an older roof in need of replacement. At the corner of Brule and Sawyer in Caspian, lot size is 80' x 120'. NOTE: This home is full of human and animal waste, definitely a health hazard. Summer Tax Due: \$1,174.85</p>	416 BRULE AVENUE CASPIAN	\$8,600.00

3013	Parcel ID: 051-162-009-00; Legal Description: SEC 1 T42N R35W PLAT OF CASPIAN LOTS 9 & 10. BLK 2. Comments: Someone put an awful lot of work (and money) into this house, and then quit and walked away. The exterior and garage have been pretty much rehabilitated, and they got a good stab at the inside. But they decided to replace a foundation wall, and stopped *after* the old one was removed. With the foundation put back in place, much of the work here would be done, leaving the second floor to finish off as you desire. UPPCO has dropped power service here. Additional Disclosures: 50; 34 (see key for full text) Summer Tax Due: \$1,034.99	307 CASPIAN AVENUE CASPIAN	\$8,500.00
3014	Parcel ID: 051-201-005-00; Legal Description: SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN E 1/2 OF LOT 5 & ALL LOT 6 BLK 1. Comments: This one needs *everything*. The roof, foundation, inside, outside, wiring, plumbing, HVAC are all bad. Additional Disclosures: 36; 5; 34 (see key for full text) Summer Tax Due: \$377.64	120 BERKSHIRE AVENUE CASPIAN	\$4,400.00
3015	Parcel ID: 051-331-008-00; Legal Description: 2ND MORGAN ADD LOTS 8, 9 & 10 BLK 1. Comments: Caspian Road (paved) on the north, Brule on the east, alley to the south. Level, low lot. Includes a big rock. May have been a home here at one time. Summer Tax Due: \$89.92	Caspian Road	\$750.00
3016	Parcel ID: 051-380-066-00; Legal Description: LOT 66 ASSESSOR'S PLAT OF OLD CASPIAN LOT 66, EXCEPTING THE N 15' OF THE W 50'. Comments: Disclaimer: A violent crime (murder) took place in this home in recent years. However, other than a couple of spots where the forensics people took samples, there is no ... anything ... to show that. This is a straight, solid modernized little two bedroom home in a nice (usually) quiet neighborhood in Caspian. Steel roof in good condition. Solid foundation. Updated 100A electric service and modern furnace. Nothing to be afraid of here. Summer Tax Due: \$513.15	66 LAWRENCE STREET STAMBAUGH	\$6,500.00
3017	Parcel ID: 052-100-088-00; Legal Description: LOT 88 VILLAGE OF CRYSTAL FALLS LOT 88 Comments: This building housed the local newspaper from the 1880s until its closure in 1996. It still contains linotype and offset presses from that era. Since then the building appears to have been used for storage and snowmobile repair. The roof here has been leaking for some time, and as such the county is requiring the purchaser to demolish this property after purchase. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$100,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$494.16	229 SUPERIOR AVE CRYSTAL FALLS	\$5,100.00
3018	Parcel ID: 052-180-029-00; Legal Description: J B SCHWARTZ FIRST ADDITION TO THE VILLAGE OF CRYSTAL FALLS LOT 29. Comments: Well built small 2 bedroom home with detached 2 car garage in Crystal Falls. The biggest issue with this one is a water damage from a frozen plumbing incident in the bathroom upstairs. It'll need new flooring in the living room area and some drywall work. The front portion of the house is quite old, with the floor joists actually being logs. It has a more modern one story addition on the rear that is the kitchen. Everything here is pretty solid Roof is older but not leaking. 100A electrical service. Summer Tax Due: \$201.69	17 MARQUETTE AVE CRYSTAL FALLS	\$6,200.00

