

Public Land Auction

Isabella, Mecosta, Montcalm

August 25th, 2021

Isabella, Mecosta, Mecosta (Dnr), and Montcalm Counties



Location:

Online
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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Isabella
- Mecosta
- Montcalm

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Mecosta DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

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 DNR 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 DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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:

DNR 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:

DNR may, at its discretion, conduct an auction 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 DNR.

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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

The DNR 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%.***

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 DNR 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 DNR 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 DNR **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 DNR 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 DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, 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 DNR exercises its 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 DNR.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR 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-liable 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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 DNR 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. Applicability of These Rules and Regulations

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

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

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

Isabella

Lot #	Lot Information	Address	Min. Bid
6700	Parcel ID: 02-017-10-004-00; Legal Description: THE WEST 165 FT OF THE EAST 12 ACRES OF THE N 1/2 OF THE N 1/2 OF THE NW 1/4 SEC 17 T14N R3W CHIPPEWA TWP ISABELLA CO MI EXC THAT PART OF THE FOLLOWING DESCRIBED TRACT A WHICH LIES NORTH OF A LINE THAT IS 60 FT SOUTH OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SURVEY CENTERLINE OF STATE TRUNKLINE HIGHWAY M-20 THE LANDS DESCRIBED ABOVE IN FEE CONTAIN 0.42 ACRES MORE OR LESS OF WHICH 0.35 ACRES MORE OR LESS IS SUBJECT TO AN EXISTING RIGHT OF WAY EASEMENT TRACT A THE WEST 165 FT OF THE EAST 12 ACRES OF THE N 1/2 OF THE N 1/2 OF THE NW 1/4 SEC 17 T14N R3W CHIPPEWA TWP THE SAID SURVEY CENTERLINE OF STATE TRUNKLINE HIGHWAY M-20 IS DESCRIBED AS COM AT THE NW COR OF SEC 17 T14N R3W CHIPPEWA TWP ISABELLA CO MI TH S 01D 44M 16S W A DISTANCE OF 59.25 FT ALG THE WEST LINE OF SAID SEC 17 TO THE POB TH EASTERLY ALG THE ARC OF 321116.22 FT RADIUS CURVE TO THE RIGHT 425.20 FT (CHORD BEARING S 87D 54M 47S E CHORD DISTANCE 425.20 FT) TH S 87D 52M 30S E A DISTANCE OF 2214.64 FT TO A POINT OF ENDING ON THE NORTH/SOUTH 1/4 LINE OF SAID SEC 17 WHICH IS S 02D 02M 38S W A DISTANCE OF 59.51 FT FROM THE N 1/4 COR OF SAID SEC 17. CHIPPEWA TWP. Comments: This is a single family home on Pickard Rd. Updated description coming soon. Summer Tax Due: \$369.48	7308 E PICKARD RD MT PLEASANT MI 48858	\$5,905.65
6701	Parcel ID: 02-120-00-038-00; Legal Description: SANDERS SUBD LOT 38. T14N R3W. CHIPPEWA TWP. Comments: Vacant grassy lot between two houses. Summer Tax Due: \$77.48	LEONA DR MT PLEASANT	\$1,914.61
6702	Parcel ID: 07-023-10-004-00; Legal Description: COM 165 FT W OF SE COR OF SW 1/4 OF NW 1/4 TH W 247.50 FT TH N 264 FT TH E 247.50 FT TH S 264 FT TO POB SEC 23 T13N R5W FREMONT TWP. Comments: Vacant swamp land located next to trailer home. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$21.69	W EVART RD SHEPHERD MI 48883	\$1,167.20
6703	Parcel ID: 08-008-20-001-05; Legal Description: N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC THE S 165 FT OF THE E 264 FT APX 9 ACRES SECTION 8 T16N R5W. GILMORE TWP. Comments: 9 wooded Acres with a trailer. We did not get a close inspection of this one during our visits. Please note: Isabella County has recorded an easement on this property that gives legal access to the existing driveway leading to the neighbor's property. This will be noted on the deed to this parcel. Summer Tax Due: \$297.05	10861 N GILMORE RD	\$5,089.11
6704	Parcel ID: 08-080-00-035-00; Legal Description: LOT NO 35 & 36 LIGHTHOUSE COVE NO 1 LITTLEFIELD LAKE. GILMORE TWP. Comments: Wooded lot in nice subdivision. Private dirt roads. Summer Tax Due: \$87.57	WHITE CEDAR DR LAKE MI 48632	\$1,938.12
6705	Parcel ID: 09-002-40-004-02; Legal Description: A PARCEL OF LAND BEING A PART OF SW 1/4 OF SE 1/4 SECTION 2 T15N R4W ISABELLA TOWNSHIP ISABELLA COUNTY MI DESCRIBED AS COM AT THE S 1/4 COR OF SAID SEC 2 TH N 88D 56M 44S E 1114.53 FT ALG THE S LINE OF SAID SEC 2 TH N 00D 12M 03S W 687.10 FT PARALLEL WITH THE E 1/8 LINE OF SAID SEC 2 TH S 88D 56M 44S W 320.04 FT TO THE POB TH CONTINUING S 88D 56M 44S W 308.07 FT TO A CURVE ON THE ELY R/W OF US 27 TH NWLY 686.87 FT ALGA CURVE TO THE LEFT WITH RADIUS=7789.43 FT & LONG CHORD=N 03D 04M 23S W 686.65 FT ALG SAID ELY R/W TO THE S 1/8 LINE OF SAID SEC 2 TH N 88D 52M 36S E 342.49 FT ALG SAID S 1/8 LINE TH S 00D 12M 03S E 686.72 FT TO THE POE CONTAINING 5.05 A M/L SUBJECT TO EASEMENTS ISABELLA TWP. Comments: Vacant lot on the side of the highway. Summer Tax Due: \$46.50		\$1,475.01
6707	Parcel ID: 09-033-10-004-05; Legal Description: COM 1522.84 FT N OF W 1/4 COR OF SW 1/4 OF NW 1/4 TH N 165 FT TH E 291 FT TH S 165 FT TH W 291 FT TO POE SECTION 33 T15N R4W ISABELLA TWP. Comments: This home is occupied and sits on 1 Acre. Home and yard are maintained. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$435.15	808 N LINCOLN RD	\$4,625.98
6708	Parcel ID: 11-018-30-002-00; Legal Description: THAT PART OF THE FOLLOWING PARCEL LYING N OF BRIDGE ST W 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 SEC 18 T15N R5W EXC S 300 FT OF N 660 FT OF E 200 FT OF W 380 FT OF NE 1/4 OF SW 1/4. NOTTAWA TWP. Comments: This vacant lot is located in a deep ravine. Summer Tax Due: \$99.52	W BRIDGE ST	\$1,307.38

