

# Public Land Auction

Western Upper Peninsula

*August 7th, 2024*

Baraga, Dickinson, Dickinson (Dnr), Gogebic, Houghton, Houghton (Dnr), Iron, Marquette, Marquette (Dnr), Menominee, Menominee (Dnr), Ontonagon, and Ontonagon (Dnr) Counties



***Location:***

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

***Time:***

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

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



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

There are two ways to bid in our auctions:

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

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

## Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

# 2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

## **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.**

- Baraga
- Dickinson
- Gogebic
- Houghton
- Iron
- Marquette
- Menominee
- Ontonagon

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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



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

#### **E. Absentee Bidding**

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

#### **F. Auction Location**

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

#### **G. Bids are Binding**

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

#### **H. Limitations on Bidding**

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

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

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

### **4. Terms of Sale**

#### **A. Payment**

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

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

#### **B. Refund Checks**

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

#### **C. Dishonored Payment**

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

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

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

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

#### **D. Eligible Buyers**

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

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

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

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

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

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

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

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

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

on the site other than:

**I. Securing the Property**

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

**II. Assessing Potential Contamination**

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

**B. Occupied Property**

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

**9. Additional Conditions**

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

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

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

**10. Deeds**

**A. Deed Execution and Delivery**

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

**B. Restrictive Covenants**

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

**11. Property Taxes & Other Fees**

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

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

**12. Other**

**A. Personal Property**

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

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

#### **B. Mineral Rights**

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

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

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

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

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

## **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:**

- Dickinson DNR
- Houghton DNR
- Marquette DNR
- Menominee DNR
- Ontonagon DNR

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for 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.**

# Baraga

Lot #	Lot Information	Address	Min. Bid
700	<p><b>Parcel ID:</b> 002-065-016-75; <b>Legal Description:</b> TBG-15 2/3 403D SEC15 T52N R33W PRT OF N 1/2 OF SW 1/4 OF SE 1/4 COM AT S 1/4 COR OF SEC 15, TH E ALG SEC LN 258' TO W R/W LN OF HWY U.S. 41, TH N 19DEG 12M E 1,182.4' TO POB, TH S 89DEG 58M W TOW LN OF SW 1/4 OF SE 1/4, TH ALG SD LN TON LN OF SW 1/4 OF SE 1/4, TH E ALG N LN TO W R/W LN OF HWY U.S. 41, TH S 19DEG 12M W ALG R/W LN TO POB, EXC THAT PRT LNG SE'LY OF A LN 75' NW'LY OF &amp; AT RT ANG TO C/L OF HWY U.S. 41. 3 A. <b>Comments:</b> ~3 acre parcel fronts on the west side of US 41 about halfway between Chassell and Baraga. Block foundation that appears to still be generally solid and straight. Basement has about a foot of water in it because power to the sump pump is off. Solid steel roof shows no obvious current leaks. Some busted windows and a couple dumpsters of trash in the yard to deal with, but this could be a cute (but primitive) little love shack with some TLC. Just needs a good stripping and cleanup. Electric service has been dropped by the utility provider. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$296.56</p>	12386 US HWY 41 PELKIE	\$2,601.59
701	<p><b>Parcel ID:</b> 004-354-008-00; <b>Legal Description:</b> TLA-4 0/3 402A6&amp;403C2 SEC 4 T50N R33W PRT OF W 1/2 OF SE 1/4 COM AT INT OF N LN OF BREWERY RD &amp; C/L OF KENT AVE TH N 10 DEG 52 M E 162.51', TH S 79 DEG 8 M E 35' TO POB, TH S 79 DEG 8 M E 100', TH N 10 DEG 52 M E 100', TH N 79 DEG 8 M W 100' TH S 10 DEG 52 M W 100' TO POB. .23 A. <b>Comments:</b> The last folks here got started with a rehab project, then they ran outta gas. Finish the project and you'll have a nice efficient small home in L'Anse! Stripped to the studs. Some new power run, but we saw no heat sources and the plumbing is pretty much gone. Has a walkout basement level potential with a lot that slopes to the rear. Overall this one is fairly level and square, but needs the incomplete work finished up. A blank palette awaits you! Parcel is ~0.23 acres. <b>Additional Disclosures:</b> 50; 21 (see key for full text) <b>Summer Tax Due:</b> \$504.49</p>	17367 KENT ST LANSE	\$2,692.08
702	<p><b>Parcel ID:</b> 044-520-008-00; <b>Legal Description:</b> TLA-P1 8 20 VILLAGE OF L ANSE LOT 8 BLK 20. <b>Comments:</b> Older two story, wood frame home in L'Anse. Has a wood shingle roof .... don't see those often ... and it's not leaking! Has most of its original trim. She's grubby and needs the carpet removed and a thorough cleaning and deodorizing. Michigan cellar has a fairly modern natural gas boiler, however there is likely to be freeze damage to the radiator system. With some TLC this could be a decent family home again. This is generally straight and solid, with a few areas of deflection noticed in floors on the main level. There is also a sag in the hallway at the top of the stairs. <b>Additional Disclosures:</b> 35; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,228.87</p>	217 N E BROAD ST LANSE	\$7,515.09
703	<p><b>Parcel ID:</b> 044-703-005-00; <b>Legal Description:</b> VILLAGE OF L ANSE L'ANSE HEIGHTS PRT OF LOT 5 BLK 3 COM AT NW COR, TH S 45DEG 5M E 96' TO POB, TH S 45DEG 5M E 96.97' TO SE COR, TH W ALG S LN 140.87', TH N 44DEG 55M E 100' TO POB (ALSO KNOWN AS SE 1/2 OF LOT 5). <b>Comments:</b> Older wood frame duplex structure in L'Anse. When we visited in May, the right side unit was still occupied by unknown people, so we did not view the interior in detail. Has a newer shingle roof and two newer forced air natural gas furnaces based on the venting we could see on the exterior. It's difficult to determine the interior condition or structural integrity without seeing the inside, but the exterior appears to be straight. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$402.17</p>	625-7 BROAD ST L ANSE	\$2,248.80

# Dickinson

Lot #	Lot Information	Address	Min. Bid
1900	<b>Parcel ID:</b> 002-481-012-00; <b>Legal Description:</b> LOT 12 BLK 1. FIRST ADD TO EAST BREITUNG. <b>Comments:</b> ~0.29 acre vacant wooded parcel with access issues in Breitung Township. A single, platted lot. Likely too small to build on under zoning. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$43.03	HOADLEY AVE	\$595.17
1901	<b>Parcel ID:</b> 002-725-020-00; <b>Legal Description:</b> MAP #-2519. LOT 20 BLK 25. SKIDMORE'S ADD NO 4 TO THE VILLAGE OF BREITUNG. <b>Comments:</b> ~66 ft road frontage on Birch St to the northeast, ~135 median depth. Vacant, unimproved, wooded lot. In Breitung Township, ~900 ft north of the river. <b>Summer Tax Due:</b> \$27.17	BIRCH ST KINGSFORD	\$519.72
1902	<b>Parcel ID:</b> 003-055-004-00; <b>Legal Description:</b> SEC 5 T43N R28W PART OF THE SW 1/4 OF SW 1/4 COMM AT THE SW COR OF SAID FORTY, TH E ON THE S LINE 828 FT TO POB, TH E 207 FT, TH N 207 FT, TH W 207 FT TH S 207 FT TO POB. 1.00 A. <b>Comments:</b> Roughly ~205 x ~205. Horseshoe Lake is some ~650 ft to the northwest. Legal road access is unknown, with the closest known surface road being Vicenzi to the west. Topographical maps suggest that this is marshlands. <b>Additional Disclosures:</b> 41; 7 (see key for full text) <b>Summer Tax Due:</b> \$103.31	(Off) Vincenzi Road	\$1,043.86
1903	<b>Parcel ID:</b> 003-179-019-10; <b>Legal Description:</b> SEC 29 T42N R29W THE E 66 FT OF THAT PART OF SE 1/4 OF NW 1/4 DESC AS: BEG AT THE SW COR OF THE NORDIC PLAT WHICH PT IS 2360.6' S & 1980.8' E OF NW COR OF SEC 29, TH S 0 DEG 01'15" E 278.30 TO S LN OF FORTY, TH E ALG S LN OF FORTY 360.44 FT, TH N 278.30 FT TO SE COR OF SD PLAT, TH W 360.38 FT TO THE POB. 1.19 A M/L <b>Comments:</b> 1.19 Acre vacant parcel on Norway Lake Rd in Felch Township. <b>Summer Tax Due:</b> \$17.80	Sturgeon Lane/Norway Lake Road	\$373.73
1904	<b>Parcel ID:</b> 004-015-006-00; <b>Legal Description:</b> NOR-15 101E 196 SEC 15 T39N R29W PART OF NE 1/4 OF NE 1/4 BEG AT A PT 407.7 FT N& 202.2 FT W OF SE COR, TH N 61 DEG 56' E 168.1 FT, TH N 10 DEG 13' W 24.9 FT, TH S 61 DEG 56' W 85.3 FT, TH N 22 DEG 39' W 133.2 FT, TH S 66 DEG 56' W 165.2 FT, TH S 47 DEG 34' E 181.6 FT TO POB. .52 A. <b>Comments:</b> 1/2 acre parcel on County Road 577 (River Road). Older 1.5 story wood frame home with stucco treatment. Has a newer roof. This was OCCUPIED at the time of our visit in mid-May, so we did not have the opportunity to view it in detail. Some debris in the yard to manage. One car detached garage in fair condition. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$892.59	N 1648 RIVER RD CO RD 577 VULCAN	\$3,201.37
1905	<b>Parcel ID:</b> 004-303-002-00; <b>Legal Description:</b> LOT 2 BLK 3 VILLAGE OF CENTRAL VULCAN. <b>Comments:</b> Very small ~0.04 acre parcel in Vulcan. The parcel is located near a Candle Shoppe and Hillside Apartments. Legal access is unknown. It's logical. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$38.26		\$575.99
1906	<b>Parcel ID:</b> 004-319-002-00; <b>Legal Description:</b> NOR P-2 1483A LOT 2 BLK 19 VILLAGE OF CENTRAL VULCAN <b>Comments:</b> ~0.03 acre parcel in Norway Township off of 5th Ave. ~36 ft road frontage, depth ~ 34 ft. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$15.30		\$473.84
1909	<b>Parcel ID:</b> 006-209-004-00; <b>Legal Description:</b> LOT 4 BLK 9 VILLAGE OF LORETTO. <b>Comments:</b> The platted road to this parcel has never been improved, but there is a two track here. The property is pretty much covered by a big ROCK outcropping. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$18.22	Unimproved platted road / two track	\$440.98
1910	<b>Parcel ID:</b> 051-000-291-05; <b>Legal Description:</b> IM-291-A2 SEC 25 T40N R31W PART OF THE SE 1/4 X SE 1/4 BEGINING 878.56 FT N & 540.67 FT W OF THE SE CORNER, TH N 59 DEG 10' 20" W ALONG THE N R/W OF N KIMBERLY AVE 200.00 FT, TH N 66 DEG 13' 00" W ALONG THE R/W 55.00 FT TO THE POB: TH N 66 DEG 13' 00" W ALONG THE R/W 145.00 FT, TH N 17 DEG 41' 00" E 169.00 FT, TH S 83 DEG 55' 00" E 195.45 FT, TH S 29 DEG 28' 30" W 228.90 FT TO THE POB <b>Comments:</b> Nice, level well drained building site on Fairbanks Street next to a well kept apartment building. Multiple potential uses here, depending on zoning. We'd suggest checking with the city zoning folks about what you might have in mind for it. Irregular in shape. Natural gas and municipal utility service at the road! <b>Summer Tax Due:</b> \$287.14	FAIRBANKS ST IRON MOUNTAIN	\$1,279.02

