

# Public Land Auction

Cheboygan, Emmet, Presque Isle

*August 13th, 2021*

Cheboygan, Emmet, and Presque Isle Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

Auction: 10:00am EDT to 07:00pm  
EDT

*Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.*





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

There are two ways to bid in our auctions:

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

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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



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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

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

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

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

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

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

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

### **B. Restrictive Covenants**

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

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

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

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

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

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

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

# Cheboygan

Lot #	Lot Information	Address	Min. Bid
1600	<b>Parcel ID:</b> 051-D01-000-070-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 70, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> Slip 70 at Duncan Bay in Cheboygan. Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet dept. Yearly Association Fees. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$656.98	902 BOAT CLUB DR CHEBOYGAN	\$3,500.00
1601	<b>Parcel ID:</b> 051-D01-000-130-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 130, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> Unit 130 boat slip at Duncan Bay Boat Club in Cheboygan. Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet dept. Yearly Association Fees. <b>Summer Tax Due:</b> \$289.06	902 BOAT CLUB DR CHEBOYGAN	\$1,850.00
1602	<b>Parcel ID:</b> 051-D01-000-207-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 207, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> Slip 207 boat slip at Duncan Bay in Cheboygan. Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet dept. Yearly Association Fees. <b>Summer Tax Due:</b> \$289.06	902 BOAT CLUB DR CHEBOYGAN	\$1,850.00
1603	<b>Parcel ID:</b> 052-D13-002-502-00; <b>Legal Description:</b> PLAT OF SUPR JOHN B DUFRESNE'S THIRD ADD TO CITY OF CHEBOYGAN, PT OF LOT 5, BLK 2, DESC AS: COM SE COR LOT 7, BLK 2; TH NWLY 132FT TO NE COR SD LOT; TH SWLY 66FT TO NW COR SD LOT 7; TH N 26D 30M W 66FT; TH S 54D 30M W 136.8FT TO N ROW FIRST ST; TH N 54D 18M 40S W 111.5FT ALG SD ROW; TH N 63D 30M E 121FT; TH N 54D 18M 40S W 60FT TO NLY LI LOT 5; TH N 63 D 30M E 362.07FT TO N COR SD LOT 5; TH S 26D 30M E 150FT ALG NE LOT LI; TH S 63D 30M W 108FT; TH S 26D 30M E 180FT TO NLY ROW DUNCAN AVE; TH S 63D 30M W 90FT TO POB. (SEC 32, T38N,R1W). <b>Comments:</b> Wooded parcel just outside of downtown Cheboygan. Looks to be like a buildable site, has some dead trees. Check with the local unit assessor to confirm building or you plan for use. <b>Summer Tax Due:</b> \$241.76		\$1,600.00
1604	<b>Parcel ID:</b> 102-026-400-001-09; <b>Legal Description:</b> COM SE COR SEC 26 T38N R1E TH N 88D 33M 10S W 1302.55 FT TO POB TH N 0D 0M 50S E 300.91 FT TH S 33D 24M W 722.53 FT TH S 79D 23M 50S E 404.48 FT TH N 0D 0M 50S 376.72 FT TO POB 3.09 ACRES. <b>Comments:</b> Heavily wooded parcel with grade lower than road. Near Lake Huron. <b>Summer Tax Due:</b> \$43.25		\$750.00
1605	<b>Parcel ID:</b> 104-014-200-001-05; <b>Legal Description:</b> COM NE COR SEC 14; TH N 87D 15M 52S W 518.04 FT TO POB; TH S 0D 27M 9S E 843.01 FT; TH N 71D 15M 2S W 608.08 FT; TH N 0D 27M 9S W 675 FT TO N LI OF SD SEC; TH S 87D 15M 52S E 575.14 FT TO POB. BEING PART OF N 1/2 OF SEC 14 T37N R1W PARCEL "E" <b>Comments:</b> Nice wooded parcel sitting on a seasonal road. Could be a nice place to build a cabin or hunting camp. Be sure to check with Benton Township assessor to build or your plan of use of parcel. <b>Summer Tax Due:</b> \$214.85		\$1,200.00
1606	<b>Parcel ID:</b> 120-019-116-160-00; <b>Legal Description:</b> THAT PART OF N 1/2 OF NE 1/4 OF SW 1/4 AND SE 1/4 OF NW 1/4 OF SEC 19 LYING S OF OTTAWA TR EXC W 30.3 ACRES THEREOF SEC 19 T 36 N R 3 W. <b>Comments:</b> Nicely wooded parcel that is just outside of Brutus. Nice quiet spot for cabin or haul the camper to for the weekend. Be sure to check with Burt Township assessor to build or your plan of use of parcel. <b>Summer Tax Due:</b> \$245.69		\$1,700.00
1607	<b>Parcel ID:</b> 120-H27-000-168-00; <b>Legal Description:</b> HAPPY HEIGHTS, LOT 168. (SEC 24,T36N,R3W). <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$21.30		\$650.00