3019	<p>Parcel ID: 052-180-130-00; Legal Description: JB SCHWARTZ FIRST ADDITION TO VILLAGE (NOW CITY) OF CRYSTAL FALLS LOT 130 (424 S 5TH ST) Comments: This house in Crystal Falls is structurally dangerous. A PERFORMANCE BOND or CASH EQUIVALENT in the amount of \$50,000 assuring demolition must be secured in favor of the Iron County Treasurer in order to receive a deed to this property. Contact the office of the Treasurer or the auction house for complete details. If you are the winning bidder on this parcel and do not satisfy the requirements, the sale will be cancelled and no deed will be issued. No possession until the deed is recorded. Additional Disclosures: 36; 33 (see key for full text)</p> <p>Summer Tax Due: \$157.91</p>	424 S FIFTH ST CRYSTAL FALLS	\$4,400.00
3020	<p>Parcel ID: 052-280-015-00; Legal Description: PLAT OF PARKS ADDITION CITY OF CRYSTAL FALLS LOT 15. 1115 HARRISON AVE Comments: NOTE: This property is now vacant, however there are still personal belongings inside. Updated mid-century and more recently. In fact it appears to currently be getting at least a partial new roof, with architectural series shingles. Two car detached garage. It appears to be in generally solid repair. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$678.92</p>	1115 Harrison Avenue	\$5,800.00
3021	<p>Parcel ID: 052-280-031-00; Legal Description: PLAT OF PARKS ADDITION CITY OF CRYSTAL FALLS LOT 31 Comments: House is larger inside than it appears from the road. Two bedrooms down (one is large) and another storage/sleeping room upstairs. Maple floors. On demand water heat and a gas fired boiler. Steel roof with no leaks evident. Kitchen does need a facelift and doesn't have a working sink. 1.5 baths. There is water in the basement at present that may have effected the boiler and water heater. We are told there is a hydroponics "grow room" in the basement (probably tomatoes, hey?). This is a solid little house that will serve the next owner well. Nice fenced yard for the wife.</p> <p>Summer Tax Due: \$492.19</p>	1113 ERIE AVE CRYSTAL FALLS	\$5,000.00
3022	<p>Parcel ID: 053-103-019-00; Legal Description: CITY OF GAASTRA 313-448 LOTS 19 & 20, BLK 3 Comments: Cute little fire damaged home. Appears that the fire was in the basement and also involved the rear (kitchen?) room on the main floor. The damage to the rest of the house is mostly water and soot damage to flooring. It does not appear to have reached the attic or roof. Repairable? Most likely. Will need floor joists and decking in the rear and probably all new mechanicals. UPPCO has dropped the power service. 1.5 car detached garage. Additional Disclosures: 11 (see key for full text)</p> <p>Summer Tax Due: \$937.70</p>	37 ELMWOOD AVE GAASTRA	\$4,900.00
3023	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 054-024-012-00; Legal Description: SEC 24 T43N R35W COM 220' E OF NECOR BLK 3 ALLENS ADD TH N 89 DEG 50' E 80' TH S 0 DEG 1' E 125' TH S 89 DEG 50' W 80' TH N 0 DEG 1' W 125' TO POB (96 ALLEN ST) Comments: This is a cute efficient mid-century home near the Virgil Location. The roof is oooooold and in need of a replacement sooner rather than later. It is not leaking, yet. But it's gonna for sure before long. The siding also could use some attention, and it appears the walls have been insulated in the past. Nice wood floors, two bedrooms on the main floor plus a walk-up second level that offers storage or more sleeping space (low ceilings though). One car detached garage. Old 60A electric service has been dropped by the utility company. This one won't take a lot to make visually appealing. Really nice lot in a quiet neighborhood. Modern furnace and water heater. Two parcels in this sale. Together they are 120' along the road x 125' deep.</p> <p>(2 of 2) Parcel ID: 054-024-015-00; Legal Description: SEC 24 T43N R35W COM 100' E OF NE COR OF BLK 3 OF ALLENS ADDITION, TH N 89 DEG 50' E 40', TH S 0 DEG 1' E 125', TH S 89 DEG 50' W 40', TH N 0 DEG 1' W 125' TO POB</p> <p>Summer Tax Due: \$740.18</p>	96 ALLEN ST IRON RIVER;	\$10,500.00
3025	<p>Parcel ID: 054-024-017-00; Legal Description: SEC 24 T43N R35W BEG AT NW COR OF NW 1/4 OF SW 1/4, TH E 275', TH SW'LY TO W LN, TH N 300' TO POB. .95 A. Comments: Parcel sits north and west of E. Mineral Avenue on a trail that has been used for ATVs as of late. There is a small berm at the mouth to discourage vehicles. It is roughly an acre in size.</p> <p>Summer Tax Due: \$34.04</p>	(Off) E Mineral Avenue	\$500.00