1911	<b>Parcel ID:</b> 051-102-074-00; <b>Legal Description:</b> IM- 2074-2077 LOTS 4-5-6-7 BLOCK 3 KIMBERLY'S 3RD ADDITION <b>Comments:</b> Four lots in Kimberlys 3rd Addition to Iron Mountain. Would make a nice yard addition for a neighbor. You could also check with the city zoning folks to see if this is suitable for the project you might have in mind. The street to this parcel is unimproved. You may want to be sure that it hasn't been vacated by the city to assure access. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$27.67	100 W SMITH ST IRON MOUNTAIN	\$482.82
1912	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 051-102-112-00; <b>Legal Description:</b> IM- 2112 LOT 21 BLOCK 4 KIMBERLY'S 3RD ADDITION <b>Comments:</b> We are selling two small, single adjacent platted lots in Iron Mountain as a package. Too small to build on. Best use would be as an addition to a neighboring parcel. Sits roughly ten foot below road grade <b>Additional Disclosures:</b> 9 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 051-102-113-00; <b>Legal Description:</b> IM- 2113 LOT 22 BLOCK 4 KIMBERLY'S 3RD ADDITION <b>Summer Tax Due:</b> \$93.26	W STANTON ST IRON MOUNTAIN;  W STANTON ST IRON MOUNTAIN	\$1,034.00
1914	<b>Parcel ID:</b> 051-102-252-00; <b>Legal Description:</b> LOT 12 ---EXCEPT--- THE WEST TEN (10) FT (B) ENTIRE LOT 13 BLOCK 12 KIMBERLY'S 4TH ADDITION <b>Comments:</b> Older 1.5 story, stucco sided home that we think is wood frame construction. This home is OCCUPIED. Older shingle roof, and a broken window or two. Some debris to the rear of the house, which has an exterior basement entrance and a basement level one car garage that is probably too small to be practical for use as a garage anymore. Block shed at the alley has a hole in the roof. General deferred maintenance here. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,084.55	512 E GRAND BLVD IRON MOUNTAIN	\$3,571.12
1915	<b>Parcel ID:</b> 051-102-535-00; <b>Legal Description:</b> IM- 2535 LOT 7 BLOCK 4 PLAT OF LAWNSDALE <b>Comments:</b> Worn, but not worn out! Older, 1.5 story wood frame home in Iron Mountain on the west side. This one is pretty straight and sturdy, but she is in need of a resurfacing and general updating. The mechanicals and infrastructure are old and tired. Needs a new bath and kitchen. There are some nice maple floors that could be restored. 2 BR upstairs. Older natural gas forced air heat and antiquated 60a fuse panel. The roof is old and sketchy and has some localized leaks. Lowwww ceilings upstairs in the bedrooms. Small garage to the rear that could be saved with some work. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$506.81	812 W HUGHITT ST IRON MOUNTAIN	\$2,804.06
1918	<b>Parcel ID:</b> 051-102-949-00; <b>Legal Description:</b> IM- 2949-2954 LOTS 5-6-7-8-9-10 BLOCK 46 PLAT OF LAWNSDALE <b>Comments:</b> ~0.90 acres. Assessor card linked below indicates this is a swamp lot. Aerial images indicate this as well. Access appears to be an issue as this is located on the unimproved and heavily wooded portion of W D Ave. Research prior to bidding. <b>Additional Disclosures:</b> 8; 10 (see key for full text) <b>Summer Tax Due:</b> \$20.20	W D ST IRON MOUNTAIN	\$449.56
1919	<b>Parcel ID:</b> 051-103-160-00; <b>Legal Description:</b> IM- 3160-3164 LOTS 4-5-6-7-8 BLOCK 64 PLAT OF LAWNSDALE <b>Comments:</b> ~0.15 Acre Vacant Parcel W/ Access issues in City of Iron Mountain <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$25.99	W D ST IRON MOUNTAIN	\$475.45
1920	<b>Parcel ID:</b> 051-103-555-00; <b>Legal Description:</b> LOTS 83-84-85 PINES PARK ADDITION <b>Comments:</b> Nicely wooded ~0.41 acre lot on W Grand Boulevard west of Iron Mountain Street. Grand Boulevard ends where the neighboring properties chain link fence corner is. Property runs uphill and has some nice mature trees. Directly to the west of (behind) 1200 Iron Mountain Street <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$77.20	W GRAND BLVD IRON MOUNTAIN	\$702.44
1922	<b>Parcel ID:</b> 052-223-018-00; <b>Legal Description:</b> LOT 18 BLK 23 PLAT OF KINGSFORD HEIGHTS. <b>Comments:</b> Single small, platted lot in Kingsford. Too small to build on. Best use would be as an addition to a neighboring parcel. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$83.10	413 FAIRMOUNT ST KINGSFORD	\$693.15
1923	<b>Parcel ID:</b> 052-228-011-00; <b>Legal Description:</b> K-P9 1047 LOT 11 BLK 28 PLAT OF KINGSFORD HEIGHTS. <b>Comments:</b> Single platted lot in Kingsford, but larger than most. Check with the city zoning folks to see if they will permit what you might have in mind for this parcel. Has a large majestic hardwood in the center front of the parcel. ~0.17 acres. Parcel previously had a house on it but it has been destroyed by fire. <b>Summer Tax Due:</b> \$193.96	421 WRIGHT ST KINGSFORD	\$6,452.57

1924	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 052-403-004-00; <b>Legal Description:</b> K-P15 1447 LOT 4 BLK 3 PLAT OF RIVERVIEW ADDITION VILLAGE OF KINGSFORD. <b>Comments:</b> This property was still occupied when we visited in mid-May. Has an older roof in sketchy condition that could be a leaker. Because of occupancy we weren't able to get a real close-up look at it. One car detached garage to the rear that could use some help. There are some signs of deferred maintenance here. Natural gas and PVC piping infers a modern furnace. Nice deck in the back yard appears to give a panoramic view over the river ... you can see WISCONSIN from here! <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 052-403-005-00; <b>Legal Description:</b> K-P15 1448 LOT 5 BLK 3 PLAT OF RIVERVIEW ADDITION VILLAGE OF KINGSFORD. <b>Summer Tax Due:</b> \$1,631.32</p>	1517 RIVERVIEW DR KINGSFORD;  1581 RIVERVIEW DR KINGSFORD	\$6,269.78
1926	<p><b>Parcel ID:</b> 052-455-011-00; <b>Legal Description:</b> LOT 11 BLK 5 SKIDMORE'S ADD TO THE VILLAGE OF BREITUNG. <b>Comments:</b> Small, single platted lot in Kingsford. May be too small to build on. Best use would be as an addition to a neighboring parcel. If you have other plans for it, we would check with the city zoning folks. Served by a paved alley as well as the street <b>Additional Disclosures:</b> 9; 23 (see key for full text) <b>Summer Tax Due:</b> \$121.91</p>	440 BEECH ST KINGSFORD	\$826.21
1927	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 052-485-001-00; <b>Legal Description:</b> K-P20 1846 W 1/2 LOT 1 BLK 15 SKIDMORE'S ADD NO 2 TO THE VILLAGE OF BREITUNG. <b>Comments:</b> Sale includes two tax parcels that comprise five platted lots in Kingsford. The lots sit maybe four feet below road grade and are brushy. If you cleaned these up, this would make a nice yard addition for a neighbor, or may be large enough to support new construction. Check with the zoning folks for discussion about your plans for the parcel before bidding. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 052-485-017-00; <b>Legal Description:</b> K-P20 1857 LOTS 17, 18, 19 &amp; 20 BLK 15 SKIDMORE'S ADD NO 2 TO THE VILLAGE OF BREITUNG. <b>Summer Tax Due:</b> \$262.84</p>	625 W BREEN AVE KINGSFORD;  317 HOOPER ST KINGSFORD	\$1,763.67
1929	<p><b>Parcel ID:</b> 052-542-017-00; <b>Legal Description:</b> K-P23 1971 N 10 FT LOT 17 &amp; ALL OF LOTS 18 &amp; 19 BLK 2 VILLAGE OF WEST BREITUNG. <b>Comments:</b> This one at first blush takes your breath away. And not in a good way. She is loaded with raw garbage and everything else under the sun. We saw a 1977 calendar on the wall ... so she has been a dirty one for a while. There is debris all across the yard as well and a collapsing garage to the rear with more. However, we are fairly confident that if you empty this one out and give it a cleaning and updating you will be pleasantly surprised. This is a classic arts &amp; crafts / craftsman bungalow that maintains almost absolute authenticity in its trim. Right down to the original 100 year old kitchen sink. If you've been looking for a historic restoration project, you might have found it here. The mechanicals here are all very old and everything will need a refresh. 1 BR 1 BA up, and the same on the main level. Needs a roof ASAP. Foundation looked pretty solid, but its really hard to estimate any condition here until it's de-trashed. Has a radon gas evacuator and a fairly modern furnace. We would not be afraid of this one at all. It is the stuff that rehabbers are looking for ... this could be a dollhouse in the right hands! <b>Additional Disclosures:</b> 5; 66; 21 (see key for full text) <b>Summer Tax Due:</b> \$550.02</p>	125 STERLING ST KINGSFORD	\$2,476.64
1930	<p><b>Parcel ID:</b> 053-007-012-00; <b>Legal Description:</b> NC-P1 12B LOTS 12 &amp; 13 &amp; S 1/2 VACATED 13TH AVE &amp; N 1/2 OF VACATED ALLEY LYING S OF LOTS 12 &amp; 13 AND W 1/2 OF ALLEY ADJ TO LOT 13 BLK 7 VILLAGE OF NORWAY. <b>Comments:</b> ~0.28 Acre Vacant parcel in City of Norway. Access is questionable, as this appears to sit behind a house at the end of a dead end road. Research prior to bidding if interested in this parcel. There are also topography issues ... this one drops off faaast downhill <b>Additional Disclosures:</b> 8 ; 49 (see key for full text) <b>Summer Tax Due:</b> \$54.20</p>		\$564.34

## Dickinson DNR

Lot #	Lot Information	Address	Min. Bid
10023	<b>Parcel ID:</b> 006-085-020-00; <b>Legal Description:</b> SE1/4 of the SE1/4 <b>Comments:</b> Zoned Resource Production and consists of property on Co Road 569 (Foster City Road) north of the CCC Road intersection. The parcel fronts on *both* sides of the road and is a "square 40". There is a dead end road on the west side of the county road that passes through the parcel and serve a parcel owned by Arden to the west. About 10 miles northeast of Vulcan MI. Foster City Road and Lost Creek cut through the property. Electric power runs underground along the Foster City Road providing access for future use if desired. The State of Michigan plans on conducting a timber harvest before the sale of the property. Approx. 40 Acres <b>Additional Disclosures:</b> 75; 30 (see key for full text) <b>Summer Tax Due:</b> TBA	Foster City Road	\$36,000.00

## Gogebic

Lot #	Lot Information	Address	Min. Bid
2200	<b>Parcel ID:</b> 01-21-300-128; <b>Legal Description:</b> SEC. 13 T47N R46W PRT OF NE1/4 OF NE1/4; COM AT NE COR OF SEC 13; S30 DEG 33'49"W 64.45 FT; S02 DEG 35'07"W 137.39 FT; TH W 291.04 FT TO POB; TH W 60.04 FT; TH N 163.30 FT TO S R/W OF VERONA ROAD; TH NE'LY ALG R/W 59.94 FT; TH S 162.12 FT TO POB. 0.22 ACRES <b>Comments:</b> Parcel is used for storage of items by neighbor across the road. Roughly 60 feet wide x 160 feet deep. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$21.18	N VERONA RD RAMSAY	\$856.83
2201	<b>Parcel ID:</b> 01-50-800-700; <b>Legal Description:</b> SEC. 13 T47N R46W MAP NO. TBE-P17 7-8 8 SUPERVISOR'S PLAT 1 OF THE VILLAGE OF RAMSAY LOTS 7-8 BLK 8. <b>Comments:</b> ~0.32 acre vacant parcel. Sits about ten feet below road grade. Double lot on Burt Street in Ramsay. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$17.58	BURT ST RAMSAY	\$840.82
2202	<b>Parcel ID:</b> 01-56-302-300; <b>Legal Description:</b> SEC. 14 T47N R46W MAP NO. TBE-P15 23-24 3 VILLAGE OF ANVIL; LOTS 23-24, BLK 3. 343/716 497/068 632/823 648/211 657/394 <b>Comments:</b> Parcel is located after the end of Marble Street ... just past the last (and only) house on the left. If you run out of road and find yourself stuck in the muck, you're there! ~0.29 acres <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$26.86	MARBLE LN BESSEMER	\$868.09
2204	<b>Parcel ID:</b> 02-03-002-200; <b>Legal Description:</b> SEC. 01 T46N R47W PRT SW1/4 OF SW1/4; BEG 309 FT N OF SW COR OF SD SUB; TH N 509 FT; TH E 1320 FT; TH S 460 FT; TH SW'LY 500 FT; TH W 820 FT TO POB. 15.17 ACRES M OR L <b>Comments:</b> The value here is in the land. Really nice 15.17 acre parcel that is mostly uplands, with a pocket of cattails and marsh at the roadside. The house here is sitting on (what's left) of a very bad foundation. Can it be saved? Perhaps with some extensive foundation work, and then a complete gut-and-rehab. It will need all mechanicals, a roof, windows, siding and a little luck too. There is a travel trailer and other personal property here that we don't have title to, and we cannot include them in the sale. <b>Additional Disclosures:</b> 34; 41; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$271.13	N8540 VANBUSKIRK RD IRONWOOD	\$2,178.78
2205	<b>Parcel ID:</b> 04-29-402-420; <b>Legal Description:</b> SEC. 34 T45N R43W MAP NO. 204G PRT OF SE1/4 OF NW1/4; COM 1/4 COR COMMON TO SECS 33 & 34; TH S89 DEG 21'18"E 1323.60 FT TO CENTER-WEST 1/16 COR OF SEC 34 & POB; TH S89 DEG 21'18"E 402.86 FT; TH N08 DEG 01'13"E 359.08 FT; TH N74 DEG 59'21"W 130.94 FT TO S SH OF LITTLE OXBOW LAKE; TH S35 DEG 53'41"W 118.64 FT; TH S82 DEG 43'32"W 67.59 FT; TH N46 DEG 22'43"W 17.82 FT; TH S00 DEG 18'30"E 34.88 FT; TH 00 DEG 18'30"E 99.18 FT; TH N89 DEG 21'18"W 178.56 FT; TH S00 DEG 18'30"E 160.51 FT TO POB. 2.49 ACRES M OR L 455/634 <b>Comments:</b> Raise your sights on this one! Modern, quality constructed waterfront second home on Little Oxbow Lake near the Michigan-Wisconsin border. Wood frame faux-log home on a waterfront parcel just east of Presque Isle Wl. This property is still actively occupied part-time by the former owners. Power is on and the boat is in the water. Please limit your inspection of this property to curbside viewing. See the property card for details on the interior. ~3 acres <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$1,945.99	14524 LITTLE OXBOW LAKE MARENISCO	\$10,587.46
2206	<b>Parcel ID:</b> 04-55-501-500; <b>Legal Description:</b> SEC. 21 T46N R43W. LOT 15; SUPERVISOR' PLAT OF KIMBERLY CLARK SUB-DIV, BEING PRT OF NW1/4 OF NW1/4. <b>Comments:</b> Older wood frame home in quiet Marenisco. Roof looks like it could use a refresh. Utilities appear to still be active, and there is personal property here, so we did not breach. Also, there is what clearly resembles a grow operation happenin' in the steel workshop out back. A couple of smaller outbuildings here as well. ~0.17 acres <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$651.83	518 CENTER ST MARENISCO	\$5,725.14
2207	<b>Parcel ID:</b> 05-10-601-200; <b>Legal Description:</b> SEC. 06 T47N R45W MAP NO. 303A FRL SW 1/4-SW 1/4; EXC TH N 440 FT OF THE W 495 FT OF TH S 1100 FT. 28.97 A. <b>Comments:</b> Irregularly shaped parcel on the east side of Blackjack Road, a mile or so north of US 2. It would be square, but there is a fenced facility of some sort that is excepted from the Qtr/Qtr section. The land here runs uphill from road grade gradually and is wooded in younger growth. There are numerous creeks and drains that flow downhill to a drain at the roadside. Nice property! <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$509.21	745 BLACKJACK RD WAKEFIELD	\$3,824.02