1608	<b>Parcel ID:</b> 130-N11-002-005-00; <b>Legal Description:</b> NEW.PHEL.VAN ADDITION TO TOPINABEE, LOTS 5 & 6, BLK 2. (SEC 30,T36N,R2W) <b>Summer Tax Due:</b> \$4.85		\$600.00
1609	<b>Parcel ID:</b> 151-020-400-002-00; <b>Legal Description:</b> GOVT LOT 2, SEC 20, T36N,R1E. <b>Comments:</b> Approx. 17.98 acres on Mud Lake. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$92.00		\$1,100.00
1610	<b>Parcel ID:</b> 242-P07-000-026-00; <b>Legal Description:</b> PAUL RICHARDS HILLTOP ADDITION TO THE VILLAGE OF WOLVERINE, LOTS 26, 27 & 28. (SEC 12, T33N,R3W). <b>Comments:</b> Swamp lot that grade is lower than road. Unbuildable. <b>Additional Disclosures:</b> 41; 9; 10 (see key for full text) <b>Summer Tax Due:</b> \$31.23	W MAIN ST WOLVERINE	\$950.00
1611	<b>Parcel ID:</b> 251-G01-000-046-00; <b>Legal Description:</b> GOLFPVIEW ESTATES SUB, LOT 46. (SEC 21,T33N,R2W). <b>Comments:</b> Clear parcel with level terrain sitting on golf course. <b>Summer Tax Due:</b> \$31.23	3768 PAR FOUR DR WOLVERINE	\$900.00
1612	<b>Parcel ID:</b> 251-M05-000-228-00; <b>Legal Description:</b> MONT GABRIEL SUBDIVISION NO 2, LOT 228. (SEC 15,T33N,R2W). <b>Comments:</b> Wooded Parcel in Mount Gabriel Subdivision <b>Summer Tax Due:</b> \$12.22	14646 BEECHNUT LN WOLVERINE	\$750.00
1613	<b>Parcel ID:</b> 251-M05-000-244-01; <b>Legal Description:</b> MONT GABRIEL SUBDIVISION NO 2, LOT 244. (SEC 15,T33N,R2W). <b>Comments:</b> nicely rolling wood parcel that turns into a valley, located in Mount Gabriel Subdivision <b>Summer Tax Due:</b> \$17.10		\$800.00
1614	<b>Parcel ID:</b> 251-T09-000-081-00; <b>Legal Description:</b> TIMBER LINE ESTATES SUBDIVISION, LOT 81. (SECS 23&26, T33N,R2W). <b>Comments:</b> Nicely wooded ravine that is in Timber Line Estates Subdivision <b>Summer Tax Due:</b> \$12.92	16599 TIMBER LINE DR WOLVERINE	\$650.00
1615	<b>Parcel ID:</b> 251-W11-000-128-00; <b>Legal Description:</b> WILDWOOD ACRES, LOT 128. (SEC 14, T33N,R2W). <b>Comments:</b> Swampy parcel that is wooded and grade is lower than road, unbuildable. <b>Additional Disclosures:</b> 9; 41 (see key for full text) <b>Summer Tax Due:</b> \$13.20	14854 SHORE LINE DR WOLVERINE	\$750.00
1616	<b>Parcel ID:</b> 052-W59-020-010-00; <b>Legal Description:</b> WEST DUNCAN LOT 11 BLK 20. (SEC 32 T38NR1W) <b>Comments:</b> A fire damaged home once stood here, but has been demolished and cleared out. Ready to build new! <b>Summer Tax Due:</b> TBA	324 N C ST CHEBOYGAN	\$2,150.00
1617	<b>Parcel ID:</b> 054-W56-003-008-00; <b>Legal Description:</b> MAP OF AF WATSON'S FIRST ADDITION TO THE CITY OF CHEBOYGAN LOT 13 BLK 3. (SEC 36 T38NR2W) <b>Comments:</b> Vacant wooded lot on Howard St in Cheboygan. <b>Summer Tax Due:</b> TBA		\$2,200.00
1618	<b>Parcel ID:</b> 251-020-300-009-00; <b>Legal Description:</b> ALL THAT PART OF SE1/4 OF SW1/4 SEC 20 WHICH LIES WLY OF A LINE 115 FT WLY OF I-75 SEC 20 T 33N R 2W <b>Comments:</b> Triangular vacant lot that lies alongside the highway. No Road Access. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> TBA		\$800.00