6709	Parcel ID: 12-022-20-002-20; Legal Description: T13N R6W ROLLAND TWP SEC 22 THE E 176 FT OF N 495 FT OF THE FOLLOWING PARCL COM 8 RDS E OF NW COR OF NW 1/4 OF NE 1/4 TH E 28 RDS TH S 80 RDS TH W 12 RDS TH N 50 RDS TH W 16 RDS TH N 30 RDS TO POB. 2.0 A M/L. ROLLAND TWP. Comments: The trailer is occupied. It is old and the yard is filled with tires and trash. 2 acres. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$127.63	8293 W PLEASANT VALLEY RD	\$2,848.21
6710	Parcel ID: 13-005-20-018-03; Legal Description: THE EAST 1/2 OF THE FOLLOWING DESCRIBED PARCEL PART OF NE 1/4 OF SEC 5 T15N R6W SHERMAN TWP ISABELLA CO MI DESCRIBED AS BEG AT A POINT DISTANT S 89D 37M 52S W 876.00 FT ALG THE NORTH LINE OF SEC 5 FROM THE NE COR OF SEC 5 TH S 24D 42M 56S W 1009.39 FT TH N 49D 26M 05S W 133.56 FT TH N 46D 45M 01S W 289.12 FT TH N 41D 59M 30S W 13.48 FT TH N 00D 45M 15S E 617.27 FT TO THE NORTH LINE OF SEC 5 TH N 89D 37M 52S E 735.00 FT TO THE POE SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 33 FT PARCEL 17 OF ISABELLA FOREST ESTATES LIBER 003 PAGE 546 SURVEY FOR WILDWOOD DEV CO AND THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL PART OF NE 1/4 OF SEC 5 T15N R6W SHERMAN TWP ISABELLA CO MI DESCRIBED AS BEG AT A POINT DISTANT S 89D 37M 52S W 876.00 FT ALG THE NORTH LINE OF SEC 5 FROM THE NE COR OF SEC 5 TH S 24D 42M 56S W 1009.39 FT TH N 49D 26M 05S W 133.56 FT TH N 46D 45M 01S W 289.12 FT TH N 41D 59M 30S W 13.48 FT TH N 00D 45M 15S E 617.27 FT TO THE NORTH LINE OF SEC 5 TH N 89D 37M 52S E 735.00 FT TO THE POB SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 33 FT. SHERMAN TWP. PARCEL 17 OF ISABELLA FOREST ESTATES LIBER 003 PAGE 546 SURVEY FOR WILDWOOD DEV CO. 10.04 A M/L SHERMAN TWP. Comments: We were unable to reach this property in person, but it does appear to have structures in the aerial images. The area is overgrown and swampy. 10 acres. Summer Tax Due: \$344.65	10201 W VERNON RD	\$3,034.05
6711	Parcel ID: 13-006-20-002-00; Legal Description: T15N R6W SEC 6 COM AT PT 532FT N & 26 RDS E OF SW COR OF N 1/2 OF NE 1/4 TH N 300FT W TO RIVERS EDGE S ALG RIV TO PT 532FT N OF 1/8 LN TH E TO POB EXC ANY PART THEREOF W OF THE N/S 1/4 LINE SEC.6. SHERMAN TWP. Comments: This is hoarder heaven. The trailer has sunk into the earth. There is trash and critters everywhere. Located on a gravel 2 track. 3.7 acres. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$237.50	5751 N ALLEN RD	\$2,305.69
6712	Parcel ID: 13-014-30-008-02; Legal Description: THE E 1/2 OF A PARCEL OF LAND BEG AT NE COR OF NW 1/4 OF THE SW 1/4 OF SEC 14 T15N R6W TH W 300 FT TH S 580 FT TH E 300 FT TH N 580 FT TO POB EXC A PARCEL OF LAND BEING PART OF NW 1/4 OF SW 1/4 SEC 14 BEG ON THE E/W 1/4 LINE W 38 FT FROM THE NE COR OF THE NW 1/4 OF SW 1/4 SEC 14 TH S 208.71 FT TH W 208.71 FT TH N 208.71 FT TH E 208.71 FT TO POB. 1.5 A M/L. SHERMAN TWP. Comments: Small home that is occupied. There are dogs on this property as well. The home is in rough shape and there is a large amount of debris. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$385.07	7641 W AIRLINE RD	\$2,764.01
6713	Parcel ID: 13-023-10-002-02; Legal Description: SHERMAN-SURVEY FOR LIGHTHOUSE SHORES INC LIBER 003 PAGE 54 PARCEL O PART OF NW 1/4 SEC 23 T15N R6W SHERMAN TWP ISABELLA COUNTY MI DESCRIBED AS BEG AT A POINT ON THE N LINE OF SEC 23 WHICH IS S 89D 29M 58S E 480.20 FT FROM THE NW COR OF SEC 23 TH S 89D 29M 58S E 171.6 FT TH S 26D 35M 19S E 2950.66 FT TO A POINT ON THE E & W 1/4 LINE OF SEC 23 TH N 29D 28M 35S W 3032.66 FT TO THE POB CONTAINING 5.17 ACRES M/L. Comments: This lot is very hard to reach. It is located on a seasonal 2 track dirt road. Located behind firing range and private hunt club. 5.17 acres. Long triangular shape. Summer Tax Due: \$232.20		\$1,994.22
6714	Parcel ID: 13-097-00-449-00; Legal Description: OJIBWA RECREATION PLAT #7 LOT 449 T15N R6W SHERMAN TWP. Comments: There is a small home/garage. It may be occupied, we were not sure at the time of inspection. The lot is overgrown. Located on a dirt road. Summer Tax Due: \$316.47	7820 WILD OAKS DR	\$2,418.55
6715	Parcel ID: 13-110-00-011-00; Legal Description: WOODLAND PLAT LOT 11 T15N R6W SHERMAN TWP. Comments: Vacant swampy lot located on a dirt road. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$52.71		\$1,096.36
6716	Parcel ID: 13-110-00-012-00; Legal Description: WOODLAND PLAT LOT 12 T15N R6W SHERMAN TWP. Comments: Vacant swampy lot located on a dirt road. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$52.71		\$1,096.36
6718	Parcel ID: 14-072-00-019-00; Legal Description: T14N R4W SEC 13 GARDEN GROVE #2 N 50 FT OF E 1/4 OF LOT 5 BLK 2 UNION TWP. Comments: Small overgrown lot between two houses. Summer Tax Due: \$57.13	2162 1ST ST	\$1,431.76

6719	Parcel ID: 16-024-20-005-00; Legal Description: PART OF SECT 24 T16N R3W NE 1/4 OF NE 1/4 LYING N OF RELOCATED US 10 WISE TWP. Comments: Wooded lot located on a corner with a turn around. Dirt road. Summer Tax Due: \$14.32	N EAST COUNTY LINE RD	\$1,209.99
6720	Parcel ID: 22-061-00-074-00; Legal Description: LAKE ISABELLA FOREST #1 LOT 74. VILLAGE OF LAKE ISABELLA. T15N R6W. SHERMAN TWP. Comments: Overgrown vacant lot. Summer Tax Due: \$85.21	1027 MARIETTA ST	\$1,265.38
6721	Parcel ID: 22-061-00-248-00; Legal Description: LAKE ISABELLA FOREST #1 LOT 248. VILLAGE OF LAKE ISABELLA. T15N R6W. SHERMAN TWP. Comments: Vacant overgrown lot. Summer Tax Due: \$69.78	1060 DUQUESA DR	\$1,174.77
6722	Parcel ID: 22-077-00-006-00; Legal Description: LAKE ISABELLA WOODS PLAT #1 LOT 6. VILLAGE OF LAKE ISABELLA. T15N R6W. SHERMAN TWP. Comments: Vacant overgrown lot. Summer Tax Due: \$556.93	1011 SEQUOIA LN	\$4,875.49
6723	Parcel ID: 22-077-00-007-00; Legal Description: LAKE ISABELLA WOODS #1 LOT 7. VILLAGE OF LAKE ISABELLA. T15N R6W. SHERMAN TWP. Comments: Vacant overgrown lot. Summer Tax Due: \$73.88	1013 SEQUOIA LN	\$1,705.90
9996709	Parcel ID: 12-022-20-002-20; Legal Description: T13N R6W ROLLAND TWP SEC 22 THE E 176 FT OF N 495 FT OF THE FOLLOWING PARCL COM 8 RDS E OF NW COR OF NW 1/4 OF NE 1/4 TH E 28 RDS TH S 80 RDS TH W 12 RDS TH N 50 RDS TH W 16 RDS TH N 30 RDS TO POB. 2.0 A M/L. ROLLAND TWP. Comments: The trailer is occupied. It is old and the yard is filled with tires and trash. 2 acres. Additional Disclosures: 6 (see key for full text) Summer Tax Due: TBA	8293 W PLEASANT VALLEY RD	\$2,848.21
9996712	Parcel ID: 13-014-30-008-02; Legal Description: THE E 1/2 OF A PARCEL OF LAND BEG AT NE COR OF NW 1/4 OF THE SW 1/4 OF SEC 14 T15N R6W TH W 300 FT TH S 580 FT TH E 300 FT TH N 580 FT TO POB EXC A PARCEL OF LAND BEING PART OF NW 1/4 OF SW 1/4 SEC 14 BEG ON THE E/W 1/4 LINE W 38 FT FROM THE NE COR OF THE NW 1/4 OF SW 1/4 SEC 14 TH S 208.71 FT TH W 208.71 FT TH N 208.71 FT TH E 208.71 FT TO POB. 1.5 A M/L. SHERMAN TWP. Comments: Small home that is occupied. There are dogs on this property as well. The home is in rough shape and there is a large amount of debris. Additional Disclosures: 6 (see key for full text) Summer Tax Due: TBA	7641 W AIRLINE RD	\$2,764.01
9996714	Parcel ID: 13-097-00-449-00; Legal Description: OJIBWA RECREATION PLAT #7 LOT 449 T15N R6W SHERMAN TWP. Comments: There is a small home/garage. It may be occupied, we were not sure at the time of inspection. The lot is overgrown. Located on a dirt road. Summer Tax Due: TBA	7820 WILD OAKS DR	\$2,418.55