2208	<b>Parcel ID:</b> 06-22-901-600; <b>Legal Description:</b> SEC. 29 T45N R39W MAP NO. 201K W 100 FT OF E 920 FT OF NE1/4 OF NW1/4 LYG S OF S LN OF OLD US-2 R/W. A/K/A LOT 18. 338/836 <b>Comments:</b> Small parcel fronts on the south side of Old US 2 just west of Watersmeet. This is a 100' wide lot .... and we couldn't precisely locate it between other improved parcels there. None of the neighbors answered the door so we couldn't get a good fix on exactly where it is at. This area generally is uplands and it should be buildable soils. The south end of this property appears to have a utility easement across it. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$54.30	OLD US HWY 2 W WATERSMEET	\$991.43
2209	<b>Parcel ID:</b> 06-27-400-500; <b>Legal Description:</b> T45N R40W SEC 24 SW1/4 OF SE1/4 LYING N OF HWY US-2; EXC COM AT SE COR OF SD SUB; TH N 444 FT M OR L TO N BNDRY OF OLD US-2 & POB OF EXCEPTION; TH N 470 FT M OR L TO MIDDLE BRANCH OF ONTONAGON RIVER; TH W'LY ALG SD RIVER 781 FT; TH S 400 FT TO N LN BNDRY OF OLD HWY US-2; TH E'LY ALG N LN OF OLD US-2 HWY 781 FT M OR L TO POB. 560/53 <b>Comments:</b> Our math calculates this one to be about 21 acres. You may want to verify that. Has direct waterfrontage on the Ontonagon River just west of Watersmeet! There is a collapsed old mobile home that we believe is on this parcel .... the trailer isn't worth anything, however there is a power service here that can be repurposed if in fact this is on the parcel. Our study of maps suggests that it is ... but you'll want to verify that. The parcel shape is irregular, and ZigZag Creek meets the river here, just west of Sylvania location. There are low lands near the riverfrontage, but there are certainly some buildable spots here near the road. Fronts on the north side of Old US 2 west of Russ's Road. <b>Additional Disclosures:</b> 41; 21 (see key for full text) <b>Summer Tax Due:</b> \$494.33	OLD US HWY 2 W WATERSMEET	\$3,132.14
2210	<b>Parcel ID:</b> 06-68-000-002; <b>Legal Description:</b> SEC 36 T45N R38W & SEC 1 T44N R38W UNIT 3 OF TAMARACK SHORES SITE CONDOMINIUM; MASTER DEED RECORDED IN LIBER 445 PAGES 309-355 IN GOGEBIC CO. REGISTER OF DEEDS OFFICE. 2.41 ACRES M OR L <b>Comments:</b> A couple-five miles east of Watersmeet on Old US 2. Tamarack Shores site condominium is a small community near the north end of Tamarack Lake. There are likely to be building restrictions and association fees with this parcel that you will want to investigate before bidding. This is a nice, rolling uplands parcel on old US-2. Power is here at roadside. ~2.5 acres <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$216.91	OLD US HWY 2 E WATERSMEET	\$1,809.26
2211	<b>Parcel ID:</b> 51-02-006-800; <b>Legal Description:</b> LOT 7, BLK. 10; CANAL CO. ADD. <b>Comments:</b> Older wood frame home. Last owner "visited" there occasionally transporting water, but used it as his "workshop". Windows are covered. Was well secured and we found one door barricaded from the inside and multiple locks on the other. We will let you connect those dots. One side of the roof is newer. This is a solid, straight structure that needs a good rehab to become productive again. <b>Additional Disclosures:</b> 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$739.75	409 S HEMATITE ST BESSEMER	\$3,755.63
2212	<b>Parcel ID:</b> 51-02-007-900; <b>Legal Description:</b> MAP NO. PD-78 LOT 14, BLK. 11; CANAL CO. ADD. <b>Comments:</b> One story, 2BR 1BA wood frame home in Bessemer. The exterior is overgrown and appears to have been left go for a while. Curiously, the interior is in nearly move-in condition. When we visited in May, the power and heat were still on and it appeared that someone had been there pretty recently. Neighbor says no one has lived here in at least 2 years. The interior was clean and there were still things piled as though someone was in the process of moving out. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$770.86	110 W COLBY ST BESSEMER	\$5,969.83
2213	<b>Parcel ID:</b> 51-02-008-000; <b>Legal Description:</b> MAP NO. PD-79 LOT 15, BLK 11; CANAL CO. ADDITION 504/319 587/379 <b>Comments:</b> Older one story wood frame home. Has had a bad roof for some time. Some interior walls have been removed when someone started a rehab, but it stalled there. Electric panel is missing ... furnace was still there. We would consider this one a shell to finish gutting and start from scratch with. There is some decay in the eaves. Foundation appeared generally okay.~0.16 Acres <b>Additional Disclosures:</b> 50; 5 (see key for full text) <b>Summer Tax Due:</b> \$813.96	112 W COLBY BESSEMER	\$5,194.70
2214	<b>Parcel ID:</b> 51-03-003-900; <b>Legal Description:</b> LOT 59; COLBY PLAT NO. 1 <b>Comments:</b> We have had this one before. Last time it was still standing. This time it's still "there", but some assembly required. Lands to the west of here are marshy. Would make a nice addition to a neighboring yard. <b>Summer Tax Due:</b> \$39.66	604 THIRD AVE BESSEMER	\$2,094.87

2215	<b>Parcel ID:</b> 51-05-006-300; <b>Legal Description:</b> MAP NO. PJ-66 E1/2 OF LOT 3, BLK. 5; HIBBING ADD. 304/743 465/516 561/277 592/420 <b>Comments:</b> This tiny Bessemer house has FIVE tiny bedrooms (one is a walkthru) . It is pretty solid, tho spartan in accoutrements. There is a leak around the chimney that could be fixed without too much difficulty. Natural gas space heat. Michigan cellar with a trap door in the floor. Could be a nice little place without breaking the bank. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$469.59	205 E IRON ST BESSEMER	\$6,343.71
2216	<b>Parcel ID:</b> 51-05-013-300; <b>Legal Description:</b> MAP NO. PJ-133 LOT 11 & 12, BLK 12; EXC W 1.50 FT OF LOT 12 HIBBING ADD. 331/299 455/409 456/846 504/340 513/913 <b>Comments:</b> This one is roooooough and has been condemned by the local branch of government. Condemnation order is linked below under 'Related Documents'. Foundation is gone or headed in that direction on three sides of the house. A couple of good windstorms and this will be a pile of sticks. There is some potential here for the land, which is near commercial property ... and the place next door recently burned, so mayyyyybe this could be consolidated into one good parcel of redevelopment property! ~0.25 acres <b>Additional Disclosures:</b> 34; 31; 36; 65 (see key for full text) <b>Summer Tax Due:</b> \$679.96	304 E LEAD ST BESSEMER	\$6,929.69
2217	<b>Parcel ID:</b> 52-21-230-040; <b>Legal Description:</b> LOT 7 BLOCK 4 WOOD LAWN ADDITION <b>Comments:</b> Vacant parcel across the street from Riverside Cemetery. Marshy. ~0.12 Acres ~50X100 <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$17.13	COOLIDGE AVE IRONWOOD	\$839.95
2218	<b>Parcel ID:</b> 52-22-226-250; <b>Legal Description:</b> NORTH 125 FT OF LOT 11 BLOCK 1 ASSESSORS PLAT NO 16 <b>Comments:</b> Just a few steps from the stateline in Ironwood. Brick raised ranch with a partially finished basement that includes a sauna and drive-under one car garage. We think those are hardwood floors under the carpet and wood burning fireplace. This was a high quality home when built. Appears to have been winterized as to the plumbing. Last obvious use was around 2010. Natural gas forced air furnace. Two bedrooms and a bath. This could be a very sharp home. Tremendous flip potential! Don't miss this one! <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$2,599.13	643 E CLOVERLAND DR IRONWOOD	\$10,465.38
2220	<b>Parcel ID:</b> 52-22-260-260; <b>Legal Description:</b> LOT 15 BLOCK 7 MANSF. CASE & LONGY. LOT 1 BLK 2 (EX S 26.5') AYER & LONGYEAR ADD <b>Comments:</b> In the day, this was a wonderful family home. At least six bedrooms. In its latest incarnation, it was a "grow house". Much of the historic fabric remains, but it has been hacked up into numerous grow rooms and electrical conduit run all over the place to distribute the incredible 400a of service to the various lights and controllers. Be advised that this property is being watched by neighbors in the event that you're tempted to "borrow" any of this equipment. This would make a wonderful restoration project for a gifted rehabber. ~0.16 Acres <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$1,171.05	129 S CURRY ST IRONWOOD	\$5,141.13
2221	<b>Parcel ID:</b> 52-22-279-050; <b>Legal Description:</b> LOT 36 ASSESSORS PLAT NO 3 <b>Comments:</b> This is a fairly nice Victorian era wood frame home in Ironwood. Has a really bad foundation, especially on the west wall. This is repairable. The roof needs replacement and the siding is old and weatherchecked. The foundation issues have not transmitted to the structure yet to the degree that this can't be saved. It appears that a squatter lived here, as there is a pile of garbage, pails of feces and one gallon jugs of what we assume to be urine in the kitchen. It will become more obvious as the August sale draws near :) . This home has potential, but needs help soon. ~0.2 acres <b>Additional Disclosures:</b> 66; 5; 34 (see key for full text) <b>Summer Tax Due:</b> \$1,274.26	712 E AYER ST IRONWOOD	\$5,556.88
2222	<b>Parcel ID:</b> 52-22-331-070; <b>Legal Description:</b> E 15' OF LOT 15 & W 10' OF LOT 16 BLK 28 ORIGINAL PLAT <b>Comments:</b> Old bar property in downtown Ironwood. Has a decent steel roof. There is a pressed tin ceiling in here that has a thousand coats of paint on it but appears to be pretty much intact. The storefront has damage from some sort of accident or failure that needs pretty quick attention. The second floor has residential use that has a separate entrance from front and rear. Ancient natural gas boiler probably needs replacement. This is NEXT DOOR to Joes Pasty Shop to satisfy those cravings for great chow. All mechanicals and infrastructure here probably need a refresh. Formerly a part of the Scott Flaska real estate empire. <b>Additional Disclosures:</b> 22 (see key for full text) <b>Summer Tax Due:</b> \$512.87	120 W AURORA ST IRONWOOD	\$1,993.02