## Emmet

Lot #	Lot Information	Address	Min. Bid
2104	<b>Parcel ID:</b> 16-12-34-101-054; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF & COUNTRY CLUB #5, LOT 511. SECTION 34, T36N, R6W. <b>Comments:</b> Wood Parcel in Birchwood Golf and Country Club in Harbor Springs. Lot #511. Terrain is sloping away from road on semi hill sided. Some down trees. Located on Cul De sac . BE AWARE: Birchwood Farms has membership fees and other association costs that are not for the faint-of-heart. If you are buying this for speculation, you need to do your homework. These fees can be into the thousands of dollars. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.02	4599 STONEY HILL CT HARBOR SPRINGS	\$500.00
2105	<b>Parcel ID:</b> 44-10-34-302-063; <b>Legal Description:</b> PLAT OF BOGARDUS ADD, BLK 14, LOT 1 & ADJ 40 FT R-O-W OF ABAN PLATTED WACHTEL ST. SECTION 34, T37N, R4W. <b>Comments:</b> Vacant parcel in the city of Pellston, grade is level and completely clear. Please note: the minimum bid on this parcel is high because it includes the cost of a previous demolition that was included in the foreclosed taxes. <b>Summer Tax Due:</b> \$94.79	6066 EDGAR ST PELLSTON	\$22,300.00

## Presque Isle

Lot #	Lot Information	Address	Min. Bid
7000	<b>Parcel ID:</b> 011-029-000-007-02; <b>Legal Description:</b> T34N R2E SEC 29 PARC COM 528FT S OF NW COR OF SW 1/4 OF NW 1/4 S 160FT E 300FT N 160FT W 300 FT TO POB. <b>Comments:</b> Located just South of Onaway on M-33. Clear parcel with trees around perimeter. Grade is lower than road. Appears to have had a Mobile on it at one time. <b>Summer Tax Due:</b> \$58.68	7393 M-33 ONAWAY MI 49765	\$1,300.00
7001	<b>Parcel ID:</b> 021-090-000-039-00; <b>Legal Description:</b> GRACE PARK LOT 39 <b>Summer Tax Due:</b> \$12.23		\$800.00
7002	<b>Parcel ID:</b> 051-102-000-027-00; <b>Legal Description:</b> MARJUNE HEIGHTS SUBD #2 LOT 27 <b>Comments:</b> Nice fully wooded parcel located on Lower Barnhart Lake. This property was previously described as being cleared, but that was the incorrect location. We have updated the GPS link to show the correct location (on the west side of Kelly Dr). <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$50.85		\$1,200.00
7003	<b>Parcel ID:</b> 120-032-000-033-00; <b>Legal Description:</b> T33N R8E SEC 32 PAR COM AT SW COR OF SAID SEC 32; TH N 6D 53M E 810FT ALG W SEC LINE TH S 85D 51M 19S E 1124.70 FT ALG SLY LINE OF A 20FT EASEMENT TO POB; TH N 57D 49M 02S E 154.46FT ALG SAID EASEMENT LINE; TH S 1D 29M 52S W 91.60 FT; TH N 85D 51M 19S W 128.67 FT TO POB; ALL BEING PART OF GOV LOT 3 IN PRESQUE ISLE TWP PRESQUE ISLE COUNTY MICHIGAN; .14 ACRE MORE OR LESS; SUBJ TO ALL EASEMENTS & ROW IF ANY. DATA TAKEN FROM E.T.LEWIS SURVEY. PARCEL ADDED PER SURVEY-ASSESSOR:CLARKSON 08-02-11 <b>Summer Tax Due:</b> \$20.99		\$900.00
7004	<b>Parcel ID:</b> 122-125-000-013-00; <b>Legal Description:</b> GILMET SUBD #1 LOT 19 <b>Comments:</b> Wooded parcel grade seems to be slightly lower than road. Poison Ivy fills the ditch. Near Grand Lake and Close to Lake Huron. <b>Summer Tax Due:</b> \$17.47		\$850.00
7005	<b>Parcel ID:</b> 122-145-000-231-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 231 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.39		\$750.00
7006	<b>Parcel ID:</b> 122-145-000-307-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 307 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.39		\$750.00

7007	<p><b>Parcel ID:</b> 122-145-000-311-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 311</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7008	<p><b>Parcel ID:</b> 122-145-000-356-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 356</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7009	<p><b>Parcel ID:</b> 122-145-000-403-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 403</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7010	<p><b>Parcel ID:</b> 122-160-000-001-00; <b>Legal Description:</b> HARBOR MANOR LOT 1</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00