Mecosta

Lot #	Lot Information	Address	Min. Bid
4100	Parcel ID: 01 021 007 301; Legal Description: SEC 21 T16N R10W COM AT NW COR SEC 21 TH E ALG N SEC LINE 1520 FT TO POB TH CONT E ALG SEC LINE 240 FT TH S // WITH W SEC LINE 330 FT TH W // WITH N SEC LINE 240 FT TH N // WITH W SEC LINE 330 FT TO POB. Comments: This parcel is adjacent to sales 4101 and 4102, and if all purchased together would be 13+ acres. This individual parcel is a 1.9 acre parcel that contains a newer 1,096 square foot modular home that appears to be in generally good condition. It is presently occupied and still contains the personal property of the former owner including vehicles and other items in the yard. Vinyl siding, one bathroom, 100a electric service and a roof that appears to be in good condition from curbside. On a crawlspace. Gas wall furnace (space) heat according to the assessors card. This is in merchantable condition. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$220.01	21701 21 MILE RD PARIS	\$2,979.73
4101	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 01 021 007 302; Legal Description: SEC 21 T16N R10W N 630 FT OF W 1/2 NE 1/4 NW 1/4 EXC W 200 FT ALSO EXC COM AT NW COR SEC 21 TH E 1520 FT TO POB TH E ALG SEC LINE 240 FT TH S // WITH W SEC LINE 330 FT TH W // WITH N SEC LINE 240 FT TH N // WITH W SEC LINE 330 FT TO POBS. Comments: There are two parcels here, with one having road access and the other lying behind it to the south. Together they equate to about 11.27 acres. The property appears to be occupied, or at least regularly visited and is periodically gated and locked. There is an accumulation of vehicles and other "man stuff" here. There is a 1,976 square foot modular home here. It's a vinyl sided, wood frame, residential structure, but we were unable to examine anything here in detail because it is occupied and most of the improvements sit some distance from the road. We believe that the home is on a crawlspace. Forced air heat, one bathroom. 100 amp electric service. The parcel is mostly level, open, dry lands. May have had some farm type use in the past. <i>(2 of 2)</i> Parcel ID: 01 021 007 303; Legal Description: SEC 21 T16N R10W COM AT NW COR SEC 21 TH E 1520 FT TH S 630 FT TO POB TH E 460 FT TH S 690 FT TH W 460 FT TH N 690 FT TO POB ALG WITH 66 FT EASEMENT. Summer Tax Due: \$366.78	21 MILE RD BIG RAPIDS; 21691 21 MILE RD PARIS	\$3,928.81
4103	Parcel ID: 01 053 102 000; Legal Description: SEC 15 T16N R10W LOT 102 RIVERHAVEN PLAT Comments: Older, mid-century mobile home. Located in a trailer park of similar units. It's just off Old US 131, between Reed City and Big Rapids. Shows signs of deferred maintenance. We believe that this property is still occupied, and there are signs of maintenance and use. It has a ramp to the front door. A couple of disabled vehicles in the front yard. Has some deferred maintenance but appears to be generally merchantable. Additional Disclosures: 21; 6; 33; 17 (see key for full text) Summer Tax Due: \$98.15	21717 RIVERHAVEN DR PARIS	\$1,526.73
4104	Parcel ID: 03 063 092 000; Legal Description: SEC4&5 T16N R08W LOT 92 LAKE MIRAMICHI SUB #2 Comments: Vacant build site in the Lake Miramichi HOA. Please research the HOA requirements and fees prior to bidding. This parcel is on what could be well described as a two track trail, and the utilities have not been extended into this area. There are no other homes on the trail. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.12	23092 APACHE TRL EVART	\$685.40
4105	Parcel ID: 03 072 008 000; Legal Description: SEC 30 T16N R08W OVERLOOK PART LOT 8, 9 AND R/W TO LAKE Comments: 1/4 acre parcel. Sits second tier back off W Chippewa Drive. There are a couple of storage sheds and a stairway that goes to a higher plane :) The road here resembles an alley in profile ... two trackish. Popular all-sports Chippewa Lake is just a few hundred feet away! This lot MAY have deeded shared water access. Summer Tax Due: \$93.06	19157 CALLEJON NO 2 RODNEY	\$1,794.27
4106	Parcel ID: 03 078 063 000; Legal Description: SEC 12 T16N R08W LOT 63 TOWNLINE LAKE PARK Comments: 1/4 acre parcel is on a platted street that is not county maintained... it rather resembles a two track. Across the street from Townline Lake. There is power here at the street. Nicely wooded! Summer Tax Due: \$39.96	6109 LAKE RD BARRYTON	\$790.41

4107	<p>Parcel ID: 04 020 022 000; Legal Description: SEC 20 T16N R07W PART OF SE 1/4 SE 1/4 BEG AT NE COR TH 88 DEG 38 M W ALG ANCIENT FENCE 295.16 FT TH S // WITH E SEC LINE 295.16 FT TH S 88 DEG 38 M E // WITH SD FENCE 295.16 FT TH N 295.16 FT TO POB</p> <p>Comments: Squareish parcel is 2 acres more or less. There is an older roofover mobile here that is in pretty tough shape. Whats left of the mobile inside of it is chopped up and appears to be giving way. Without getting up into the attic we can't be sure what the framework here is like and whether it warrants rescue and repurposing. Densely wooded parcel with a few gems buried out in the weeds (we think we see a camper). Paved county road. Power to parcel. Steel roof. Garage is in its death throes. Has DishTV! The value here is in the well and septic if there is one ... and the land itself.</p> <p>Summer Tax Due: \$91.18</p>	20245 40TH AVE BARRYTON	\$1,101.44
4108	<p>Parcel ID: 04 024 006 500; Legal Description: SEC 24 T16N R07W N 1/2 NW 1/4 SW 1/4</p> <p>Comments: This is a late century modular home with detached 2 car garage and other outbuildings. It is situated on an open, level tillable 20 acre parcel NE of Barryton. There is an active land lease in place presently. THIS PROPERTY IS OCCUPIED. It appears to be in generally merchantable condition, but we did not have the opportunity to examine it in detail because of the occupancy. Additional Disclosures: 21; 60; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$529.89</p>	20400 10TH AVE BARRYTON	\$3,987.81
4109	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 04 892 022 000; Legal Description: SEC 27 T16N R07W VILLAGE OF BARRYTON OP BLK 5 LOTS 1, 2, 3, 4 Comments: It appears that this property is still occupied may be living in a camper in the back yard. This is a pretty intensive restoration project that is mid-process. They're pretty well stripped everything back to the bones and started from there. A roof is going on ... ladders still in the yard. There is a second adjacent parcel included here that contains a newer frame garage. Located in Barryton Village Additional Disclosures: 21; 6; 50; 33 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 04 892 022 800; Legal Description: SEC 27 T16N R07W VILLAGE OF BARRYTON OP BLK 5 LOTS 5 & 6</p> <p>Summer Tax Due: \$1,010.81</p>	11 DARRAH ST BARRYTON; NORTHERN AVE BARRYTON	\$9,191.13
4111	<p>Parcel ID: 09 892 022 000; Legal Description: VILLAGE OF STANWOOD O P BLK 2 N 30 FT OF LOT 6 Comments: Older 1.5 story wood frame home in Stanwood. Because the home is occupied, we were not able to view it in detail. Appears to be in generally merchantable condition, but likely needs a new roof sooner rather than later. There is an addition to the rear and some accumulation in the yard to manage. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$294.68</p>	46 FRONT ST STANWOOD	\$1,712.14
4112	<p>Parcel ID: 10 038 208 000; Legal Description: SEC 13&24 T14N R9W LOT 208 LAKE OF THE CLOUDS #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking trail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	12050 HUDSON BAY RD STANWOOD	\$671.88