2223	<b>Parcel ID:</b> 52-22-455-090; <b>Legal Description:</b> PART OF S 1/2 OF SE 1/4 OF S 22-47-47 BEG AT A PT ON THE S LINE OF SUB-DIV 568.3 FT E OF THE SW COR THEREOF & RUNNING N TH 5 DEGREES 38' E 150.53 FT; TH E 65.4 FT PARALLEL WITH S LINE OF SD SUB-DIV ; TH S 150 FT PARALLEL WITH W LINE OF SAID SUB-DIV; TH W 77.8 FT ALONG S LINE OF SD SUB-DIV TO PT OF BEG ACREAGE <b>Comments:</b> Parcel is roughly 150' x 70' in size. Too small to support construction. Located on E Pine Street in Ironwood. Vacant lands. <b>Additional Disclosures:</b> 21; 23 (see key for full text) <b>Summer Tax Due:</b> \$27.20	108 E PINE ST IRONWOOD	\$850.06
2224	<b>Parcel ID:</b> 52-22-455-150; <b>Legal Description:</b> PART OF S 1/2 OF SE 1/4 OF S 22-47-47 BEG AT A PT 564.71 FT E & 141.97 FT N OF SW COR OF SUB; TH N 220 FT; TH E 83.7 FT; TH S 220 FEET; TH W 83.7 FEET TO PT OF BEG <b>Comments:</b> Parcel is roughly 220' x 83' in size. May be too small to support construction. Located on E Houk Street in Ironwood. Vacant lands. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$63.67	108 E HOUK ST IRONWOOD	\$949.13
2225	<b>Parcel ID:</b> 52-22-482-100; <b>Legal Description:</b> PART OF S 1/2 OF SE 1/4 OF S 22-47-47 BEG AT THE SE COR OF SD SUB-DIV; TH W'LY ALG S BDY OF SD SUB-DIV 59.6 FT; TH N'LY 25 FT AT RT ANG TO SD S BDY; TH E'LY 10 FT; TH N'LY PAR TO E BDY OF SD SUB-DIV 100 FT; TH W'LY 10 FT; TH N'LY PAR TO E BDY OF SD SUB-DIV 43.26 FT; TH E'LY TO SD E BDY 57.35 FT; TH S'LY 165 FT TO POB <b>Comments:</b> Irregularly shaped parcel. May be too small to support construction. Located on Pine Street in Ironwood. Vacant lands. <b>Additional Disclosures:</b> 49; 23 (see key for full text) <b>Summer Tax Due:</b> \$24.48	442 PINE ST IRONWOOD	\$866.51
2226	<b>Parcel ID:</b> 52-23-351-210; <b>Legal Description:</b> COM AT SW COR SEC 23-47-47; TH N 00 DEG 57' 21" W 519.36 FT; TH S 89 DEG 49' 21" E 637.0 FT TO POB; TH S 89 DEG 49' 21" E 80.00 FT; TH S 02 DEG 27' 21" E 341.05 FT; TH N 89 DEG 42' 21" W 74.0 FT; TH N 02 DEG 14' 21" W 188.56 FT; TH N 05 DEG 00' 21" W 152.64 FT TO POB ACREAGE <b>Comments:</b> Modest, efficient 1.5 story wood frame home on a nice lot at the SE corner of Ironwood. This is a tidy 2 bedroom one bath home. The only real issue we noticed is that the floors bob-and-weave in spots as it is built on wood pier footings that have settled. Its not dangerous, but if you have vertigo, it will be a bit of a trick. Several outbuildings and the garage contain personal property and a lot of old car parts. Manstuff. Could be a neat little place with some attention. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$596.33	522 E HOUK ST IRONWOOD	\$3,958.35
2227	<b>Parcel ID:</b> 52-23-351-300; <b>Legal Description:</b> COM AT SW COR SEC 23-47-47; TH N 00 DEG 57' 21" W 321.75 FT TO POB; TH N 00 DEG 57' 21" W 30.00 FT; TH S 83 DEG 37' 21" E 72.29 FT; TH S 01 DEG 02' 21" E 162.96 FT; TH N 88 DEG 47' 51" W 42.00 FT; TH N 01 DEG 44' 00" E 134.88 FT; TH N 81 DEG 42' 21" W 36.78 FT TO POB ACREAGE <b>Comments:</b> Irregularly shaped parcel. May be too small to support construction. Located on E Houk Street in Ironwood. Vacant lands. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$21.80	450 E HOUK ST IRONWOOD	\$829.51
2228	<b>Parcel ID:</b> 52-23-455-070; <b>Legal Description:</b> LOTS 7, 8, & 9 MAYVIEW ADDITION <b>Comments:</b> Small, rather spartan quarters in the Aurora location SE of Ironwood. Three car detached garage. Appears to have been vacant for a bit. There is decay to several spots on the exterior of the house. The inside isn't at all fancy, but its straight and somewhat clean. There is incomplete construction here, and for whatever reason, the last folks here cut the side porch off. The garage has an accumulation of castoff "man stuff". Overall, there is some deferred maintenance here, broken windows and a couple dumpsters of trash, but this would make a nice little starter, retirement or singles pad. <b>Additional Disclosures:</b> 33; 21; 50 (see key for full text) <b>Summer Tax Due:</b> \$663.00	908 E PINE ST IRONWOOD	\$2,701.59
2229	<b>Parcel ID:</b> 52-24-102-040; <b>Legal Description:</b> LOT 4 ASSESSOR PLAT NO 18 <b>Comments:</b> Irregularly shaped parcel. May be too small to support construction. Located on E Houk Street in Ironwood. Vacant lands. <b>Additional Disclosures:</b> 23; 30 (see key for full text) <b>Summer Tax Due:</b> \$48.62	902 E AYER ST IRONWOOD	\$956.28
2230	<b>Parcel ID:</b> 52-25-126-020; <b>Legal Description:</b> PART OF THE NE 1/4 OF THE NW1/4 OF SEC 25, T47N, R47W BEG AT A POINT ON THE SW COR OF SUBDIVISION RUNNING TH N ALG W LINE 8 RDS (132') TH E 40 RDS (660') S 8 RDS (132') TH W ALG S SIDE OF SAID SUBDIVISION 40 RDS (660') TO POINT OF BEGINNING (2 ACRES) <b>Comments:</b> This parcel has no road frontage or access. It is very near marshlands and likely will not perc. Measures 660' (E>W) x 132' (N>S) = 2 acres. Located due east of the home at 734 VanBuskirk <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$60.12	(Behind) 734 VanBuskirk	\$1,100.85

2231	<b>Parcel ID:</b> 52-27-133-010; <b>Legal Description:</b> LOT 17 BLOCK 12 CURRY 3RD ADDITION <b>Comments:</b> Older two story wood frame house in Ironwood. The southern (rear) foundation wall is decayed, and an effort was made to begin repair at the SW corner which stalled and now it's wide open. Roof needs replacement. Missing siding. The power service has been dropped by the utility provider. This home does have some potential for someone versed in foundation repair. The house was somewhat barricaded and we were only able to enter the basement. Probably has potential in the right hands. Not an overnight flip. <b>Additional Disclosures:</b> 5; 33; 34; 21 (see key for full text) <b>Summer Tax Due:</b> \$417.93	249 W BIRCH ST IRONWOOD	\$2,642.95
2232	<b>Parcel ID:</b> 52-27-231-130; <b>Legal Description:</b> LOT 1 BLOCK 4 NORRIE 2ND ADDITION <b>Comments:</b> Home has a very bad roof. It isn't transmitting inside as much as you would think from outward appearances, but there is one particularly BAD spot on the west wall in the kitchen that has been leaking a lot for a loooooong time. The continual cascade of water has rotted the floor joist intersection with the west wall here and there is a pronounced dip of maybe a foot in that corner of the kitchen. Two bedrooms plus a walkthru and a bath upstairs, and a room on the main floor that could be used as a bedroom but appears to have maybe been used as a laundry as of late. This one has potential, but it needs a roof ASAP and repair to the floor and wall decay on the west side. Detached one car garage. <b>Additional Disclosures:</b> 22; 5 (see key for full text) <b>Summer Tax Due:</b> \$887.14	251 E OAK ST IRONWOOD	\$4,082.70
2233	<b>Parcel ID:</b> 52-27-233-130; <b>Legal Description:</b> PART OF S 1/2 OF NE 1/4 OF NE 1/4, SEC 27,47-47 BEG AT A PT 30' S & 110' W OF NE COR OF SUB-DIV TO POB, TH W ALG S LN OF TAMARACK ST 119.4', TH S PAR W/ E LN OF SUB 181.5' TH E PAR WITH SO LN OF TAMARACK ST 120.7', TH N PAR WITH E LN OF SUB DIV 181.5' TO POB ACREAGE <b>Comments:</b> This home was OCCUPIED at the time of our visit in May, so we did not have the opportunity to view it in detail. Older one or 1.5 story wood frame home. Roof appears to be nearing the end of its life and probably needs replacement soon if not now. Skylight. Could be a charming little place with some attention. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$459.14	433 E TAMARACK ST IRONWOOD	\$4,110.60
2234	<b>Parcel ID:</b> 53-04-001-500; <b>Legal Description:</b> SEC. 16 T47N R45W MAP NO. H14 KUIVINEN ADDITION; ASSESSOR'S PLAT NO. 2; LOT 3, BLOCK 2. <b>Comments:</b> This home was occupied at the time of our visit in May, so we did not have the opportunity to view it in detail. Older wood frame 1.5 story home in Wakefield. Steel roof, older garage ... one car detached in rough shape. A fairly small place that had a mid-century upgrade with newer windows probably in the 60's. Abandoned car in driveway. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$804.93	106 LAHTI ST WAKEFIELD	\$2,814.28
9992205	<b>Parcel ID:</b> 04-29-402-420; <b>Legal Description:</b> SEC. 34 T45N R43W MAP NO. 204G PRT OF SE1/4 OF NW1/4; COM 1/4 COR COMMON TO SECS 33 & 34; TH S89 DEG 21'18"E 1323.60 FT TO CENTER-WEST 1/16 COR OF SEC 34 & POB; TH S89 DEG 21'18"E 402.86 FT; TH N08 DEG 01'13"E 359.08 FT; TH N74 DEG 59'21"W 130.94 FT TO S SH OF LITTLE OXBOW LAKE; TH S35 DEG 53'41"W 118.64 FT; TH S82 DEG 43'32"W 67.59 FT; TH N46 DEG 22'43"W 17.82 FT; TH S00 DEG 18'30"E 34.88 FT; TH 00 DEG 18'30"E 99.18 FT; TH N89 DEG 21'18"W 178.56 FT; TH S00 DEG 18'30"E 160.51 FT TO POB. 2.49 ACRES M OR L 455/634 <b>Comments:</b> Raise your sights on this one! Modern, quality constructed waterfront second home on Little Oxbow Lake near the Michigan-Wisconsin border. Wood frame faux-log home on a waterfront parcel just east of Presque Isle Wl. This property is still actively occupied part-time by the former owners. Power is on and the boat is in the water. Please limit your inspection of this property to curbside viewing. See the property card for details on the interior. ~3 acres <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	14524 LITTLE OXBOW LAKE MARENISCO	\$10,587.46