7011	<p><b>Parcel ID:</b> 122-160-000-002-00; <b>Legal Description:</b> HARBOR MANOR LOT 2 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7012	<p><b>Parcel ID:</b> 122-160-000-003-00; <b>Legal Description:</b> HARBOR MANOR LOT 3 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7013	<p><b>Parcel ID:</b> 122-165-000-134-00; <b>Legal Description:</b> HARBOR VIEW LOT 134 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7014	<p><b>Parcel ID:</b> 122-165-000-135-00; <b>Legal Description:</b> HARBOR VIEW LOT 135 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00

7015	<p><b>Parcel ID:</b> 122-165-000-161-00; <b>Legal Description:</b> HARBOR VIEW LOT 161</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00
7016	<p><b>Parcel ID:</b> 122-200-000-126-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 126</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00
7017	<p><b>Parcel ID:</b> 122-200-000-141-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 141</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00
7018	<p><b>Parcel ID:</b> 122-200-000-219-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 219</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00

7019	<p><b>Parcel ID:</b> 122-200-000-220-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 220</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00
7020	<p><b>Parcel ID:</b> 122-200-000-271-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 271</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00
7021	<p><b>Parcel ID:</b> 122-200-000-275-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 275</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00
7022	<p><b>Parcel ID:</b> 122-200-000-315-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 315</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.79</p>		\$700.00

7023	<p><b>Parcel ID:</b> 122-205-000-098-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 98</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00
7024	<p><b>Parcel ID:</b> 122-205-000-099-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 99</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00
7025	<p><b>Parcel ID:</b> 122-210-000-052-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 52</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00
7026	<p><b>Parcel ID:</b> 122-210-000-056-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 56</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00

7027	<p><b>Parcel ID:</b> 122-210-000-057-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 57</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00
7028	<p><b>Parcel ID:</b> 122-210-000-100-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 100</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00
7029	<p><b>Parcel ID:</b> 122-210-000-173-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 173</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00
7030	<p><b>Parcel ID:</b> 122-210-000-174-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 174</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00

7031	<p><b>Parcel ID:</b> 122-210-000-200-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 200</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5.99</p>		\$700.00
7032	<p><b>Parcel ID:</b> 122-211-000-335-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 335</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7033	<p><b>Parcel ID:</b> 122-211-000-336-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 336</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7034	<p><b>Parcel ID:</b> 122-211-000-338-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 338</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00

7035	<p><b>Parcel ID:</b> 122-211-000-382-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 382</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7036	<p><b>Parcel ID:</b> 122-211-000-392-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 392</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7037	<p><b>Parcel ID:</b> 122-211-000-393-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 393</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00
7038	<p><b>Parcel ID:</b> 122-211-000-394-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 394</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.39</p>		\$750.00

7039	<p><b>Parcel ID:</b> 122-225-000-194-00;<b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 194</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7040	<p><b>Parcel ID:</b> 122-225-000-241-00;<b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 241</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7041	<p><b>Parcel ID:</b> 122-225-000-250-00;<b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 250</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7042	<p><b>Parcel ID:</b> 122-225-000-279-00;<b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 279</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00



7043	<p><b>Parcel ID:</b> 122-225-000-409-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 409</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7044	<p><b>Parcel ID:</b> 122-225-000-410-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 410</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7045	<p><b>Parcel ID:</b> 122-225-000-453-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 453</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00
7046	<p><b>Parcel ID:</b> 122-225-000-454-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 454</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.Â <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$700.00

7047	<p><b>Parcel ID:</b> 122-225-000-463-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 463</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7048	<p><b>Parcel ID:</b> 122-225-000-464-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 464</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7049	<p><b>Parcel ID:</b> 122-225-000-465-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 465</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 45 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7.10</p>		\$750.00
7050	<p><b>Parcel ID:</b> 140-020-000-129-00; <b>Legal Description:</b> T36N R4E SEC 20 PARC COM 110FT W &amp; 1155FT N OF SE COR OF SW 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB.</p> <p><b>Summer Tax Due:</b> \$1.18</p>		\$650.00
7051	<p><b>Parcel ID:</b> 140-020-000-139-00; <b>Legal Description:</b> T36N R4E SEC 20 PARC COM 470FT W &amp; 1185FT N OF SE COR OF SW 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB.</p> <p><b>Comments:</b> Please note: A portion of this parcel is subject to a highway right of way.</p> <p><b>Summer Tax Due:</b> \$1.18</p>		\$650.00
7052	<p><b>Parcel ID:</b> 140-020-000-142-00; <b>Legal Description:</b> T 36 N R 4 E SEC 20 PARC COM 570FT W &amp; 1185FT N OF SE COR OF SW 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> Please note: A portion of this parcel is subject to a highway right of way. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.18</p>		\$650.00
7053	<p><b>Parcel ID:</b> 140-020-000-170-00; <b>Legal Description:</b> T36N R4E SEC 20 PARC COM 750FT W &amp; 1125FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB.</p> <p><b>Summer Tax Due:</b> \$1.18</p>		\$650.00