4113	<p>Parcel ID: 10 038 240 000; Legal Description: SEC 13&24 T14N R9W LOT 240 LAKE OF THE CLOUDS #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	8940 TIMBERLANE DR STANWOOD	\$671.88
4114	<p>Parcel ID: 10 038 274 000; Legal Description: SEC 13&24 T14N R09W LOT 274 LAKE OF THE CLOUDS #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	VICTORIA DR STANWOOD	\$671.88
4115	<p>Parcel ID: 10 038 537 000; Legal Description: SEC 13&24 T14N R09W LOT 537 LAKE OF THE CLOUDS #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	9340 TIMBERLANE DR STANWOOD	\$674.51
4116	<p>Parcel ID: 10 040 092 000; Legal Description: SEC 24 T14N R09W LOT 92 HIGHLAND WOODS # 1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	8388 WEST RIDGE BLVD STANWOOD	\$671.88

4117	<p>Parcel ID: 10 040 170 000; Legal Description: SEC 24 T14N R09W LOT 170 HIGHLAND WOODS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	8267 PINE TREE TRL STANWOOD	\$664.92
4118	<p>Parcel ID: 10 040 210 000; Legal Description: SEC 24 T14N R09W LOT 210 HIGHLAND WOODS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	8292 TANGLEWOOD TRL STANWOOD	\$664.92
4119	<p>Parcel ID: 10 040 373 000; Legal Description: SEC 24 T14N R09W LOT 373 HIGHLAND WOODS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$4.75</p>	8330 HIGHLAND TRL STANWOOD	\$671.88
4120	<p>Parcel ID: 10 042 065 000; Legal Description: SEC 12&13 T14N R09W LOT 65 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	12399 PINE MESA DR STANWOOD	\$674.51

4121	<p>Parcel ID: 10 042 089 000; Legal Description: SEC 12&13 T14N R09W LOT 89 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10022 SANTA FE TRL STANWOOD	\$760.92
4122	<p>Parcel ID: 10 042 098 000; Legal Description: SEC 12&13 T14N R09W LOT 98 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10055 RISING STAR LN STANWOOD	\$674.51
4123	<p>Parcel ID: 10 042 297 000; Legal Description: SEC 12&13 T14N R09W LOT 297 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10236 PUEBLO LN STANWOOD	\$655.51
4124	<p>Parcel ID: 10 042 317 000; Legal Description: SEC 12&13 T14N R09W LOT 317 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10254 TIMBERLANE DR STANWOOD	\$674.51

4125	<p>Parcel ID: 10 042 372 000; Legal Description: SEC 12&13 T14N R09W LOT 372 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10482 MOUNTAIN VIEW TRL STANWOOD	\$655.51
4126	<p>Parcel ID: 10 042 417 000; Legal Description: SEC 12&13 T14N R09W LOT 417 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10262 MOUNTAIN VIEW TRL STANWOOD	\$674.51
4127	<p>Parcel ID: 10 042 418 000; Legal Description: SEC 12&13 T14N R09W LOT 418 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10252 MOUNTAIN VIEW TRL STANWOOD	\$674.51
4128	<p>Parcel ID: 10 042 429 000; Legal Description: SEC 12&13 T14N R09W LOT 429 LOST CANYON Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.44</p>	10292 MEDICINE BOW TRL STANWOOD	\$674.51

4129	<p>Parcel ID: 11 012 002 000; Legal Description: SEC 12 T14N R08W PART OF NE 1/4 NE 1/4 BEG AT INT OF RR & N SEC L TH W 50 FT TH SWLY TO RD TH NELY ALONG RD TO SEC L TH W TO POB Comments: Parcel is irregular in shape, but is roughly 0.68 acres in size. There is an abandoned, aluminum sided mobile home on the parcel that is very overgrown and beyond rational rehabilitation. This is a decent parcel ... certainly has the size and is dry enough to build check the zoning. We found an overgrown driveway along the west property boundary at the south side. There is an ELECTRIC FENCE there that we did not test out to see if it was active. Parcel runs to a seasonal road at the north end. Nice parcel of land here.</p> <p>Summer Tax Due: \$137.17</p>	6160 HAYES RD MECOSTA	\$1,274.04
4130	<p>Parcel ID: 11 139 179 000; Legal Description: SEC 29 T14N R08W CANADIAN LAKES #2 LOTS 179 AND A PART OF LOT 180 DESC AS COM AT THE SE COR OF LOT 179 TH S 19.85 FT; TH SWLY 89.75 FT; TH NWLY 18.29 FT; TH NELY 96.43 FT TO POB. Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$18.23</p>	7648 BAY MEADOW STANWOOD	\$674.03
4131	<p>Parcel ID: 11 147 783 000; Legal Description: SEC 30 T14N R08W CANADIAN LAKES #10 LOT 783 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	11577 PIERCE RD STANWOOD	\$681.24
4132	<p>Parcel ID: 11 147 828 000; Legal Description: SEC 30 T14N R08W LOT 828 CANADIAN LAKES #10 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$16.95</p>	11589 MAPLE RIDGE DR STANWOOD	\$695.22

4133	<p>Parcel ID: 11 147 868 000; Legal Description: SEC 30 T14N R08W LOT 868 CANADIAN LAKES #10 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	11546 S LOOKOUT RIDGE STANWOOD	\$681.24
4134	<p>Parcel ID: 11 147 922 000; Legal Description: SEC 30 T14N R08W LOT 922 CANADIAN LAKES #10 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$21.87</p>	11455 S LOOKOUT RIDGE STANWOOD	\$715.95
4135	<p>Parcel ID: 11 147 978 000; Legal Description: SEC 30 T14N R08W LOT 978 CANADIAN LAKES #10 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	11404 OAK RIDGE DR STANWOOD	\$681.24
4136	<p>Parcel ID: 11 151 004 000; Legal Description: SEC 18 T14N R08W UNIT 4 CANTERBURY SITE CONDOMINIUMS Comments: This is a site condo lot that shares a driveway with adjoining parcels. There are specific building guidelines that must be adhered to when building on this unit. Please be sure to review the master deed prior to bidding. Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$414.25</p>	9635 ST IVES DR STANWOOD	\$2,656.74

4137	<p>Parcel ID: 11 156 060 000; Legal Description: SEC 18 T14N R08W LOT 60 GOLF PORT ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$44.42</p>	9785 GOLF PORT DR STANWOOD	\$764.21
4138	<p>Parcel ID: 11 156 189 000; Legal Description: SEC 18 T14N R08W LOT 189 GOLF PORT ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$21.87</p>	9416 GOLF PORT DR STANWOOD	\$715.95
4139	<p>Parcel ID: 11 156 196 000; Legal Description: SEC 18 T14N R8W LOT 196 GOLF PORT ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$18.23</p>	9490 GOLF PORT DR STANWOOD	\$674.03
4140	<p>Parcel ID: 11 158 059 000; Legal Description: SEC 19 T14N R8W LOT 59 HIGHLAND WOODS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$25.58</p>	8272 WHITE TAIL LN STANWOOD	\$733.78

4141	<p>Parcel ID: 11 161 080 000; Legal Description: SEC 19 T14N R08W LOTS 80, 81 LAKE OF THE CLOUDS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$33.94</p>	11391 ALPINE RD STANWOOD	\$780.15
4142	<p>Parcel ID: 11 161 086 000; Legal Description: SEC 19 T14N R08W LOT 86 LAKE OF THE CLOUDS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$16.95</p>	11291 ALPINE RD STANWOOD	\$671.24
4143	<p>Parcel ID: 11 166 021 000; Legal Description: SEC 17 T14N R8W LOT #21 OF PLATTED OAKLEIGH SUBDIVISION. Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$56.07</p>	9156 BRIARSTONE DR STANWOOD	\$801.27
4144	<p>Parcel ID: 11 179 053 000; Legal Description: SEC 18 T14N R08W LOT 53 FAWN RIDGE ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$87.64</p>	9353 W CIRCLE DR STANWOOD	\$1,038.05