# Houghton

Lot #	Lot Information	Address	Min. Bid
2600	<p><b>Parcel ID:</b> 001-400-108-00; <b>Legal Description:</b> LOT 108 ASSESSOR'S PLAT OF TRIMOUNTAIN <b>Comments:</b> Well!! What can we say? This one has most recently been used as someones dumpster. The interior is wall to wall garbage. Any attempt at truly describing the interior would be a work of fiction, because until it's emptied out we really won't know. The roof is older and some shingles are cupped. It does have a newer natural gas service, so we don't think it has been in this sort of condition long. There are also indications that the furnace in the basement that we assume is there is a newer natural gas forced air unit. Your first step here will be to get a couple of 30 yard roll-offs and empty her out. Does seem to be generally straight and solid other than the hoarding mess. But this one is a blind date for sure. ~0.30 Acres. <b>Additional Disclosures:</b> 5; 21; 66 (see key for full text)  <b>Summer Tax Due:</b> \$524.25</p>	43985 SEVENTH AVE TRIMOUNTAIN	\$6,611.24
2601	<p><b>Parcel ID:</b> 002-110-001-00; <b>Legal Description:</b> CL-10-1 LOTS 1 &amp; 2 BLK 10 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. <b>Comments:</b> Older 2 story wood frame home in the Florida addition. This one is a little bit deceiving ... the yard is overgrown and full of trash, but from what we can see through windows, the interior appears to be pretty merchantable. With some clean up, this one probably could be a presentable place. Older roof appears to be intact. The porches and exterior definitely need some attention. There is still personal property stored here, so we did not breach the security of the structure. There is about a foot of water in the basement which also presented an obstacle to our inspection. There is certainly potential here for someone not afraid of a little work. The bones are good, she just needs a facelift. Per information found on the assessor card linked below, home is a 3 bedroom/2 bath. ~0.23 Acres. <b>Additional Disclosures:</b> 21; 33; 34 (see key for full text)  <b>Summer Tax Due:</b> \$370.20</p>	26147 ATLANTIC ST LAURIUM	\$2,335.35
2602	<p><b>Parcel ID:</b> 002-170-021-00; <b>Legal Description:</b> LOT 21 ASSESSOR'S PLAT OF KEARSARGE <b>Comments:</b> Cosmetically challenged older wood frame home in Kearsarge. Front porch is missing . Home is generally solid, but needs a cosmetic makeover and resurfacing. Older roof isn't leaking much, if at all, but may require some repair as the dining room ceiling has peeling paint and some damage indicating there may be a small localized leak. Newer Goodman natural gas forced air furnace. Two bedrooms upstairs. This one could be a decent home with some attention. Located on US-41 in Kearsarge, not far from the Keweenaw County line. <b>Additional Disclosures:</b> 21 (see key for full text)  <b>Summer Tax Due:</b> \$617.62</p>	59212 US HIGHWAY 41 CALUMET	\$3,680.72
2603	<p><b>Parcel ID:</b> 002-340-009-00; <b>Legal Description:</b> CW-9 LOT 9 ASSESSOR'S PLAT ALBION SURFACE ONLY. <b>Comments:</b> PLEASE NOTE: THIS 1/2 OF THE DUPLEX IS IN POOR CONDITION AND AS SUCH WILL NEED TO BE REMEDIATED OR DEMOLISHED AS A CONDITION OF THE SALE. <b>Additional Disclosures:</b> 6; 33; 21; 36 (see key for full text)  <b>Summer Tax Due:</b> \$285.61</p>	57472 ROCKLAND ST CALUMET	\$1,764.03
2605	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 002-520-007-65; <b>Legal Description:</b> ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 134. <b>Comments:</b> This sale includes two parcels, which are the two sides of the duplex structure on this parcel in Raymbaultown. The right/south side unit was occupied at the time of our visit in May, but the interiors are asymmetrical, and we assume the condition to be about the same. Buy both sides for one money! This one appears to be generally sound and straight, but she's a dirty one and will need a resurfacing. Older mechanicals and infrastructure will need updating. Older roof appears to be intact. There is a good amount of debris in the yard including numerous inoperable vehicles. <b>Additional Disclosures:</b> 6; 18; 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 002-520-007-70; <b>Legal Description:</b> ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 135.  <b>Summer Tax Due:</b> \$1,179.00</p>	56430 MIDDLE ST CALUMET;  56432 MIDDLE ST CALUMET	\$8,704.44

2607	<b>Parcel ID:</b> 006-410-010-00; <b>Legal Description:</b> LOT 10 ASSESSOR'S PLAT OF HIGHWAY LOCATION <b>Comments:</b> This is a repeat customer, and we have sold it before. The floor joist system under this house was built on a wood pier footing which has failed. The joists have cracked, and the center of the main floor has dropped a couple of feet into the cellar. Is it repairable? Perhaps. Is it worth repairing? You can be the judge of that. We are told that the house has an inadequate septic as well. The house was too unsafe to venture far into, but this may best be removed altogether. There is an old shed of no value, a sauna building and a fairly decent 2 car garage on the parcel as well. The SE corner of the garage appears to have been undermined by a critter and the block is not supported. Home sits literally a couple feet off the road shoulder. <b>Additional Disclosures:</b> 22; 34; 36; 21 (see key for full text) <b>Summer Tax Due:</b> \$532.37	23549 HIGHWAY LOC RD CALUMET	\$8,506.81
2608	<b>Parcel ID:</b> 008-060-002-00; <b>Legal Description:</b> SEC 10 T49N R36W PART OF S 1/2 OF SE 1/4 OF SEC 10 COM AT SE COR OF SE 1/4 OF SEC 10, TH N'LY ON E LINE 332.05' TO POB, TH W'LY 1308.97' TH N'LY 340' M/L, TH E'LY 1305.78' TO E LINE OF SEC 10, TH S'LY 340' M/L TO POB. TRACT 117 OF SILVER RIVER RESERVE CONTAINS 10.20 AC M/L <b>Comments:</b> ~10.2 Acres in Laird Township - Ottawa National Forest area. Property sits ~300' NW of Orange Road but has no known legal access. Aerial imagery indicates property is heavily wooded. <b>Additional Disclosures:</b> 7; 16 (see key for full text) <b>Summer Tax Due:</b> \$165.41	TRACT#117	\$1,401.54
2609	<b>Parcel ID:</b> 008-061-001-10; <b>Legal Description:</b> SEC 11 T49N R36W PARC OF LAND COM @ S 1/4 COR; TH N 1460'; TH W 1300' TO POB; TH W 1354.29'; TH S 340.05'; TH E 1348.50'; TH N 340' TO POB. 10.55 AC TRT 112. ALSO COM @ S 1/4 COR; TH N 1120'; TH W 1300' TO POB; TH W 1348.50'; TH S 340.05'; TH E 1342.72'; TH N 340' TO POB. 10.50 AC TRT 113. DESC INCLUDES TRTS 112 & 113 TOTAL 21.05 AC M/L. <b>Comments:</b> ~21 Acres in Laird Township - Ottawa National Forest area. Property sits ~550' North of Orange Road but has no known legal access. Aerial imagery indicates property is heavily wooded. <b>Additional Disclosures:</b> 7; 16 (see key for full text) <b>Summer Tax Due:</b> \$211.54	BLUE RD #112 & 113	\$3,324.19
2610	<b>Parcel ID:</b> 008-061-049-00; <b>Legal Description:</b> SEC 11 T49N R36W PAR OF LAND IN W 1/2 OF SEC 11 D/F; BEG S 1/4 COR TH 780' N'LY ALG E LINE OF W 1/2 OF SEC 11, TH W'LY PERPENDICULAR TO SD E LINE 1300' TO POB. TH W'LY PERPENDICULAR TO SD E LINE 1342.72' TO WLINE OF SEC 11, TH S'LY 340.05' ALG W LINE, TH E'LY 1336.93' PERPENDICULAR TO E LINE OF W 1/2 OF SEC 11, TH N'LY 340' PARALLEL TO SD E LINE TO POB. 10.46 A.SILVER RIVER RESERVE TRACT #114 157/421 <b>Comments:</b> ~10.46 Acres in Laird Township - Ottawa National Forest area. Property sits ~160' North of Orange Road but has no known legal access. Aerial imagery indicates property is heavily wooded. <b>Additional Disclosures:</b> 7; 16 (see key for full text) <b>Summer Tax Due:</b> \$190.33		\$1,467.18
2611	<b>Parcel ID:</b> 009-127-019-00; <b>Legal Description:</b> 0A-27-14 LOT 19 BLK 27 VILLAGE OF CLARK. <b>Comments:</b> Super clean, updated wood frame home in Dollar Bay. Has a newer natural gas forced air furnace and handicap-friendly bathroom. Solid, straight and clean. 2BR 1BA. Older roof with no leaks. Upgraded widows with storms and screens. Updated 100a electric service. This one is user friendly and ready to go. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$779.63	23474 GRANITE AVE DOLLAR BAY	\$3,138.05
2612	<b>Parcel ID:</b> 009-225-002-00; <b>Legal Description:</b> 0C-25-2 LOT 2 BLK 25 VILLAGE OF WEST TAMARACK (SURFACE ONLY). <b>Comments:</b> Parcel is about 7000 square feet. Too small to support construction. It sits near, but does not touch, Tamarack Waterworks Road, NW of Calumet. There appears to be a platted road that reaches this property, but it has never been improved or cleared. <b>Additional Disclosures:</b> 9; 8 (see key for full text) <b>Summer Tax Due:</b> \$23.42	TAMARACK WATERWORKS RD	\$903.37
2613	<b>Parcel ID:</b> 009-260-029-00; <b>Legal Description:</b> 0F-29 LOT 29 PLAT OF TAMARACK HILLS SUBDIVISION EXC NWLY 115' THEREOFF (SURFACE ONLY). SPLIT ON 02/26/2014 INTO 009-260-029-50; <b>Comments:</b> Older, 1.5 story wood frame home at the Tamarack location near Calumet. There is clearly deferred maintenance here. The roof is old and probably leaks (or will soon) there are areas of rot and decay in various spots. A couple of outbuildings with some debris in the yard. The property was OCCUPIED at the time of our visit in May, so we could not view it in detail. <b>Additional Disclosures:</b> 5; 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$350.40	57249 THIRD ST CALUMET	\$4,822.01

2614	<b>Parcel ID:</b> 010-251-032-00; <b>Legal Description:</b> P6-1-26 SEC 1 T54N R34W FROM W 1/4 POST OF SEC 1 GO S 88 DEG 15'E ALONG CL OF SEC 1, 1640.5', TH N 30 DEG 10' 30" E 396.2', TH S 59 DEG 49'30" E 236.5', TH N 30 DEG 10' 30" E 180' TO POB, TH N 30 DEG 10' 30" E 60' TH N 59 DEG 49' 30" W 110', TH S 30 DEG 10' 30" W 60', TH S 59 DEG 49' 30" E 110' TO POB KNOWN AS LOT 72 # 2 LOCATION. .15 A. <b>Comments:</b> This one needs a good cleaning up, but a Houghton address is always a great start to an investment. Home has a very decayed roof that by some miracle has not transmitted much water inside. But a new roof is clearly the #1 priority here. Vinyl siding is generally intact. Older wood sash windows need some attention. Has a newer natural gas forced air furnace and updated 100a electric service. Three bedrooms up and a bath on the main floor. This one has potential for rehabilitation but will need some quick attention before that roof goes south. One car detached garage that is near the house we believe belongs to the place next door and isn't on this parcel. ~0.15 acres. <b>Additional Disclosures:</b> 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$311.26	47573 SECOND ST HOUGHTON	\$2,555.09
2616	<b>Parcel ID:</b> 014-436-012-00; <b>Legal Description:</b> TB-6-9 LOTS 12, 14 & 16 BLK 6 PLAT OF NORTH GROVER. <b>Comments:</b> Well!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! This could be that proverbial "hole in the ground" that one throws money into? A triple-lot vacant parcel in Hubbell. From the roadside, it immediately drops off about 35 feet straight downhill. Neighbors may be able to make use of this property by accessing it from the other sides, but from the road, there isn't much practical use for this one. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$136.01	W 21st St., Hubbell	\$1,273.13
2618	<b>Parcel ID:</b> 044-104-006-00; <b>Legal Description:</b> CB-4-6 LOT 6 BLK 4 VILL OF LAURIUM SURFACE ONLY. <b>Comments:</b> There have been two or three houses in-a-row that have caught fire on this stretch of Osceola Street in the last few years. Makes you wonder, doesn't it? This one is beyond economic sanity to repair, as the structural damage is substantial. It is a good candidate for demolition. <b>Additional Disclosures:</b> 36; 42; 11 (see key for full text) <b>Summer Tax Due:</b> \$691.44	120 OSCEOLA ST LAURIUM	\$5,923.04
2619	<b>Parcel ID:</b> 044-132-014-00; <b>Legal Description:</b> CF-32-7 LOT 14 BLK 32 FOURTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. <b>Comments:</b> Weatherbeaten, but not down for the count! Someone has done a LOT of the work to bring this one back from the brink. There is substantial new plumbing and HVAC investment here. It is fully foamed. The new roof is halfway on. Then they just quit. This was built-as a duplex, and it appears the rehab was aimed in that direction. Three floors and full basements. This one isn't pretty, but it's pretty solid. <b>Additional Disclosures:</b> 50; 21; 18 (see key for full text) <b>Summer Tax Due:</b> \$2,170.02	153 WILLOW AVE LAURIUM	\$8,992.26
2620	<b>Parcel ID:</b> 045-123-014-00; <b>Legal Description:</b> AB-23-13 LOT 14 BLK 23 1ST ADD TO SOUTH RANGE. <b>Comments:</b> Modest 2BR 1BA house in South Range. Generally straight and solid, but in need of a deep clean and cosmetic revival. Older but leak-free roof. Modern forced air natural gas furnace and upgraded 100a breaker panel. <b>Summer Tax Due:</b> \$1,763.36	31 FIFTH ST SOUTH RANGE	\$6,156.88
2621	<b>Parcel ID:</b> 051-615-024-00; <b>Legal Description:</b> H4C-5-27 W 1/2 LOT 24 BLK 5 FIRST ADD TO VILL OF WEST HANCOCK. <b>Comments:</b> 3 BR 1 BA wood frame home in Hancock. This is a generally solid structure, but there are some issues developing with the foundation. Some undermining along the east/left basement wall and numerous cracks in the stone. Has had a newer Goodman furnace installed. Needs a good cleaning and resurfacing overall. There was a small fire in the kitchen, but it does not appear to have done any significant structural damage. Older roof isn't leaking (yet), but we would put that on the Honey-do list also. <b>Additional Disclosures:</b> 34; 11; 21 (see key for full text) <b>Summer Tax Due:</b> \$699.07	906 SUMMIT ST HANCOCK	\$3,576.52
2622	<b>Parcel ID:</b> 043-169-001-00; <b>Legal Description:</b> SCF-9-1 LOTS 1 & 2 BLK 9 HITCHCOCKS & GUILBAULTS ADD TO TORCH LAKE CITY. <b>Comments:</b> This is a multi-family wood frame building containing about 6 units. It has undergone several rehabs over the years. There was a minor fire in one of the units on the south (5th St) side of the building that disfigured some of the vinyl siding but did not result in significant structural damage. This property was tax foreclosed and sold in 2018 and there appears to have been some but not much work done to it since then. The steel roof (a steel flat roof?) was torn up in 2022 during a wind storm and may not have been repaired in a timely manner, possibly exposing the interior to the elements for the last 2 years. The former owner of this property is still in possession of it so we did not inspect the property this spring. Photos are from our visit in 2022. Our recollection is that the interior of the property is modern but not what you'd call high quality. Utilitarian grade rental apartments with an odd floor plan. This property has had some upgrades notably all new separately metered electrical and gas services but it needs a good deal more invested to make it a solidly performing income property. Please bid on this property accordingly. This is not a good speculation/flip property. This one needs a serious locally based investor. <b>Additional Disclosures:</b> 6; 21; 81; 33; 5; 18 (see key for full text) <b>Summer Tax Due:</b> \$3,829.29	502 CALUMET ST LAKE LINDEN	\$23,544.96