3026	<p>Parcel ID: 054-025-025-00; Legal Description: SEC 25 T43N R35W TH PRT OF THE NW 1/4 OF NE 1/4 DES AS COM 660' E OF NW COR OF NW 1/4 OF NE 1/4, TH S 133.4' TO N BDY OF US HWY 2, TH SW'LY ALG R/W 141.2', TH N 258E 276.06', TH E 66.5' TO POB & ALL TH PART OF W 1/2 OF NW 1/4 OF NE 1/4 LYG NW'LY OF US-2 EXC THE W 660' THEREOF</p> <p>Comments: This one will need an eviction, as there is a large family of raccoons living here. Home has a bad foundation, especially at the west (one story) side, which has permitted entry by the creepy crawlers. From there they made their way into the attic and the other half of the house, which is boarded off. This home has potential, but you'll need to address the foundation issue, get rid of the critters, and probably put on a new roof while you're at it. UPPCO has dropped the power service. This one is a handyman special. Has a very nice lot and detached one garage garage and garden shed. Backs up to US 2 on the south line. Triangular shaped lot. Additional Disclosures: 34; 63 (see key for full text)</p> <p>Summer Tax Due: \$699.79</p>	640 E HUNTER RD IRON RIVER	\$7,600.00
3027	<p>Parcel ID: 054-166-003-00; Legal Description: ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 3 BLK 6 Comments: Vacant lot in a quiet, clean neighborhood just north of downtown Iron River. There is a trailer stored here that belongs to a neighbor. Not part of the sale. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$11.71</p>	(East of) 623 N FOURTH AVE IRON RIVER	\$700.00
3028	<p>Parcel ID: 054-428-014-00; Legal Description: PLAT OF MINCKLER ADDITION-VILLAGE OF IRON RIVER LOTS 14 & 15. BLK 8. Comments: The road to this parcel was platted, but never built. 100' x 155' parcel. Off (unimproved) 13th Street Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$34.04</p>	(Unimproved) 13th Street	\$500.00
3029	<p>Parcel ID: 054-464-001-00; Legal Description: GREILING HILLTOP ADD TO VILL OF IRON RIVER LOT 1 BLK 4. Comments: Located west of where Buchholz meets 17th Avenue. A neighbor has their fifth wheel parked in the middle of the road ... if that wasn't there you could drive to the lot on the unimproved street. Lot is 46' x 125' in size.</p> <p>Summer Tax Due: \$25.59</p>	Buchholz Street	\$650.00
3030	<p>Parcel ID: 055-109-001-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOTS 1 & 2 BLK 9 Comments: Parcel is at the SW corner of the intersection of Cherry and Jefferson in Old Stambaugh. Fronts 60' along Cherry Street and runs 120' deep to the south. Nice level, dry open lot. A house was removed from this site, the driveway and slab from the garage is still there. Alley service too.</p> <p>Summer Tax Due: \$32.68</p>	Cherry Street at Jefferson Street	\$800.00
3031	<p>Parcel ID: 055-112-008-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOTS 8 & 9, BLK 12 Comments: This is a pretty decent looking house from the exterior, but it has a verrrry bad foundation. It has been barricaded from entry for safety reasons, and we did not attempt to enter it because of that hint. It is not habitable in this condition. One car garage at alley appears to be in decent condition. The buyer of this lot will be required to demolish the property. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 34; 36; 33 (see key for full text)</p> <p>Summer Tax Due: \$112.79</p>	214 AMBER ST IRON RIVER	\$7,500.00