4145	<p>Parcel ID: 11 180 183 000; Legal Description: SEC 20 T14N R8W LOT 183 HIDDEN VALLEY ESTS #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$15.96</p>	10870 SHAWNEE TRL STANWOOD	\$708.89
4146	<p>Parcel ID: 11 180 192 000; Legal Description: SEC 20 T14N R08W LOT 192 HIDDEN VALLEY ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	10933 SHAWNEE TRL STANWOOD	\$665.64
4147	<p>Parcel ID: 11 180 221 000; Legal Description: SEC 19 T14N R08W LOT 221 HIDDEN VALLEY ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$21.87</p>	8899 RAMBLING WAY STANWOOD	\$686.52
4148	<p>Parcel ID: 11 181 203 000; Legal Description: SEC 18 T14N R08W LOST CANYON LOT 203 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$16.95</p>	11997 BROKEN ARROW LN STANWOOD	\$695.22

4149	<p>Parcel ID: 11 182 620 000; Legal Description: SEC 18 T14N R08W LOT 620 LOST CANYON #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	11260 SHORTHORN CT STANWOOD	\$661.71
4150	<p>Parcel ID: 11 182 729 000; Legal Description: SEC 18 T14N R08W LOT 729 LOST CANYON #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	11778 STRAIGHT ARROW LN STANWOOD	\$681.24
4151	<p>Parcel ID: 11 182 770 000; Legal Description: SEC 7 T14N R08W LOT 770 LOST CANYON #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	10089 CRAZY HORSE TRL STANWOOD	\$661.71
4152	<p>Parcel ID: 11 182 777 000; Legal Description: SEC 7 T14N R08W LOTS 777 AND 778 LOST CANYON #2 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$29.20</p>	10189 CRAZY HORSE TRL STANWOOD	\$390.39

4153	<p>Parcel ID: 11 184 041 000; Legal Description: SEC 20 T14N R08W LOT 41 OPEN VALLEY Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	10331 105TH AVE STANWOOD	\$662.10
4154	<p>Parcel ID: 11 186 088 000; Legal Description: SEC 29 T14N R08W LOT 88 CANADIAN LAKES PINES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$14.54</p>	10107 HAWTHORN LN STANWOOD	\$681.24
4155	<p>Parcel ID: 11 187 004 000; Legal Description: SEC 20 T14N R08W LOT 4 NORTH SHORE ESTATES # 1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$49.05</p>	8301 ARLENE AVE STANWOOD	\$769.53
4156	<p>Parcel ID: 11 187 053 000; Legal Description: SEC 20 T14N R08W LOT 53 NORTH SHORE ESTATES #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$25.58</p>	10736 SMALL AVE W STANWOOD	\$733.78

4157	<p>Parcel ID: 11 188 034 000; Legal Description: SEC 20 T14N R08W LOT 34 CANADIAN LAKES PENINSULA #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$21.87</p>	10331 N PENINSULA DR STANWOOD	\$715.95
4158	<p>Parcel ID: 11 189 038 000; Legal Description: SEC 28 T14N R08W LOT 38 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$113.61</p>	7720 RED FOX RD STANWOOD	\$1,003.71
4159	<p>Parcel ID: 11 189 063 000; Legal Description: SEC 28 T14N R08W LOT 63 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$97.90</p>	9868 LITTLE RIVER CT STANWOOD	\$949.25
4160	<p>Parcel ID: 11 189 079 000; Legal Description: SEC 21 & 28 T14N R08W LOT 79 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$109.95</p>	7995 CARRIAGE LN STANWOOD	\$991.00

4161	<p>Parcel ID: 11 189 089 000; Legal Description: SEC 28 T14N R08W LOT 89 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$119.23</p>	7827 CARRIAGE LN STANWOOD	\$1,135.62
4162	<p>Parcel ID: 11 189 111 000; Legal Description: SEC 28 T14N R08W LOT 111 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$90.36</p>	7443 RYANS RUN RD STANWOOD	\$923.13
4163	<p>Parcel ID: 11 189 134 000; Legal Description: SEC 28 T14N R08W LOT 134 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$25.58</p>	7256 RYANS RUN RD STANWOOD	\$359.93
4164	<p>Parcel ID: 11 189 179 000; Legal Description: SEC 28 T14N R08W LOT 179 ROYAL CANADIAN SUB #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$90.36</p>	7480 REGENCY LN STANWOOD	\$1,047.43

4165	<p>Parcel ID: 11 190 044 000; Legal Description: SEC 34 T14N R08W LOT 44 ROYAL CANADIAN SO. #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$21.87</p>	6765 CHERRY CT STANWOOD	\$686.52
4166	<p>Parcel ID: 11 190 064 000; Legal Description: SEC 34 T14N R08W LOT 64 ROYAL CANADIAN SO. #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$28.01</p>	6807 RED OAK CT STANWOOD	\$746.78
4167	<p>Parcel ID: 11 190 065 000; Legal Description: SEC 34 T14N R08W LOT 65 ROYAL CANADIAN SO. #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$28.01</p>	6817 RED OAK CT STANWOOD	\$746.78
4168	<p>Parcel ID: 11 190 092 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO. # 1 LOT 92 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 1 6 (see key for full text)</p> <p>Summer Tax Due: \$25.58</p>	9126 WHITE PINE DR STANWOOD	\$733.78

4169	<p>Parcel ID: 11 190 227 000; Legal Description: SEC 33 T14N R08W LOT 227 ROYAL CANADIAN SO. #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$119.23</p>	6747 LITTLE HEMLOCK ST STANWOOD	\$1,135.62
4170	<p>Parcel ID: 11 190 257 000; Legal Description: SEC 33 T14N R08W LOT 257 AND S 1/2 LOT 256 ROYAL CANADIAN SOUTH #1 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$36.57</p>	6743 BEECHNUT RIDGE STANWOOD	\$737.38
4171	<p>Parcel ID: 11 192 278 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SOUTH #2 LOT 278 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$109.23</p>	9429 SUNSET DR STANWOOD	\$988.52
4172	<p>Parcel ID: 11 192 280 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO. #2 LOT 280 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$128.12</p>	9461 SUNSET DR STANWOOD	\$1,053.93

4173	<p>Parcel ID: 11 192 294 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO#2 LOT 294 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$113.61</p>	9685 SUNSET DR STANWOOD	\$1,003.71
4174	<p>Parcel ID: 11 194 567 000; Legal Description: SEC 32 & 33 T14N R08W PLAT ROYAL CANADIAN SOUTH #4 LOT #567 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$90.36</p>	9478 CLUBHOUSE DR W STANWOOD	\$1,047.43
4175	<p>Parcel ID: 11 194 646 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #646 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$25.58</p>	9720 FAWN RIDGE RD STANWOOD	\$427.61
4176	<p>Parcel ID: 11 194 699 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #699 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$29.20</p>	9251 FAWN LAKE DR STANWOOD	\$711.90

4177	<p>Parcel ID: 11 194 714 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #714 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$45.54</p>	6040 DEERFIELD RD STANWOOD	\$764.71
4178	<p>Parcel ID: 11 194 737 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #737 Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$43.91</p>	9191 DEERFIELD CT STANWOOD	\$822.59
4179	<p>Parcel ID: 11 198 107 000; Legal Description: SEC 32 T14N R08W UNIT 107 OF WATERFORD SITE CONDOMINIUM Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$234.68</p>	6937 ABBEY LN STANWOOD	\$1,423.29
4180	<p>Parcel ID: 11 198 108 000; Legal Description: SEC 32 T14N R08W UNIT 108 OF WATERFORD SITE CONDOMINIUM Comments: The Canadian Lakes development consists of hundreds of parcels surrounding several quality lakes about 10 miles SE of Big Rapids. The development has many amenities including 350 acres of private lakes, indoor and outdoor pool, golf, fitness area, hiking and biking rail system, ice skating, snow tubing tow, tennis courts, softball diamond, basketball courts, and a disc golf course. There is also a private airstrip. The roads here are private, and there are association fees to maintain the roads and amenities. Please thoroughly investigate the restrictions and fee structure prior to bidding at http://www.canadianlakes.org . Keep in mind that there are many lots here offered here annually every time we have an auction, and they are not good candidates for resale speculation. The ideal buyers for these parcels are people that own adjoining parcels, or people that actually plan to use them personally. They also hold value if you live locally and want to become a member and use the amenities without building a home. This is a first class development, but please consider supply and demand when viewing these from an "investment" perspective. Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$234.68</p>	6951 ABBEY LN STANWOOD	\$1,423.29