## Houghton DNR

Lot #	Lot Information	Address	Min. Bid
10029	<p><b>Parcel ID:</b> 010-534-017-00 ; <b>Legal Description:</b> Superior City Subdivision: Block E - Lots 17 18 19 20 21 22 <b>Comments:</b> The subject is zoned RUR Rural Residential and consists of forested property east of M-26 about 4 miles south of Houghton MI. Superior City Subdivision is platted in the NW ¼ of Section 15. The property has access to a platted county road that comes from the northwest (to M-26). There is a two-track road that currently goes to the platted area but legal access to the area is unknown. Houghton County does not have this two-track labeled as county maintained. The parcel is currently surrounded by private landowners with a platted road that leads to the platted county road mentioned prior. The property has flat relief which has poorly drained soils (~4 inches of muck on top of sand). The subject parcel is too small to meet local zoning regulations to build as a standalone site. Local zoning requires a minimum of 1 acre with 125 feet of road frontage. Property dimensions are 298' (east-west) X 100' (north-south). Aprox. 0.68 Acres <b>Additional Disclosures:</b> 75; 7; 41; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,000.00
10030	<p><b>Parcel ID:</b> 014-329-009-00, 014-329-011-00, 014-329-016-00; <b>Legal Description:</b> W 520 ft of S 250 ft of NW1/4 of the NW1/4 ALSO Government Lots 1 and 2 excluding E 800 ft <b>Comments:</b> The subject property is zoned Forest District (likely Rural Residential when private) and consists of vacant land along Torch Lake Bay. The property is located about 5.5 miles south of Lake Linden. More specifically the property is located west of Bootjack Road south of the Mud Lake Road intersection. The property is legally accessible via Torch Lake Bay but does not have road access. There are 5 adjacent private landowners to the east of the parcel. There is adjacent State of Michigan land lying adjacent to the northwest that is being retained. The parcel has flat relief with wet muck soils. The property has around 3000 front feet along Torch Lake Bay! The State of MI does not own the mineral rights to the property. Aprox. 18.5 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$84,500.00



# Iron

Lot #	Lot Information	Address	Min. Bid
3000	<b>Parcel ID:</b> 002-336-020-00; <b>Legal Description:</b> 185-591 240-190 262-398 280-493 757-343 767-280 771-582 CFT-36 4/3 203-L SEC 36 T44N R33W TH PRT OF SW1/4-NW1/4 DESC AS BEG AT NE COR OF SW1/4-NW1/4, TH W ALG N LN TO PT 903' E OF NW COR OF SW1/4-NW1/4, TH S 208', TH E TO THE E LN OF SW1/4-NW1/4, TH N ALG E LN TO POB. EXC BEG AT INT OF S LN SWAN LK RD & W LN ROW US HWY 141, TH W ALG S LN SWAN LK RD 208', TH S PARL TO W LN US HWY 141 208', TH E 208' M/L TO W LN US HWY 141, TH NLY ALG W LN US HWY 141 208' M/L TO POB. ALSO EXC PRT CONV TO MI HWY COM L160-P312. 2021 CORRECTED LEGAL PER SURVEY <b>Comments:</b> ~0.1 vacant parcel near N Swan Lake Rd. Very small triangular lot. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$17.57	Swan Lake Road	\$707.36
3001	<b>Parcel ID:</b> 004-027-044-00; <b>Legal Description:</b> SEC 27 T43N R35W COM 330' W OF NE COR OF NW 1/4 OF SW 1/4, TH W 330', TH S 330', TH E 330' TH N 330' TO POB. 2.9 A. <b>Comments:</b> ~330'x330' just west of the intersection of US 2 and M 73. Frea Rd nearly extends to the property, but legal road access is unknown. Vacant, unimproved, wooded land. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$174.02	121 FREA ROAD IRON RIVER	\$1,192.59
3002	<b>Parcel ID:</b> 004-162-014-00; <b>Legal Description:</b> SEC 12 T43N R36W TH N 100' OF SE 1/4 OF NW 1/4 LYING E OF US-2. <b>Comments:</b> 100' wide uplands parcel on the east side of US 2, east of Iron River. Topo maps suggest there are wetlands to the rear of this area, but at the roadside this appears to be uplands. Subject to a powerline R/O/W parallel to the road. <b>Additional Disclosures:</b> 30; 41 (see key for full text) <b>Summer Tax Due:</b> \$58.38	US 2 WEST IRON RIVER	\$886.26
3003	<b>Parcel ID:</b> 007-041-048-00; <b>Legal Description:</b> SEC 31 T43N R34W S 1/2 OF SW 1/4 & W 1/2 OF SE 1/4 UND 15/660 OR 1/44 INT IN ABOVE DESCRIPTION. <b>Comments:</b> This is a 1/44th ownership interest in a 160 acre parcel outside of Iron River in Stambaugh Township. The property has rolling terrain and does include pockets of marshlands. It is due east of, and contiguous to, the old Bengal mine property. Please understand the ramifications of undivided property interests before bidding. <b>Additional Disclosures:</b> 57; 41 (see key for full text) <b>Summer Tax Due:</b> \$19.05	Lovers Lane / Bates - Gaastra Road	\$699.30
3004	<b>Parcel ID:</b> 007-422-101-00; <b>Legal Description:</b> SEC 25 T42N R34W PLAT OF VILLAGE OF PENTOGA COM 80' N OF NE COR OF BLK 3 OF THE VIL, TH POB, TH N 212 & 17/64', TH W 160', TH S 212 & 17/64', TH E FLWG N LN OF PINE ST TO POB, EXC ANY PORTION DEEDED TO RR. <b>Comments:</b> Vacant parcel, a little under 1 acre in size. Located SE of Gaastra in Stambaugh Township. Mostly open, very level lands. <b>Summer Tax Due:</b> \$51.68	Pine Street	\$833.79
3005	<b>Parcel ID:</b> 041-550-019-00; <b>Legal Description:</b> PLAT OF ALPHA E 13' OF LOT 19 & ALL OF LOT 20 & W 11' OF LOT 21 BLK 10. <b>Comments:</b> We have sold this one a couple of times before. Looks a little better this time, but she still needs an angel. The upper floor is still somewhat original. Someone has made an amateurish effort at "remodeling" the main floor and lower level with a low grade result. Lots of debris to remove here. Structurally this one seems fairly solid, but it needs a solid rehab effort. Will need the mechanicals and infrastructure rehabbed completely. <b>Additional Disclosures:</b> 50; 21; 66 (see key for full text) <b>Summer Tax Due:</b> \$345.13	504 FIRST STREET CRYSTAL FALLS	\$4,228.37
3006	<b>Parcel ID:</b> 042-622-004-00; <b>Legal Description:</b> PLAT OF FORBES TO VIL OF MINERAL HILLS (NOW CITY OF IRON RIVER) LOT 4 BLK 2 <b>Comments:</b> Tiny, efficient 2 bedroom wood frame home at Mineral Hills/Forbes location. About the size of a two car garage. Has been heated recently with a small natural gas space heater, but should have something more. We did notice some hairline cracks in the foundation block, but they do not seem to be a significant issue at this time. Vinyl siding. Steel roof. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$579.64	1606 ALTONE ST IRON RIVER	\$6,105.01
3007	<b>Parcel ID:</b> 054-024-015-00; <b>Legal Description:</b> SEC 24 T43N R35W COM 100' E OF NE COR OF BLK 3 OF ALLENS ADDITION, TH N 89 DEG 50' E 40', TH S 0 DEG 1' E 125', TH S 89 DEG 50' W 40', TH N 0 DEG 1' W 125' TO POB. <b>Comments:</b> Parcel fronts 40' on the south side of Allen Street and runs 125' deep. ~0.12 acres <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$15.77	Allen Street. Virgil Location	\$686.54

3008	<b>Parcel ID:</b> 054-025-052-00; <b>Legal Description:</b> 176-284 725-394,395,396,397 IRC-25 3/5 2N PART OF LOT 2 DES AS BEG AT PT ON W R/W LIMIT OF CO RD 651, WHICH IS 235.94' N & 1111.6' W OF E 1/4 COR OF SEC 25, TH N 89 DEG 07' W 208.81', TH N 0 DEG 12' W 99.59', TH S 89 DEG 07' E 218.11 TO W R/W OF CO RD 651, TH S 5 DEG 10' W ALG SD W R/W 100' TO POB. <b>Comments:</b> Older 2 story wood frame home inside the city limits, but in the NE corner of town in a more rural setting. She is straight and square, but there has been a frozen plumbing event here in the upstairs kitchen that has caused damage to the ceilings on the main level and the floors on both levels. Older 60a electric service. There is a kitchen and bath on both levels, suggesting maybe a mother-in-law apartment as it did not have a dedicated separate entrance. Steel roof. Clean, straight basement with older mechanicals. One car attached garage and carport. Could be a solid place with a little rehabbing. <b>Additional Disclosures:</b> 35 (see key for full text) <b>Summer Tax Due:</b> \$1,092.02	765 W ICE LAKE RD IRON RIVER	\$4,611.71
3009	<b>Parcel ID:</b> 054-142-001-00; <b>Legal Description:</b> PLAT OF ADDITION TO VILLAGE (NOW CITY) OR IRON RIVER LOT 1 BLK 42 ( 803 W GENESEE) <b>Comments:</b> The rear one-third of this structure suffered some serious damage in a fire. The front two thirds is fairly salvageable, but it's old construction and will need some updating also. The entire thing will need a roof, and all new mechanicals. There could be damage to the foundation in the rear that should be assessed by an engineer. Is it restorable? Perhaps. Does it make economic sense to do so? That's your call. Corner lot in Iron River, <b>Additional Disclosures:</b> 36; 22; 11; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$522.79	803 W GENESEE ST IRON RIVER	\$6,987.29
3010	<b>Parcel ID:</b> 054-256-007-00; <b>Legal Description:</b> PLAT OF YOUNG'S ADDITION TO THE VILLAGE (NOW CITY OF IRON RIVER) LOT 7 BLK 6 <b>Comments:</b> This is an older, 1.5 story wood frame home in Iron River. There has been a fire here, and someone has begun the process of restoring the structure by replacing and reinforcing damaged framing. The rear one-third of this building has very weak floors, and a cursory examination of the foundation reveals some issues down there also. The roof is checkered and will need replacement ASAP. All of the mechanical systems and infrastructure here need upgrading. Corner lot with alley service. Could be a decent place with a lot of work and specific attention to the foundation issues. WE would consider this one not much more than a shell. <b>Additional Disclosures:</b> 34; 11; 5 (see key for full text) <b>Summer Tax Due:</b> \$860.79	204 N SEVENTH AVE IRON RIVER	\$7,045.81
3011	<b>Parcel ID:</b> 054-482-004-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP (NOW CITY OF IRON RIVER) LOT 4 BLK 2 <b>Comments:</b> Parcel is on Virgil Street, which has the appearance of an alley. There is a ravine and a small shack/shed structure here. Great place for your in-laws when they come to visit. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$24.73		\$713.38
3012	<b>Parcel ID:</b> 054-483-005-00; <b>Legal Description:</b> ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOTS 5 & 6 OF BLK 3 <b>Comments:</b> This appears to be a wood frame home that has been sided in a concrete-based faux-face-brick product. There is a failure in the foundation wall across the rear that has cascaded into the basement. Repairable if gotten to fairly soon. Nice 1" maple hardwood floors throughout. Shingled roof is in merchantable condition with no leaks. Handicap ramp to the front door could easily be removed if you don't need it. Two bedrooms, one bath. This has potential to be a decent place with some foundation repair. Last regular occupancy about 2015. <b>Additional Disclosures:</b> 34; 21 (see key for full text) <b>Summer Tax Due:</b> \$731.72	32 E ALLEN ST IRON RIVER	\$10,633.68
3013	<b>Parcel ID:</b> 055-252-005-00; <b>Legal Description:</b> PLAT OF KLAUS LINDGREN'S ADDITION TO THE VILLAGE (NOW CITY) OF STAMBAUGH LOTS 5 & 6 BLK 2. <b>Comments:</b> Mid century brick rancher in the old Stambaugh section of Iron River. Masonry wood burning fireplace. Hardwood floors in the three bedrooms, and we suspect also underneath the laminate and carpet. This house has unfortunately been subjected to some "modernization" that killed off some of its MCM charm, including removal of a bearing wall between the kitchen and living room and introduction of an odd and overly large "island". Basement has a grow room and a newer 200a electric panel. Newer roof. This could be a really sharp property in the right hands. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$1,291.74	813 STAMBAUGH AVE IRON RIVER	\$8,467.63