3032	<p>Parcel ID: 055-390-018-00; Legal Description: ASSESSORS PLAT 4 TO CITY OF STAMBAUGH LOT 18. 77' X 100' 426 JASPER ST Comments: 1.5 story home with newer deck, steel roof and detached garage. 77' wide lot that runs 100' deep. This home is a project-in-progress. The exterior is mostly done, but the interior has been stripped to the shell and that's where it stalled. No plumbing, not much wiring (service dropped by UPPCO), no stairway to the second floor. The other major factor at play here is the foundation. There is noticeable deflection on the west wall (under the deck) with two horizontal stress cracks in the basement, and there is a buttress wall in the basement against the east wall that itself has failed. This foundation is not in immediate danger of collapse, but it will be at some point. The home probably needs to be raised or stress taken off the foundation while it is replaced. The structure itself is straight and solid. Additional Disclosures: 34; 50 (see key for full text) Summer Tax Due: \$886.27</p>	426 JASPER ST IRON RIVER	\$10,250.00
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Keweenaw

Lot #	Lot Information	Address	Min. Bid
3500	Parcel ID: 101-13-203-003; Legal Description: PAR IN SW1/4 OF NE1/4 D/F; COM AT CENTER OF SEC.13; TH E 40'; TH N 20' TO POB; TH E 150'; TH N 205'; TH W 150'; TH S 205' TO POB 0.70A M/L 13-57-32 Comments: Parcel is about 200 feet south of the thread of Ojibway Road, and about 1/2 mile east of US-41/M-26. It is a level, wooded, dry uplands parcel and is 150' x 205' in size. 7/10ths of an acre. There isn't a trail cut in to it, and as far as we can tell there has never been any structure or other earth change here. Great recreational parcel. No improved road access. No power on this road. We did notice a couple of camps out east toward the end of the road. Additional Disclosures: 7; 43 (see key for full text) Summer Tax Due: \$41.79	OJIBWAY ROAD MOHAWK	\$500.00
3501	Parcel ID: 101-52-002-002; Legal Description: Lot 2, Block 2 Supervisor's Plat of the Village of Fulton Comments: Doesn't look tooooo bad until you get close. Then you peer through the windows and see the roof in the basement. Yeah, that's not good. Lot is 100' wide on Central Avenue and 125' deep. Best result is to remove this structure and start new. Municipal water is available here. Curiously the power service is still live at this property, even tho the meter has been removed. Additional Disclosures: 36; 5; 22; 33 (see key for full text) Summer Tax Due: \$30.85	349 CENTRAL STREET MOHAWK	\$900.00
3502	Parcel ID: 101-53-026-003; Legal Description: LOT 3, BLOCK 26 SUPERVISOR'S PLAT OF THE VILLAGE OF MOHAWK Comments: Parcel is 65' x 100' in size. At the NE corner of Cliff and 6th in Mohawk. Level, dry land with a few small evergreens. Both street frontages are paved. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$5.97	CLIFF STREET MOHAWK	\$500.00
3503	Parcel ID: 501-51-000-032; Legal Description: Com at S1/4 post of Sec.19; run S49 deg.48'W 724'; th N71 deg.16'W 370'; th N18 deg.44'E 523' to POB; th N18 deg.44'E 119'; th N71 deg.16'W 150'; th S18 deg.44'W 119'; th S71 deg.16'E 150' to POB a/k/a Lot 32 & Imp. Town of Gay 0.41A m/l S19-T56N-R30W Comments: This one is literally coming apart at the seams. The main two story frame structure appears to be straight and true, but the one story addition to the south is slowly declaring independence and having some gravity issues. The most serious issue here is the foundation. Three of the four corners, especially the two rear corners, are failing. Someone tried to fix that with some aerosol foam, but it didn't solve the problem (COUGH). There appears to have been a two car or such addition to the north that has already been removed (and the opening plugged) in the past. All that remains is the concrete slab on grade. Roof appears older but serviceable. Hard shingle siding that has been painted (may contain asbestos). Appears to have been unoccupied for a little while now. There is an inoperable vehicle here with a plate that expired 5+ years ago. This is actually a nice 119' x 150' lot in a quiet friendly little resort town, and the frame structure could be moved to a new foundation and restored without the side addition. Additional Disclosures: 34; 33 (see key for full text) Summer Tax Due: \$668.77	993 Main Street - Gay	\$6,200.00
3504	Parcel ID: 501-51-000-111; Legal Description: COM AT N1/4 POST OF SEC.30, RUN S49 DEG 48'W 724'; TH N71 DEG 16'W 320'; TH S18 DEG 44'W 59' TO POB; TH S18 DEG 44'W 100'; TH S71 DEG 16'E 150'; TH N18 DEG 44'E 100'; TH N71 DEG 16'W 150' TO POB A/K/A LOT 111 TOWN OF GAY 0.34A M/L S30-T56N-R30W Comments: Older 1.5 story Yooper shack in Gay. Has had some work done in the not-too-distant past. We notice fresher wood at the soffit and fascia ... and the concrete block foundation is certainly much newer than the structure is. The main portion of the roof is mid-life and appears to be merchantable, but the 3 lower porch roofs need replacement soon. From what we could see through the windows, the interior here is primitive and has not seen any updating in years, but appears to be well preserved. There is visible knob and tube wiring. The 60A electric service has been dropped. This is a corner lot in Gay, and 100' x 150' in size. Older garage/storage building to the north side is collapsed and beyond reasonable repair. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$494.65	924 Main Street - Gay	\$4,100.00