4181	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 11 893 030 000; Legal Description: SEC 11 T14N R08W VILLAGE OF MECOSTA S 1/2 NE 1/4 SE 1/4 LYING S OF PLAT EXC BEG AT SE COR TH N 330 FT TH W 264 FT TH S 330 FT TH E 264 FT TO POB. ALSO BEG AT SE COR LOT 10 GILES GILBERT ADD TH E 33 FT TH S 247.5 FT TH W 559.5 FT TH N TO PLAT TH E TO POB. ALSO EXC BEG AT SW COR TH E 566 FT TH N 470 FT TH W 216 FT TH N TO PLAT TH W 350 FT TH S TO POB. Comments: This sale includes two adjacent parcels in Mecosta Village. Together they total about 7.24 acres. There is a structure here that has the profile of a mobile home, but appears to be wood frame construction and could be a heavily remodeled mobile. It is loaded full of junk and the condition is difficult to ascertain. Near it is a large steel outbuilding that is actually in pretty solid condition, but similarly carpeted in debris. If these properties were dejunked, they'd have some potential. You'll be on a first name basis with the dumpster driver until then. We're unclear whether this property is still under someones control, as there are mowed trails leading back into the parcel where we can see campers and vehicles. We would urge exercising caution here until it can be established that it is actually vacant and abandoned. The buildings clearly are not occupied, but there are signs of possession here. The land is brushy, we suspect there are lots of goodies buried off into the weeds. Additional Disclosures: 21; 13 (see key for full text)</p> <p>(2 of 2) Parcel ID: 11 893 032 500; Legal Description: SEC 11 T14N R08W VILLAGE OF MECOSTA PART OF NE 1/4 SE 1/4 COM AT SE COR LOT 10 GILES GILBERT'S ADD. TH E 33 FT TH W ALG SLY LINE PLAT 224.5 FT TO POB. TH S 247.5 FT TH W 335 FT TH N TO S LINE GILES GILBERT'S ADD TH E TO POB. Summer Tax Due: \$493.60</p>	<p>510 S WEBBER ST MECOSTA;</p> <p>490 S WEBBER ST MECOSTA</p>	\$4,001.67
4184	<p>Parcel ID: 13 018 014 100; Legal Description: SEC 18 T13N R10W N 208 FT OF E 50 FT OF NW 1/4 NW 1/4</p> <p>Summer Tax Due: \$3.59</p>		\$657.72
4185	<p>Parcel ID: 16 891 017 000; Legal Description: SEC 1 T13N R07W VILLAGE OF MILLBROOK COM SE COR, BLK B, W 50 FT TH N TO BROOK ST TH E 50 FT, TH S TO POB</p> <p>Summer Tax Due: \$10.84</p>	MILLBROOK RD BLANCHARD	\$740.49
4186	<p>Parcel ID: 17-15-231-001; Legal Description: 417 SANBORN AVENUE: ASSESSOR'S PLAT #1 -- BLK 7, LOT 9 EXC THE E 5.00 FT THRF. Comments: Older wood frame home in the City of Big Rapids, home of Ferris State University. Home has been vinyl sided. and has a newer roof which isn't leaking. Inside, the house is grubby and has been abused a little, but nothing that can't be easily cured with a general resurfacing. Has a high efficiency, modern furnace and some updated plumbing, however the electric service is still an old school 60a fused service. There are 4 tiny bedrooms upstairs, plus an attic over the rear addition. One more bedroom on the main floor. One full bath (down) plus a pantry/laundry off the kitchen on the main floor. This holds a lot of potential with some careful rehab. Summer Tax Due: \$1,190.06</p>	417 SANBORN AVE BIG RAPIDS	\$5,938.72
9994100	<p>Parcel ID: 01 021 007 301; Legal Description: SEC 21 T16N R10W COM AT NW COR SEC 21 TH E ALG N SEC LINE 1520 FT TO POB TH CONT E ALG SEC LINE 240 FT TH S // WITH W SEC LINE 330 FT TH W // WITH N SEC LINE 240 FT TH N // WITH W SEC LINE 330 FT TO POB. Comments: This parcel is adjacent to sales 4101 and 4102, and if all purchased together would be 13+ acres. This individual parcel is a 1.9 acre parcel that contains a newer 1,096 square foot modular home that appears to be in generally good condition. It is presently occupied and still contains the personal property of the former owner including vehicles and other items in the yard. Vinyl siding, one bathroom, 100a electric service and a roof that appears to be in good condition from curbside. On a crawlspace. Gas wall furnace (space) heat according to the assessors card. This is in merchantable condition. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: TBA</p>	21701 21 MILE RD PARIS	\$2,979.73
9994106	<p>Parcel ID: 03 078 063 000; Legal Description: SEC 12 T16N R08W LOT 63 TOWNLINE LAKE PARK Comments: 1/4 acre parcel is on a platted street that is not county maintained... it rather resembles a two track. Across the street from Townline Lake. There is power here at the street. Nicely wooded! Summer Tax Due: TBA</p>	6109 LAKE RD BARRYTON	\$790.41

9994109	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 04 892 022 000; Legal Description: SEC 27 T16N R07W VILLAGE OF BARRYTON OP BLK 5 LOTS 1, 2, 3, 4 Comments: It appears that this property is still occupied may be living in a camper in the back yard. This is a pretty intensive restoration project that is mid-process. They're pretty well stripped everything back to the bones and started from there. A roof is going on ... ladders still in the yard. There is a second adjacent parcel included here that contains a newer frame garage. Located in Barryton Village Additional Disclosures: 21; 6; 50; 33 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 04 892 022 800; Legal Description: SEC 27 T16N R07W VILLAGE OF BARRYTON OP BLK 5 LOTS 5 & 6</p> <p>Summer Tax Due: TBA</p>	11 DARRAH ST BARRYTON; NORTHERN AVE BARRYTON	\$9,191.13	