7054	<b>Parcel ID:</b> 140-020-000-175-00; <b>Legal Description:</b> T36N R4E SEC 20 PARC COM 1110FT W & 1125FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Summer Tax Due:</b> \$1.18		\$650.00
7055	<b>Parcel ID:</b> 140-021-000-026-00; <b>Legal Description:</b> T36N R4E SEC 21 PARC COM 110FT W & 1185FT N OF SE COR OF SW 1/4 OF SW 1/4; TH W 80FT N 30FT E 80FT S 30FT TO POB. LOT 83 <b>Summer Tax Due:</b> \$1.18		\$650.00
7056	<b>Parcel ID:</b> 140-021-000-050-00; <b>Legal Description:</b> T36N R4E SEC 21 PARC COM 1010FT W & 1155FT N OF SE COR OF SW 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Summer Tax Due:</b> \$1.18		\$650.00
7057	<b>Parcel ID:</b> 140-028-000-040-00; <b>Legal Description:</b> T36N R4E SEC 28 PARC COM 210FT W & 405FT N OF SE COR OF NW 1/4 OF NW 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. <b>Summer Tax Due:</b> \$1.18		\$650.00
7058	<b>Parcel ID:</b> 140-029-000-045-00; <b>Legal Description:</b> T36N R4E SEC 29 PARC COM 470FT W & 1095FT N OF SE COR OF NW 1/4 OF NE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Summer Tax Due:</b> \$1.18		\$650.00
7059	<b>Parcel ID:</b> 140-029-000-069-00; <b>Legal Description:</b> T36N R4E SEC 29 PARC COM 390FT W & 945FT N OF SE COR OF NE 1/4 OF NW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Summer Tax Due:</b> \$1.18		\$650.00
7060	<b>Parcel ID:</b> 150-029-000-002-00; <b>Legal Description:</b> PINEWOOD ADD # 1-BLOCK 14 LOT 2 <b>Comments:</b> Cute but smelly fixer upper in the city of Rogers City! They definitely had kitties. A handy man could turn this one around. Appears to have been 2 units, but could easily be turned back into one. Has that older charm too it. Detached single car garage. <b>Additional Disclosures:</b> 18 (see key for full text) <b>Summer Tax Due:</b> \$1,169.39	1213 W 3RD ST ROGERS CITY MI 49779	\$8,450.00
7061	<b>Parcel ID:</b> 160-110-000-036-01; <b>Legal Description:</b> SHAWS 1ST ADD BLOCK 4 LOT 3 <b>Comments:</b> Build your dreams in Onaway. Vacant clear lot in the city. Grade is at road level and is buildable. <b>Summer Tax Due:</b> \$16.58		\$1,000.00
7062	<b>Parcel ID:</b> 160-205-000-028-06; <b>Legal Description:</b> T34N R2E SEC 5 COM AT NE COR BLK1 GLASIERS 1ST ADD TH S 88D 30M E 66FT TO E R/Y LN OF 4TH ST TH S 1D 30M E ALG R/Y LN 142FT TO POB TH CONT S 1D 30M W 492FT ALG R/Y LN TH S 88D 30M W 200FT ALG N R/Y LN OF SHAW ST TH N 1D 30M E 316.50FT TH N 88D 30M W 80FT TH N 1D 30M E 175FT TH N 88D 30M W 120FT TO POB. SUBJ TO EASEMENTS OF RECORD IF ANY. PART OF SE 1/4 OF SE 1/4 <b>Comments:</b> Probably was cute back in the day. Older mobile home with an added on entranceway. Nice setting in the city of Onaway. Take this out and put something new would be the best option for this one. <b>Additional Disclosures:</b> 47; 32; 5; 17 (see key for full text) <b>Summer Tax Due:</b> \$91.28	3799 S 4TH ST ONAWAY MI 49765	\$5,300.00

## 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.

**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.

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

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

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

**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.

**30:** This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

**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.

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjamb, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**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 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.