Ontonagon

Lot #	Lot Information	Address	Min. Bid
5400	Parcel ID: 01 117 006 00; Legal Description: SEC 17 T49N R42W NW 1/4 OF SW 1/4 LYING W OF HWY M-64. 15 A. Comments: This is a wedge shaped parcel that runs probably over 1000' along the west side of M-64 outside of Bergland. There is an older roofover mobile here that the woodpeckers have been feeding off. It has a newer architectural style shingled roof and appears to be in generally solid condition. It appears to still contain personal property and be mostly furnished, so we did not breach it. There is also a trashed mobile next to it, a tractor in disrepair, and numerous piles of junk strewn to the north end of the parcel. The majority of the property lies to the south of the unit and appears to not have any roads cut into it. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$432.72	21591 M-64 BERGLAND TOWNSHIP	\$3,100.00
5401	Parcel ID: 02 019 001 10; Legal Description: SEC 19 T50N R37W NE 1/4 OF NE 1/4, EXC THE NORTH 780 FT THEREOF. 16.36 A. Comments: Mostly wooded parcel fronts 540 feet along the west side of Dishneau Road, and runs 1320 feet deep. USGS topographical maps indicate that this land is generally level and dry and not marshland. There is still a good amount of personal property here, and it appears that the property has been recently occupied, so we did not go inside as it may still be under possession. Mobile is an older roofover, and the roofing is in poor condition, A ladder leaning up to it infers that it has some issues. Sauna and storage building also on the parcel. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$179.98	26787 DISHNEAU ROAD BOHEMIA TOWNSHIP	\$3,300.00
5402	Parcel ID: 03 520 034 00; Legal Description: SEC 5 T50N R42W LOT 34 OF PLAT OF WHITE PINE. Comments: Four bedrooms and two baths. Roof is old, with one substantial leak/bad spot in the right rear corner bedroom. The main floor has had walls removed and the floor plan reconfigured. Maple flooring. Needs a good cleaning and probably some attention to plumbing and heating. Hot water boiler heat system that we did not see any obvious signs of freeze damage and we found a drain valve open, so it MAY have been winterized. Will need a new kitchen and bath on the main floor as these are both substandard. Foundation veneer is flaking, but the core seems solid from what we saw. Power service is old 60A fused panel, and the service line has been dropped. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$501.11	18 CHERRY ST CARP LAKE TOWNSHIP	\$5,000.00
5403	Parcel ID: 04 209 021 00; Legal Description: SECTION 9 T50N R38W NE 1/4 OF SW 1/4. 40 A. Comments: A square 40 of rolling lands, bisected by a small creek that splits the property almost evenly in half-north to south. Higher at the east and west boundaries and the creek path right down the middle. There is an older home here that has not been regularly occupied in some time. It is boarded, but has a newer steel roof that has preserved it and still has a power service attached. Has the potential to be a really sharp little place. Also an outbuilding with some personal property in it, and some general debris to haul off. This property is mostly uplands out side of the creek channel. Off a paved county maintained road. Additional Disclosures: 33; 46; 21 (see key for full text) Summer Tax Due: \$83.09	9803 ROUSSEAU RD GREENLAND TOWNSHIP	\$1,400.00
5404	Parcel ID: 04 209 031 00; Legal Description: SEC 9 T50N R38W SE 1/4 OF SE 1/4. 40 A. Comments: Nice square 40 off Rosseau Road. Access is from the north, and a two track that comes straight down to the NW corner of the land. At the 1320' mark on that trail, you will see old buildings off to the right, and that tree line is the north edge of the parcel. This trail isn't mucky, but its definitely 4WD territory. STOP at this point ... because there is a pretty good sized ravine/gully/ditch just ahead and you'll be calling for the tow truck iffen you don't. USGS topo maps indicate that this parcel is all uplands and not marsh. No signs of recent timbering, but the forestry stock here is not old. It's a mix of evergreen, softwood and a little hardwood with brush as well. Good camp property. Halfway between Mass Station and McKeever. Summer Tax Due: \$53.95	(Off) Rosseau Road	\$1,100.00
5405	Parcel ID: 04 763 004 00; Legal Description: W 30 FT OF LOT 5 BLK 63 OF PLAT OF MASS CITY. Comments: Seems like we've sold this little place maybe 4 times now. Each time it looks a little worse for wear and tear. Won't be much longer til the snow gods get it. It's about 12' x 20' in size. In DIRE need of a new roof. Tiny 25' x 30' lot has no room for a septic system. Storage or primitive lodging only here. No utility connections. Summer Tax Due: \$7.58	1405 ADVENTURE AVE GREENLAND TOWNSHIP	\$500.00