Mecosta DNR

Lot #	Lot Information	Address	Min. Bid
10083	<p>Parcel ID: 17-11-456-007 Part of 17-11-100-002; Legal Description: THAT PART OF THE M.D.O.T. RAILROAD PROPERTY, FORMERLY PENN CENTRAL, KNOWN AS THE G.R. & I. BRANCH, AS LOCATED IN THE CITY OF BIG RAPIDS, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, T15N, R10W, THENCE RUN S89°03'11" W ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1534.17 FEET, THENCE RUN N31°20'09" W ALONG A LINE BEING 20 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PREVIOUS RAILROAD MAIN LINE A DISTANCE OF 931.61 FEET, THENCE RUN N59°08'35" E A DISTANCE OF 10.00 FEET TO A LINE 10 SOUTHWESTERLY OF AND PARALLEL WITH THE SAID RAILROAD MAIN LINE; THENCE RUN N31°20'09" W ALONG THE SAID LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE RUN S59°08'35" W A DISTANCE OF 140.50 FEET TO THE NORTHEASTERLY LINE OF VACATED FOURTH AVENUE AND THE NORTHWESTERLY LINE OF C.D. STIMSON & CO'S ADDITION AND IT'S NORTHEASTERLY EXTENSION; THENCE RUN N31°04'38" W A DISTANCE OF 150.00 FEET TO A POINT 293.50 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MAPLE STREET WITH THE NORTHEASTERLY LINE OF THIRD AVENUE; THENCE RUN N59°08'43" E ALONG THE SAID LINE A DISTANCE OF 139.82 FEET TO A LINE 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SAID RAILROAD MAIN LINE; THENCE RUN S31°20'09" E ALONG THE SAID LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OF INGRESS AND EGRESS DESCRIBED AS THAT PART OF THE M.D.O.T. RAILROAD PROPERTY, FORMERLY PENN CENTRAL, KNOWN AS THE G.R. & I. BRANCH, AS LOCATED IN THE CITY OF BIG RAPIDS, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, T15N, R10W, THENCE RUN S89°03'11" W ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 1534.17, THENCE RUN N31°20'09" W ALONG A LINE BEING 20 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE PREVIOUS RAILROAD MAIN LINE A DISTANCE OF 931.61 FEET; THENCE RUN N59°08'35" E A DISTANCE OF 10.00 FEET TO A LINE 10 SOUTHWESTERLY OF AND PARALLEL WITH THE SAID RAILROAD MAIN LINE; THENCE RUN N31°20'09" W ALONG THE SAID LINE A DISTANCE OF 50.00 FEET; THENCE RUN S59°08'35" W A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENT: THENCE RUN S59°08'35" W A DISTANCE OF 30.00 FEET; THENCE RUN N31°20'09" W A DISTANCE OF 150.00 FEET TO THE SOUTHEASTERLY LINE OF MAPLE STREET; THENCE RUN N59°08'43" E ALONG THE SAID LINE A DISTANCE OF 30.00 FEET; THENCE RUN S31°20'09" E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.</p> <p>Comments: Note: Please see related documents for survey and due diligence report. The property consists of the abandoned Big Rapids Railroad Depot. The property has frontage on Maple Street and has a gravel entry/parking lot. The eastern part of the property abuts the Fred Meijer White Pine Trail. There is a easement going through the gravel drive providing access to the City of Big Rapids parking area adjacent to the south. The building was updated in the past, but has since been mothballed and is in a state of disrepair, especially as it pertains to the roof. There are many potential uses for this property let your imagination wander but be sure to check with the local zoning folks to verify you can use it for your intended purposes. The building is substantially original, but needs some help in short order to prevent any further decay. Served by municipal utility service and natural gas. Would make a wonderful professional office, food service or retail/service business location. Even an outdoor outfitter! Parking here is generally municipal/offsite. Again check the zoning requirements here. The mechanical systems here will all need upgrades. This is a historic, but blank slate. Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	WHITE PINE TRAIL, BIG RAPIDS	\$20,000.00
10084	<p>Parcel ID: 11-892-069-000; Legal Description: ORIGINAL PLAT OF MECOSTA BLOCK 27: LOTS 2 3 4 5 Comments: FRONTAGE ON THE EAST SIDE OF N PENN STREET AND THE EAST BRANCH LITTLE MUSKEGON RIVER; THERE IS ELECTRIC ACCESS AT THE ROAD; FORESTED AND APPEARS WET. Parcel is roughly 1.41 acres, Sits about 2 feet below road grade and appears to be marshy. It is thickly vegetated in heavy brush. The east branch of the Little Muskegon river has a profile similar to a large creek in this area. Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	N Penn St., Mecosta	\$3,120.00
10085	<p>Parcel ID: 12-022-016-000; Legal Description: PART OF W 1/2 OF NW 1/4 BEG AT SW COR THENCE E TO RR R/W THENCE NWLY TO INT OF SD R/W & HWY ON W SIDE OF SEC THENCE S TO POB Comments: FRONTAGE ON THE EAST SIDE OF M66 NORTH OF THE PINE LAKE INTERSECTION; PROPERTY IS TRIANGULAR IN SHAPE BETWEEN M66 AND THE RAILROAD ROW Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,300.00

Montcalm

Lot #	Lot Information	Address	Min. Bid
6800	Parcel ID: 001-170-054-00; Legal Description: LOT 54 BIRCH BEACH TOWNLINE LAKE. Comments: 1 Story with small shed. Exterior all stucco but shaped like a modular. Can not tell foundation type or gain access without damaging property. Door appears to be glued and/or screwed shut. Additional Disclosures: 33; 67; 66 (see key for full text) Summer Tax Due: \$78.35	5443 W CUTLER RD LAKEVIEW MI	\$1,411.02
6801	Parcel ID: 001-300-023-00; Legal Description: LOTS 23 & 24 DOR-DAL-MAR-RESORT. Comments: Small wooded lot. Looks to have wetlands or wetland area on property. Additional Disclosures: 30; 41; 9 (see key for full text) Summer Tax Due: \$48.57	N DERBY RD SIX LAKES MI	\$1,662.68
6802	Parcel ID: 004-220-129-20; Legal Description: LOTS 213 & 214 HONEYMOON HEIGHTS NO. 2. Comments: Small vacant lot off North County Line Rd. No roads but not landlocked. Additional Disclosures: 9; 41; 10 (see key for full text) Summer Tax Due: \$17.66	ELM DR LAKEVIEW MI	\$959.19
6803	Parcel ID: 005-149-210-00; Legal Description: COM 26 RDS W & 8 RDS S OF NE COR OF SE 1/4 OF NE 1/4 SEC 17: TH S 6 RDS; W 10 1/2 RDS; N 6 RDS; E 10 1/2 RDS TO POB EX W 90 FT THEREOF BLK 19 MYERS ADDITION TO VILLAGE OF CRYSTAL. 0.19 AC. Comments: Small property with dilapidated mobile home. Falling apart and dangerous. Not salvageable. Additional Disclosures: 66; 21; 17; 32; 36 (see key for full text) Summer Tax Due: \$98.18	212 W LAKEVIEW ST CRYSTAL MI	\$3,628.10
6804	Parcel ID: 005-280-157-00; Legal Description: LOT 157 DURKEE'S LAKESIDE PARK. Comments: Did not gain entry. Real estate box on doorknob and lawn being mowed. Does not appear to be inhabited. Electric shut off and meter removed. Additional Disclosures: 33; 66; 17 (see key for full text) Summer Tax Due: \$222.05	2440 OWOSSO ST CRYSTAL MI	\$5,616.75
6805	Parcel ID: 005-680-022-00; Legal Description: LOT 22 EX BEG AT NW COR; TH S 100 FT ALONG W LOT LINE; N 89 DEG 43' 30 E TO E LINE OF SAID LOT 22; N ALONG E LINE TO NE COR; W ALONG N LINE TO P OF BEG. WATERVIEW HEIGHTS. Comments: House in need of total restoration. Lots of animal damage. Most of the interior in general disarray. Structurally not in terrible shape. Ridgeline looks decent and built on a slab so no concerns below. Additional Disclosures: 21; 66; 32; 63 (see key for full text) Summer Tax Due: \$266.43	1790 LAKEWOOD DR CRYSTAL MI	\$6,342.49
6806	Parcel ID: 007-022-007-00; Legal Description: W 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 SEC 22 T11N R7W. 10 A. Comments: 2 Manufactured houses a storage barn and 2 camper style trailers. Pretty sure they are all occupied in some fashion. 10 acre parcel. Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: \$374.83	2648 W HILLIS RD STANTON MI	\$4,926.76
6807	Parcel ID: 007-371-113-00; Legal Description: LOT 113 LAKE STANTON SUBDIVISION NO 1. Comments: Nice lot on small lake in Stanton. Just north of Dickerson Lake. Mostly wooded on the shoreline. Quiet neighborhood with nice houses. Summer Tax Due: \$75.14	E SHORE DR STANTON MI	\$1,711.81
6808	Parcel ID: 009-019-025-10; Legal Description: COM 435 FT S OF NW COR OF NW 1/4 OF NW 1/4 & 176 FT E OF E LINE OF M-66 TH S 80 FT FOR POINT OF BEG; TH S 160 FT; E 92 FT; N 160 FT; W 92 FT TO P OF BEG. SEC 19 T10N R6W. Comments: Trailer with no trespassing sign on property, not part of sale. Lots of debris on lot and very overgrown. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$107.02	3102 JANET ST STANTON MI	\$2,568.12
6809	Parcel ID: 009-033-013-11; Legal Description: W 208.70 FT OF E 746 FT OF S 1/2 OF SW 1/4 OF NW 1/4 EXCEPT A PARCEL DES AS COM AT W 1/4 COR OF SEC 33; S 89 DEG E 717.67 FT A LG E-W 1/4 LINE TO POB; TH CONT S 89 DEG E 69.50 FT; TH N 01 DEG E 658.50 FT ALG E LINE OF W 208.70 OF THE E 746 FT OF S 1/2 OF SW 1/4; TH N 89 DEG W 69.50 FT ALG N LINE OF S 1/2 OF SW 1/4; TH S 01 DEG W 447.94 FT; TH N 90 DEG E 17 FT; S 01 DEG W 21 FT; S 90 DEG W 17 FT; S 01 DEG W 189.51 FT TO P OF BEG SEC 33 T10N R6W 1.92 AC M/L. Comments: Very old mobile unit on skinny lot on Beardsley Rd. Did not inspect interior. Entryways overgrown and looks uninhabited for years. No driveway. Additional Disclosures: 21; 66; 17; 33 (see key for full text) Summer Tax Due: \$117.27	2131 E BEARDSLEY RD SHERIDAN MI	\$2,257.66
6810	Parcel ID: 009-350-030-00; Legal Description: LOT 30 MAGEE'S LOON LAKE PARK. Comments: Small lot on Lake Drive in Crystal. Shed and small vintage trailer on lot, are personal property, and will be removed prior to the sale. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$49.64	LOT 30 MAGEE'S LOON LAKE PARK	\$1,656.77