3014	<p><b>Parcel ID:</b> 055-252-009-00; <b>Legal Description:</b> 88-591 301-237 303-7,8 470-204 621-184 733-58 SBC-B20 9 2 PLAT OF KLAUS LINDGREN'S ADDITITO TO THE VILLAGE (NOW CITY) OF STAMBAUGH LOT 9, BLK 2 (812 ROOSEVELT AVE) <b>Comments:</b> This is a pretty solid and straight 1.5 story wood frame home in the old Stambaugh section of Iron River, Once you remove the GRUBBY and trashy contents and give her a good scrubbing, this one may surprise you. Newer roof. Hardwood floors that could be shined up again. Will need a kitchen and bath upgrade. Older mechanicals, but sufficient. 2BR up, one down. A couple of dumpster loads and this one will start taking shape quickly. <b>Additional Disclosures:</b> 21; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,165.76</p>	812 ROOSEVELT AVE IRON RIVER	\$5,148.30
------	--	------------------------------	------------

# Marquette

Lot #	Lot Information	Address	Min. Bid
4000	<b>Parcel ID:</b> 52-01-303-003-00; <b>Legal Description:</b> SEC 3 T49N R29W 40 A NE 1/4 OF SE 1/4. <b>Comments:</b> Roughly 1310' x 1320'. There's a roughly ~5 acre pond in the northeast, and likely low lying wet portions of land surrounding. No known legal road access, but a snowmobile trail may pass through the southeast corner. <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$144.72		\$2,147.01
4001	<b>Parcel ID:</b> 52-01-502-005-00; <b>Legal Description:</b> VILLAGE OF DALLIBA LOTS 21 TO 26 INCL BLK 2. <b>Comments:</b> ~0.68 Acre Vacant Lot in Champion. ~100' wide by ~300' deep. Property fronts on unimproved platted roads to the south and east. Property appears heavily wooded. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$33.26	(Off) Blackhill Street	\$811.88
4002	<b>Parcel ID:</b> 52-03-207-027-00; <b>Legal Description:</b> SEC. 7 T47N R28W NW 1/4 OF NW 1/4 LYING S OF SOO LINE RR ROW. <b>Comments:</b> Access to this parcel is from Heritage Trail, a former railroad r/o/w which is now a recreational pathway. This trail runs across the north line of the parcel. Topo maps suggest there was gravel pit activity here in the past. There is some minor evidence of this in the NE corner of the parcel near the trail, but most of the property is gently rolling and wooded in a younger growth. The middle branch of the Escanaba River traverses the property from the NW to the SE corner. Access the trail off County Road CP. As far as we saw from our review of the property, it is uplands. <b>Summer Tax Due:</b> \$157.79	Heritage Trail, Off CR-CP	\$1,616.49
4003	<b>Parcel ID:</b> 52-05-123-034-50; <b>Legal Description:</b> SEC 23, T45N-R25W 3.5 AC PART OF SW1/4 OF SE1/4 BEG 528.52' E & 251.56' N OF S1/4 COR TH W TO S LN OF PLAT OF VAN CHAP SUB TH NE'LY ALG S LN OF SUB TO W ROW OF AIRFIELD RD TH S ALG ROW TO A PT 604.31' N OF S1/4 COR TH S63DEGW 779.17' TO POB <b>Comments:</b> This parcel is almost adjacent to auction lot 4005, but they don't quite touch. ~3.5 acres of very open, level, well drained land on Airfield Road just east of Gwinn. Great homesite potential. <b>Summer Tax Due:</b> \$59.99	Airfield Road	\$1,171.18
4005	<b>Parcel ID:</b> 52-05-360-001-00; <b>Legal Description:</b> FO 2236 VAN CHAP SUB LOT 1. <b>Comments:</b> Older mobile home with a Biltmore, sauna and a couple of rough outbuildings. Tiny triangular shaped corner lot just east of Gwinn. The mobile has collapsed from snow load. We would just clear this lot off and make it into a garden. Could be a nice yard for the neighbor. Beyond any economic sanity to repair. The value here is in the land and infrastructure. Likely too small a parcel to build on, please contact local building and zoning authorities to ensure property is suitable for your intended use. <b>Additional Disclosures:</b> 22; 36; 17 (see key for full text) <b>Summer Tax Due:</b> \$143.64	695 E M35	\$1,990.93
4006	<b>Parcel ID:</b> 52-05-380-022-00; <b>Legal Description:</b> FO 2386 NEW SWANZY SUB NO 5 LOT 111. <b>Comments:</b> Skirted mobile on a lot near Gwinn. Loaded with rummage sale grade castoffs. We saw a couple of localized roof leaks that appear to be active in the front corners of the living room. This one is worth salvaging, and could be restorable with a little effort after a de-junking and general cleanup. If you wanted to remove the trailer, it still has the hitch! ~0.19 Acres. <b>Additional Disclosures:</b> 17; 21 (see key for full text) <b>Summer Tax Due:</b> \$103.13	171 E SANDS ST	\$7,699.05
4008	<b>Parcel ID:</b> 52-07-580-056-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF NORTH LAKE. LOT 56 & THAT PART OF OLD CO RD ROW LYING W'LY OF SAID LOT. <b>Comments:</b> Vacant parcel near West Ishpeming. At the corner of N Westwood Drive and Cottage Street. Cottage street appears to bisect this parcel. Irregularly shaped land may not meet requirements for lot size for new construction. Check with the zoning folks to determine if it can be used for your intended purpose. <b>Additional Disclosures:</b> 9; 30 (see key for full text) <b>Summer Tax Due:</b> \$21.12	1000 N WESTWOOD DR	\$849.85
4009	<b>Parcel ID:</b> 52-08-360-039-00; <b>Legal Description:</b> TROWBRIDGE PARK SUB. NO. 7 THE S. 162' OF LOT 676. <b>Comments:</b> Trowbridge Park is a great neighborhood not too far from NMU campus. This corner lot is nicely wooded and worthy of your consideration. Great add-on for a neighboring parcel or maybe for a new home depending on zoning requirements for lot size. Municipal utility and natural gas are here ... you should be too! ~0.45 Acres. <b>Summer Tax Due:</b> \$160.41	2382 CENTER ST MARQUETTE	\$1,349.13
4010	<b>Parcel ID:</b> 52-09-520-045-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME LOT 244. <b>Comments:</b> ~0.26 Acre Vacant Lot in Michigamme Twp. ~70' wide by ~145' deep. Property fronts on an unimproved road to the south. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$106.47		\$1,162.90

4011	<b>Parcel ID:</b> 52-09-520-065-00; <b>Legal Description:</b> *MI 1085 WESTERN ADD TO VILLAGE OF MICHIGAMME LOTS 277 TO 281 INCL. <b>Comments:</b> ~1.29 Acre Vacant Lot in Michigamme Twp. the property is split with ~0.26 Acre lot lying to the north of the other 4. Property fronts on unimproved roads to the south and west. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$176.08		\$1,473.19
4012	<b>Parcel ID:</b> 52-12-136-018-60; <b>Legal Description:</b> SEC 36 T45N R30W .4 A PART OF GOVT LOT 3 BEG 523.77' N & S74DEG21'W 260.09' FROM SE COR THEREOF TH S 314.9' TH SW'LY ALG CO RD LLM 112.7' TH N 336.6' TH NE'LY 104.04' TO POB. <b>Comments:</b> Nice wooded lot near South Republic, across the street from the Michigamme River. There is an abandoned motor home, a boat on trailer and about 60 yards of debris just dumped in what would be a driveway. Could be cleaned up with a loader and a couple of dumpsters in a day or two. Nice rolling uplands with driveway already cut in. Nice area (other than this junk pile). You'd be a hit in this neighborhood if you cleaned this up. ~0.40 Acres <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$36.64	FLOODWOOD DR REPUBLIC	\$555.25
4014	<b>Parcel ID:</b> 52-12-408-002-00; <b>Legal Description:</b> VILLAGE OF IRON CITY E 40' OF LOT 3 BLK 8. <b>Comments:</b> 40' wide parcel in Republic. Marshy and low lands. Likely not buildable. <b>Additional Disclosures:</b> 41; 9 (see key for full text) <b>Summer Tax Due:</b> \$10.96	Koeber Avenue, Republic	\$639.97
4015	<b>Parcel ID:</b> 52-12-408-006-00; <b>Legal Description:</b> VILLAGE OF IRON CITY N 40' OF W 1/2 OF LOT 5 BLK 8 & N 40' OF LOT 6 BLK 8. <b>Comments:</b> House on Koeber St in Republic Twp. House was occupied during our visit so inspection was limited to what could be seen from the road. Per the assessor card linked below, house is a 2-bedroom/1-bath. <b>Additional Disclosures:</b> 81; 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$122.21	316 KOEBER AVE REPUBLIC	\$4,743.25
4016	<b>Parcel ID:</b> 52-14-015-017-00; <b>Legal Description:</b> SEC 15 T46N R25W 11.3A M/L NW 1/4 OF SW 1/4 EXC THE S 622.5' OF W 1252.5' THEREOF & EXC PART BEG 324' S OF NW COR THEREOF TH E 555.15' TH S 120.38' TH S44DEG24'W 42.16' TH S 66' TH E 223.72' TH S 150.68' TH W 750' M/L TO W LINE TH N 216' TO POB, ALSO EXC COM 474' S & 525.46' E OF W 1/4 COR TH N44DEGE 42.16' TH N 36.69' TH E 33' AND POB OF EXCEPTION TH N1DEGW 114.11' TH W 189.83' TH N 293.31' TH E 365.25' TH S7DEGW 348.16' TH W 65.93' TH S44DEGW 88.61' TO POB. ALSO EXC BEG AT THE W 1/4 COR TH E 405.30' TH S 324.45' TH W 405.15' TH N 324.0' TO POB OF EXC. <b>Comments:</b> Older mobile home is situated on an irregularly shaped 11.2 acre parcel south of Marquette in Sands Township. There are two mobiles here (one requires assembly) and a literal ton (or five) of just general trash that covers a good portion of the property. Snowmobiles, jet skis, boats, tires, appliances, clothing. What more could you ask for? It's all here! We do not see any well, septic or other infrastructure improvements here. We think this was just someone's "collection" of man-stuff. <b>Additional Disclosures:</b> 17; 21 (see key for full text) <b>Summer Tax Due:</b> \$125.85	CARR RD GWINN	\$2,714.39
4017	<b>Parcel ID:</b> 52-14-015-017-20; <b>Legal Description:</b> SEC 15 T46N R25W 2.9A M/L PRT OF NW 1/4 OF SW 1/4 BEG AT THE W 1/4 COR TH E 405.30' TH S 324.45' TH W 405.15' TH N 324.0' TO POB. <b>Comments:</b> Newer frame construction home and multiple steel storage buildings (at least 3 or 4) on a 2.9 acre parcel near Sands. We did not have the opportunity to view this in detail because the property was occupied, but it appears to be in merchantable condition and worth a good look. See the assessor card for details on improvements <b>Additional Disclosures:</b> 6; 33; 21; 81 (see key for full text) <b>Summer Tax Due:</b> \$839.69	275 STATION ROAD GWINN	\$9,096.96
4018	<b>Parcel ID:</b> 52-14-230-028-00; <b>Legal Description:</b> SICOTTES SUB NO 2 OUTLOT B. <b>Comments:</b> Parcel is an "outlot", which is generally leftover property from a subdivision that remains after lots have been parceled off. They are often small or have other defects that make them undesirable for inclusion in a lot. This one is essentially a mound of dirt covered with trees east of the extension of Sheryl Drive. Too small to support construction. Might work as an addition to a neighboring parcel. ~0.23 Acres. <b>Additional Disclosures:</b> 9; 53 (see key for full text) <b>Summer Tax Due:</b> \$3.06	Sheryl St	\$614.06
4019	<b>Parcel ID:</b> 52-15-126-014-00; <b>Legal Description:</b> SEC. 26 T46N R23W PART OF SW 1/4 OF SW 1/4 BEG 322.08' E OF SW COR THEREOF; TH N 815.9' TH E 425.6' TH S 375' TH W 125' TH S 440.9' TH W 300.9' TO POB EXC CO. RD. R/W. <b>Comments:</b> Parcel fronts on the north side of M-94, just east of Dukes Road. There is a slab here, indicating a building has been removed. SEV does not appear to accurately reflect the value of the land without the structure. The land is level and lightly wooded, and there are a few cattails, but it seems fairly firm. ~4.86 acres. About 300 feet on the road. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$380.96	579 M94 EAST	\$4,291.39