5406	Parcel ID: 04 775 003 00; Legal Description: LOT 3 & E 6.25 FT OF LOT 4 BLK 75 OF PLAT OF MASS CITY. Comments: This is a frequent flyer ... one we've sold at least once. A conglomeration of "stuff" in Mass City. It's 26.25' feet wide, and includes at least part of the collapsing building rubble along the south side of the block. We can't be exactly sure what is or isn't on the parcel so please do your research. There was some vandalism recently on or near this property that resulted in some mercury contamination. Please do your research prior to bidding on this. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$2.61	1611 MASS AVE GREENLAND TOWNSHIP	\$450.00
5407	Parcel ID: 06 408 013 00; Legal Description: LOT 13 BLK 8 OF PLAT OF TROUT CREEK. Comments: This is a 50' x 1125' lot in Trout Creek, in an area where the roads were never improved. Primarily of use to adjacent land owners. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.00	(Unimproved) Essex Street, Trout Lake	\$450.00
5408	Parcel ID: 08 604 015 00; Legal Description: BEG 241 FT S OF NW COR BLK 4 OF STEWART & TROTTER ADD TO EWEN TH S 67.66 FT; TH E 120 FT; TH N 67.66 FT; TH W 120 FT TO POB EXCEPTING THEREFROM ANY PART OF THE FOLLOWING DESCRIBED PARCEL: BEG @ A PT 60 FT N OF SW COR OF BLK 4, PLAT OF STEWART AND TROTTER ADDITION TO EWEN, ACCORDING TO THE RECORDED PLAT THEREOF; TH E 120 FT; TH N 15 FT; TH W 120 FT; TH S 15 FT TO POB. Comments: Cute little mid-century rancher in Ewen. Basement has a couple feet of water in it, so it'll need a new furnace and water heater most likely. Two bedrooms, wood floors. Needs a good cleaning but otherwise this one is pretty square and solid. Roof is mid-life and serviceable. Could not examine the electric service ... it's in the basement. We saw some mold forming Summer Tax Due: \$590.22	103 N CEDAR ST MCMILLAN TOWNSHIP	\$5,700.00
5409	Parcel ID: 09 285 015 10; Legal Description: SEC 35 T52N R40W PAR OF LD IN NW1/4 OF NE1/4, SEC 35 T52N R40W BEG AT A POINT 207 FT SOUTH AND 23.8 FT WEST OF THE NORTHEAST CORNER OF THE NW 1/4 OF NE 1/4 OF SAID SEC 35; TH S 53 DEG W 400 FT ALG THE SOUTH R/W OF OLD M64; TH S 0 DEGE 309.02 FT; TH N 75 DEG 35' E 168.25 FT TO POB; TH CON'T N 75 DEG 35' E AN ADDITIONAL 168.25 FT; TH S 0 DEG 43'E 338.16 FT; TH S 75 DEG 35'W 170.26 FT; TH N 0 DEG 21'W 338.50 TO POB AND EXC (1) A PAR OF LD LOCATED IN THE NW 1/4 OF NE 1/4, SEC 35 T52N R40W, DESCRIBED AS FOLLOWS: COM AT A CONCRETE MONUMENT WHICH IS THE SE CORNER OF D.E. CROOKER'S PLAT; SD PT IS ALSO NE COR OF NW1/4 OF NE1/4 OF SEC 35, TH DUE W 176.91 FT, TH DUE S 786.30 FT TO POB, TH N 75 DEG 16'17" E 169.07 FT; TH S 01 DEG 05'02" E 264.71 FT; TH S 75 DEG 09' 23" W 170.21 FT; TH N 00 DEG 51'37" W 264.76 FT TO POB. .32 A. Comments: Parcel is about 1/3rd of an acre, but does not have any improved road access. It sits behind the two homes at 22210 and 22272 M-64 south of Ontonagon. We looked on all 4 sides and did not even see a two track into this one. You may need to own adjacent property to have any use for this. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$27.97	(Off) M-64	\$500.00
5410	Parcel ID: 10 417 003 00; Legal Description: LOTS 3 & E 3/4 OF LOT 4 BLK 17 OF VILLAGE OF ROSENDALE. Comments: At the SW corner of McClellan and Third in Rockland. 48' x 100' in size. A few trees and some brush here. City water and sewer here, according to Ray. Summer Tax Due: \$19.11	ROCKLAND TOWNSHIP	\$500.00
5411	Parcel ID: 10 688 004 00; Legal Description: LOT 6 BLK 8 OF TOWN OF WEBSTER. Comments: This one isn't shot, yet, but it's headed there in a hurry. Historically this has been a pool hall. In more recent years only the second floor was used as a residence. The roof is generally bad and leaking in several spots. That has transmitted to the main level where it has warped hardwood flooring. The foundation on the left/south side of the building could not be examined without a ladder to the basement, but it could be an issue tho its not stressing the side wall. The side and back stairways and porches are creeky and need attention. It certainly needs a roof. We're told by Ray (the overseer who you will undoubtedly meet if you visit this one) that the former owner had a new boiler put into the basement before he died, which was about 6 or 7 years ago. Has potential, but will require a lot of work and deep pockets. There is no active electric or water service here, but we have a hunch this may be squatter territory. Ask Ray. He'll know :) Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$208.43	68 NATIONAL AVE ROCKLAND TOWNSHIP	\$1,800.00