6811	Parcel ID: 011-402-035-00; Legal Description: LOT 35 LAKE STEVEN SUBDIVISION NO 2 Comments: Vacant lot near small Lake Steven. Old collapsed campers in the wooded area. Small lot. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$15.46	10290 MAPLE DR RIVERDALE MI	\$1,148.28
6812	Parcel ID: 012-025-001-12; Legal Description: LOT 12 BLOCK 16 PLAT OF CEDAR LAKE Comments: Small lot on Academy. Not buildable. Additional Disclosures: 52; 9; 41 (see key for full text) Summer Tax Due: \$1.68	ACADEMY RD EDMORE MI	\$892.92
6813	Parcel ID: 014-300-073-00; Legal Description: LOT 73 HOLIDAY BEACH. Comments: Small wooded lot on Mourning Dove in Greenville. Small quiet lake neighborhood Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$121.24	MOURNING DOVE DR GREENVILLE MI	\$2,539.44
6814	Parcel ID: 017-500-017-00; Legal Description: LOT 17 THE WOODS CLEARWATER RESORT. Comments: Small lot off Gates Rd. No road access but not technically landlocked. Additional Disclosures: 9; 39; 30 (see key for full text) Summer Tax Due: \$27.15	GRAND RAPIDS BLVD HOWARD CITY MI	\$1,298.12
6815	Parcel ID: 019-700-001-00; Legal Description: THE NORTH 1/2 OF LOT 1 OF THE PLAT OF LUNDS SUNNY ACRES MORE PARTICULARLY DESC AS: BEG AT THE NW 1/4 COR OF SAID LOT NO. 1; TH S 78 DEG 26'08" E 275.57 FT; TH S 10 DEG 18'W 155.17 FT; TH W NW APPROXIMATELY 305 FT MORE OR LESS TO A PT ON THE ELY BOUNDARY OF HUCK DR A PRIVATE RD WHICH IS 80.36 FT FROM THE P OF BEG; TH N 11 DEG 33'52" E 80.36 FEET TO THE P OF BEG SEC 34 T10N R7W Comments: Single and a half wide mobile home in Sheridan in rough shape. Lots of debris and garbage and obviously not winterized. Not much more to say, pictures tell a thousand words. Additional Disclosures: 35; 21; 32; 66; 17; 36 (see key for full text) Summer Tax Due: \$96.07	5375 HUCK DR SHERIDAN MI	\$1,958.97
6816	Parcel ID: 020-182-138-00; Legal Description: LOT 138 ARROWHEAD BAY NO 2. Comments: Occupied residence in Indian Lake subdivision. Lots of clutter and in general disarray. Vinyl siding and a sheet for the garage door. Neighborhood is very nice and house is in a quiet cul-de-sac. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$485.08	8114 CHIPPEWA CT HOWARD CITY MI	\$5,258.57
6817	Parcel ID: 041-080-245-00; Legal Description: LOT 245 VILLAGE OF EDMORE. Comments: Occupied 2 story house in Edmore. Relatively decent shape. Half newer vinyl siding. For sale signs in yard. Quiet street and nice houses around. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$549.28	310 E GILSON ST EDMORE MI	\$4,769.67
6818	Parcel ID: 041-080-315-00; Legal Description: LOT 315 ALSO E 10 FT OF LOT 316 VILLAGE OF EDMORE. Comments: Borderline hoarder house in Edmore. Very rough shape and full of treasure, this house is in bad shape. Not sure if repairable. Inside pics tell a good story. Small house on corner lot. Additional Disclosures: 32; 35; 21; 66; 36 (see key for full text) Summer Tax Due: \$498.75	120 E FORREST ST EDMORE MI	\$5,205.59
6819	Parcel ID: 051-255-001-00; Legal Description: LOT 1 BLK 5 GOOLDTHRIT'S SECOND ADDITION TO VILLAGE OF CARSON CITY. Comments: Overall nice house. 2 story on quiet street. Vinyl siding and looks to be in generally decent shape. Garage is dirt floor and not in the best shape. More of a shed. Inside has not seen an update (minus the electric box, water heater and a few other things) since the early 70's. Still not bad shape but needs remodeled top to bottom. Lots of old stuff inside (newspapers from 1960's). Summer Tax Due: \$694.94	202 E WALNUT ST CARSON CITY MI	\$6,748.76
6820	Parcel ID: 052-566-001-00; Legal Description: LOT 1 BLK F MOON'S ADDITION TO CITY OF GREENVILLE. Comments: Vacant lot on corner of N. Third St and E. North St. Southwest corner of intersection ironically. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$260.16	NORTH ST GREENVILLE MI	\$2,333.43
6821	Parcel ID: 052-566-002-00; Legal Description: LOT 2 BLK F MOON'S ADDITION TO CITY OF GREENVILLE. Comments: Sister lot to 6820. All the trees are on this lot. Nice neighborhood. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$299.30	309 NORTH ST GREENVILLE MI	\$19,582.78
6823	Parcel ID: 052-718-012-00; Legal Description: COM 23 RDS W & 8 RDS S OF NE COR GOVT LOT 2; S 2 RDS; W 4 RDS; N 2 RDS; E 4 RDS TO P O B SEC 10 T9N R8W. Comments: Property landlocked behind 711 E Van Deinse. Additional Disclosures: 9; 39 (see key for full text) Summer Tax Due: \$106.59	NO ROAD FRONTAGE GREENVILLE MI	\$1,284.75

6824	Parcel ID: 053-143-006-00; Legal Description: LOTS 6 & 8 EX S 35 FT BLK 3 J P BEERS' ADDITION VILLAGE (NOW CITY) OF STANTON. Comments: Corner of S. Hill and M-46. Woods and maintained grass. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$58.77	HILL ST STANTON MI	\$1,378.06
9996801	Parcel ID: 001-300-023-00; Legal Description: LOTS 23 & 24 DOR-DAL-MAR-RESORT. Comments: Small wooded lot. Looks to have wetlands or wetland area on property. Additional Disclosures: 41; 9; 30 (see key for full text) Summer Tax Due: TBA	N DERBY RD SIX LAKES MI	\$1,662.68
9996806	Parcel ID: 007-022-007-00; Legal Description: W 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 SEC 22 T11N R7W. 10 A. Comments: 2 Manufactured houses a storage barn and 2 camper style trailers. Pretty sure they are all occupied in some fashion. 10 acre parcel. Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: TBA	2648 W HILLIS RD STANTON MI	\$4,926.76
9996815	Parcel ID: 019-700-001-00; Legal Description: THE NORTH 1/2 OF LOT 1 OF THE PLAT OF LUNDS SUNNY ACRES MORE PARTICULARLY DESC AS: BEG AT THE NW 1/4 COR OF SAID LOT NO. 1; TH S 78 DEG 26'08" E 275.57 FT; TH S 10 DEG 18'W 155.17 FT; TH W NW APPROXIMATELY 305 FT MORE OR LESS TO A PT ON THE ELY BOUNDARY OF HUCK DR A PRIVATE RD WHICH IS 80.36 FT FROM THE P OF BEG; TH N 11 DEG 33'52" ET 80.36 FEET TO THE P OF BEG SEC 34 T10N R7W Comments: Single and a half wide mobile home in Sheridan in rough shape. Lots of debris and garbage and obviously not winterized. Not much more to say, pictures tell a thousand words. Additional Disclosures: 35; 21; 32; 66; 17; 36 (see key for full text) Summer Tax Due: TBA	5375 HUCK DR SHERIDAN MI	\$1,958.97

Additional Disclosures Key

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

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.

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

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

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

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

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

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.

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

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a

significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

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

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

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.

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

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

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should **carefully review and understand the master deed and investigate association fees prior to bidding.**

75: The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.