5412	<p>Parcel ID: 11 032 001 00; Legal Description: SEC 32 T48N R38W NE 1/4 OF NE 1/4. 40 A M/L. Comments: A square forty 1320' x 1320'. This parcel does not have improved public road frontage, but there IS a way to get to it (check legal easement status before bidding, please). From the dead end on Keeler Hill Road, turn LEFT. Follow the road past the newer cottage on the west (currently for sale with Century 21) then continue until you see a gated road (another 200 feet or so). That is the SE corner of the parcel being sold. There is no road IN to the parcel from this point, but we believe that this is physical access TO the parcel. USGS topo maps indicate that the parcel is a rolling, wooded parcel with little if any marshlands. It is very near the Ontonagon River (1/4 mile) and seems to be nicely wooded and probably not timbered anytime recently. You may want to walk the property to verify these observations. According to the assessor, there is a small 320sq ft cabin with no utility service on this parcel. Our inspector did not locate it when visiting the property, so it's current status is unknown. Additional Disclosures: 43 (see key for full text)</p> <p>Summer Tax Due: \$181.21</p>	(Off) KEELER HILL RD STANNARD TOWNSHIP	\$1,500.00
5413	<p>Parcel ID: 11 212 014 00; Legal Description: SEC 12 T48N R39W E 1/2 OF SE 1/4 OF SE 1/4, EXC TH S 16.5 FT THEROF CONVEYED TO THE TOWNSHIP OF STANNARD AS SET FORTH IN LIBER 1 OF DEEDS PAGE 457, AND ALSO EXC THERFROM ANY PORTION OF THE SUBJECT PREMISES WHICH MAY LIE WITHIN THE PARCEL OF LAND DESCRIBED IN 99 OF DEEDS PAGE 262 WHICH IS AS FOLLOWS COM @ PT 40 RODS W OF SE COR OF SE 1/4 OF SE 1/4 SEC 12 8.9; TH N 360 FT; TH W 360 FT; TH S 360 FT ; E 360 FT TO POB. 18.5 A. Comments: Level, dry, open tillable land northeast of Bruce Crossing on Two Mile Road at Paynesville Road. Two Mile is paved ... Paynesville is gravel to the north and paved going south. This is a pretty nice piece of dirt.</p> <p>Summer Tax Due: \$209.14</p>	Two Mile Road at Paynesville Road	\$1,100.00
5414	<p>Parcel ID: 11 222 005 10; Legal Description: SEC 22 T48N R39W PARCEL OF LD IN NW 1/4 OF NW 1/4 BEG @ NW COR OF SEC 22 TH E 665 FT POB, TH E 355 FT, TH S 622 FT, TH W 355 FT, TH N 622 FT TO POB. 4.80 A M/L Comments: Just up One Mile Road a piece from Mr Usimakis place. Older trashed mobile home that is beyond reasonable repair. Quonset hut barn worth putting back together. 4" well and we assume a septic. The value here is in the land and utility improvements. 355' feet along the south side of One Mile Road and 622' feet deep = 4.8 acres.</p> <p>Summer Tax Due: \$143.32</p>	14841 ONE MILE RD STANNARD TOWNSHIP	\$1,500.00
5415	<p>Parcel ID: 41 167 005 00; Legal Description: LOT 5 EXCEPT S 7 FT THEREOF, BLK 2 ROEHM'S S/D. Comments: We've sold this one (and the one next door too) a couple of times before ... and like the bad penny it returns. Older one story mid-century frame construction. Sits on a footing system that backs up to a ravine and it is sloooooowly collapsing from underneath. Most of the foundation at the front of the house has collapsed, and it's just a matter of time til house-go-boom. But hey, it's got a newer furnace! The house itself actually isn't bad and would be worth moving. But the logistics with the steep ravine behind it makes that impractical. Additional Disclosures: 34; 22; 36 (see key for full text)</p> <p>Summer Tax Due: \$300.70</p>	507 S FOURTH ST ONTONAGON TOWNSHIP	\$2,200.00
5416	<p>Parcel ID: 41 281 003 00; Legal Description: SEC 30 T52N R39W W 62 1/2 FT OF N 150 FT OF E 1/2 OF LOT 3 OF CHARLES A PARKER'S SUB TO VILLAGE OF ONTONAGON. Comments: We sold the house next door to this lot last year. The septic system for that house *could* be on this parcel. Lot is 62.5' x 150' in size.</p> <p>Summer Tax Due: \$30.07</p>	Parker Avenue	\$550.00
9995404	<p>Parcel ID: 04 209 031 00; Legal Description: SEC 9 T50N R38W SE 1/4 OF SE 1/4. 40 A. Comments: Nice square 40 off Rosseau Road. Access is from the north, and a two track that comes straight down to the NW corner of the land. At the 1320' mark on that trail, you will see old buildings off to the right, and that tree line is the north edge of the parcel. This trail isn't mucky, but its definitely 4WD territory. STOP at this point ... because there is a pretty good sized ravine/gully/ditch just ahead and you'll be calling for the tow truck iffen you don't. USGS topo maps indicate that this parcel is all uplands and not marsh. No signs of recent timbering, but the forestry stock here is not old. It's a mix of evergreen, softwood and a little hardwood with brush as well. Good camp property. Halfway between Mass Station and McKeever.</p> <p>Summer Tax Due: TBA</p>	(Off) Rosseau Road	\$1,100.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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.

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

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.

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

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

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

57: The interest which was foreclosed and which is being offered for sale is **less than a 100% ownership interest** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine

stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

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

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

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