4020	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3) Parcel ID:</i> 52-19-022-013-00; <b>Legal Description:</b> SEC 22 T46N R24W 4.96A THE W 1/2 OF N 327' OF NW 1/4 OF SE 1/4. <b>Comments:</b> Three adjacent parcels totaling 10 acres. Located 1/4 mile off CR 545 on a private easement that is not maintained by the county. There isn't any power back in this area. Property is 330' wide and has been timbered a few years back. Property to the north was clear cut recently. <b>Additional Disclosures:</b> 43; 8 (see key for full text)</p> <p><i>(2 of 3) Parcel ID:</i> 52-19-022-013-40; <b>Legal Description:</b> SEC 22 T46N R24W 2.53A THE E 1/2 OF N 167' OF NW 1/4 OF SE 1/4.</p> <p><i>(3 of 3) Parcel ID:</i> 52-19-022-013-50; <b>Legal Description:</b> SEC 22 T46N R24W 2.42A THE E 1/2 OF S 160' OF N 327' OF NW 1/4 OF SE 1/4. <b>Summer Tax Due:</b> \$119.08</p>	N CO RD 545; N CO RD 545; N CO RD 545	\$2,871.66
4023	<p><b>Parcel ID:</b> 52-19-023-018-30; <b>Legal Description:</b> SEC 23 T46N R24W 10.21A THAT PART OF THE S 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4. NOT BUILDABLE - VIOLATES STATE LAND DIVISION ACT. <b>Comments:</b> 10.21 acre parcel. Records indicate that this property was split in violation of the Michigan State Land Division act. You'll want to investigate what ramifications this has for ownership and use. Access is by a private road off M-94 with an address of 462 M-94. Travel up the road past lands that have recently been select cut, and then turn to the left, and a trail runs downhill into the center of the property. This entrance is at the center of the east property line. Aerial imagery indicates that there is a structure (possibly a mobile home) and some debris/personal property in a clearing just south of the center of the parcel. Nice maples on the property with some future value when they mature. Man Creek traverses the western boundary, and there may be some wetlands in the SE corner of the parcel. Rolling, nicely wooded property. No power back in here. 10.21 acres here <b>Additional Disclosures:</b> 41; 43; 21; 17; 33 (see key for full text) <b>Summer Tax Due:</b> \$237.76</p>	W M94	\$2,920.07
4025	<p><b>Parcel ID:</b> 52-51-050-063-00; <b>Legal Description:</b> ORIGINAL PLAT CITY OF ISHPEMING LOTS 62 &amp; 63. <b>Comments:</b> Older service-station type facility, being used as an auto body shop presently. Appears to still be in the possession of the former owner at the time of our inspection in May. The purchaser of this property is STRONGLY ENCOURAGED to obtain a baseline environmental assessment (BEA) within 45 days of acquisition to prevent liability for environmental remediation in the future. Two bay garage, corner lot, in the CBD of Ishpeming Some debris to remove. See the DNRE Enviromapper link for contamination profile of this property. It is a listed facility with identification number 00004084, known on this registry as "Lyons Body Shop" <b>Additional Disclosures:</b> 13; 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$572.77</p>	212 S SECOND ST	\$4,096.21
4027	<p><b>Parcel ID:</b> 52-51-350-082-00; <b>Legal Description:</b> HARD ORE ADDITION LOT 82. <b>Comments:</b> Interior access is limited, as the place is full of debris, including food garbage. Older 1.5 story wood frame house on a hillside lot. Yard is debris strewn as well. The foundation wall is failing, and there is a fist-sized crack all across the block wall on the street side. You can see deflection in the wall at road grade on the two front corners and all the way across. Roof and eaves are in rough shape. May not make economic sense to rehab this one. <b>Additional Disclosures:</b> 66; 34; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$264.32</p>	221 MARQUETTE ST	\$5,935.92
4029	<p><b>Parcel ID:</b> 52-51-565-002-00; <b>Legal Description:</b> SUNCLIFFE NO. 1 LOT 2. <b>Comments:</b> Parcel fronts along the south side of Greenwood Street, SW of Ishpeming. ~1.94 acres in size. Subject to a utility easement that runs parallel with the road. Brushy vegetation covers lot. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$310.94</p>	1085 GREENWOOD ST ISHPEMING	\$1,619.29
4030	<p><b>Parcel ID:</b> 52-51-565-023-00; <b>Legal Description:</b> SUNCLIFFE NO. 1 LOT 23. <b>Comments:</b> This lot consists of the GARAGE ONLY. The house next to it is NOT included in the sale. This property is occupied, and we were unable to view it in detail. There is also a person living adjacent to it in a travel trailer. Appears to be in generally good repair and should not require substantial work as it sits presently. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$835.83</p>	1071 SUNCLIFFE DR ISHPEMING	\$3,912.23

4031	<p><b>Parcel ID:</b> 52-51-570-008-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF JUNCTION/WINTHROP LOCATION LOT 8 <b>Comments:</b> Older, updated two story wood frame home SW of Ishpeming at Winthrop Junction area. Vinyl sided, newer windows. Two car detached garage. Exterior needs a refresh, and the interior needs a re-do in areas that have never quite been finished. Modern forced air furnace. Basement is damp and musty. Garage has a lean to it. This has some potential with work. Assessor Card linked below indicates 3 bedrooms 1 bath. ~0.22 acres. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$554.15</p>	426 WASHINGTON ST	\$7,244.06
4032	<p><b>Parcel ID:</b> 52-51-704-008-15; <b>Legal Description:</b> SEC 4 T47N R27W 4.26A PART OF THE SE 1/4 OF NW 1/4 BEG S 1/4 CORNER OF SEC 4, TH N1DEG15'59"W 2640.39', THENCE N1DEG15'27"W 773.34' TO POB, THENCE S88DEG59'42" 204.43', THENCE S0DEG28'14"E 339.11', TH N 88DEG52'55"W 282', TH N1DEG 8'59"E 508.91', TH S88DEG52'55"E 469.88', TH S1DEG15'27"E 162.5' TO POB <b>Comments:</b> Vacant 4.26 acre parcel NW of Ishpeming. The land is generally level with a few light rolls. Wooded in very young growth (some maple) suggesting a clear-cut harvest in the past. There is no utility service here, although we did see municipal fire hydrants in the area. The (unnamed) road is best described as a rutted trail. There is a some future potential for this property in redevelopment, and it might make a good investment for longer term holding or recreational use. PLEASE NOTE: The tax roll description for this parcel indicates that it is 4.26 acres. Maps suggest that it is ten acres. We believe that the smaller number is the accurate one.</p> <p><b>Summer Tax Due:</b> TBA</p>	Unknown trail name. Off N Lakeshore Rd	\$4,202.18
4033	<p><b>Parcel ID:</b> 52-53-130-045-00; <b>Legal Description:</b> LOT 55 OF STERLING ADD <b>Comments:</b> Small parcel has had a mobile home removed in the recent past. If your thought is to put another trailer here, that may not be allowed under current zoning .... you'll want to check with the City of Negaunee on whatever your plans are before buying. Lot has natural gas and municipal utility service. It is located in a small trailer court setting with paved city street and alley as well. Would also make a nice side yard for an adjacent parcel.</p> <p><b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$108.16</p>	117 QUEEN ST NEGAUNEE	\$6,363.91
4034	<p><b>Parcel ID:</b> 52-51-556-153-00; <b>Legal Description:</b> US STEEL CORP ASSESSOR'S PLAT #1 OF HARD ORE EXTENSION LOT 153. <b>Comments:</b> This has been used as an art gallery in recent times. Has little merchantable plumbing and no kitchen or bathroom beyond a toilet in a closet. Not insulated or heated much at all. There is a roof leak that is getting worse with time in the rear of the second floor. We could not locate any electric service inside and the overhead line has been dropped by the utility provider. It has wood pier footings and there is considerable sway in the floors. Inside is a very cluttered busy abstract collection of personal property that is not included in the sale. The building is small and you may wish to check the zoning as to your intended uses. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	315 S FIRST ST	\$6,636.43
4035	<p><b>Parcel ID:</b> 52-53-030-071-00; <b>Legal Description:</b> E 1/2 OF LOT 2 &amp; W 10' OF LOT 3 BLK 10 OF PIONEER IRON CO 2ND ADD <b>Comments:</b> This interesting 1.5 story home in Negaunee will need to be decluttered and finished. The main floor contains an assortment of rummage sale grade castoff. It has been stripped down to the studs and is not insulated. It has a dirt floor. The interior stairway to the upper level removed. We're not sure what the plan was here. It has an older roof that will need a refresh soon. The upper level appears to have been lived in but whether they had any water heat or electric is questionable. The kitchen appears to be more of a storage area than a food prep area. This part of the building is cluttered with an abstract collection of personal property to which we do not have title. This one could be restored with some effort. Near downtown Negaunee. It is unclear if the driveway is shared or exactly where that boundary is.</p> <p><b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	122 ROCK ST NEGAUNEE	\$8,761.03

## Marquette DNR

Lot #	Lot Information	Address	Min. Bid
10049	<p><b>Parcel ID:</b> Part of 52-03-133-001-00; <b>Legal Description:</b> N 180 ft of Gov't Lot 2 lying W of Big Perch Lake <b>Comments:</b> The subject parcel is zoned Lakeshore &amp; River and consists of vacant forested land on the western shore of Perch Lake. The subject is located approximately 15 miles southwest of Ishpeming MI near County Road CF. The subject does not have road frontage on County Road CF (i.e. landlocked). Relief on the parcel is relatively flat with predominantly wet muck soils. The subject is surrounded by 3 private landowners. The subject property has over 180 foot of frontage on Perch Lake. The township requires 1 acre to meet zoning to build regulations. A private road easement will likely need to be obtained before getting approval to build. Aprox. 2.8 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$10,000.00
10050	<p><b>Parcel ID:</b> 52-09-124-002-00; <b>Legal Description:</b> S 1/2 of the NE 1/4 <b>Comments:</b> The subject parcel is zoned TP 40 40 Timber Production Forty and consists of vacant forested land. The subject is located approximately 13 miles southwest of Big Bay MI south of Triple A Road. Relief on the parcel ranges from flat to rolling with dry sandy soils scattered with isolated pockets with wet muck soils. There is also a small pond located in the center of the property. The subject is surrounded by 3 private landowners. To legally access the property via Triple A Road (or a connecting access road) an easement would have to be granted by the private property owner(s) to the north or west. The property does meet local zoning to build which requires 40 acres and a 660-foot setback but will likely require road access or an easement to get a building permit. Aprox. 80 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$33,000.00
10051	<p><b>Parcel ID:</b> 52-12-228-014-00; <b>Legal Description:</b> Government Lot 2 <b>Comments:</b> The subject parcel is zoned WR-1 - Waterfront Residential One and consists of vacant forested land on the eastern shore of Grant Lake. The subject is located approximately 7 miles southwest of Republic MI on Grant Lake Road. There is no legal access to the property. Fir Road is a seasonal county maintained road which is within a mile of the subject (to the north) and provides access to Grant Lake Road. Marquette County does not maintain Grant Lake Road and the State of Michigan has not been supplied an easement for access to the property. Relief on the parcel is fairly level with mostly dry silty-loam soils. There are some small pockets of wet muck soils near the eastern border. The subject has 4 surrounding private landowners. The property does currently meet local zoning to build which requires 1 acre and a 150-foot width. Road access or a private road easement will likely be needed to get approval to build. Nearly 1350 foot of lake frontage! Aprox. 25.7 Acres <b>Additional Disclosures:</b> 41; 7; 75 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$75,000.00



## Menominee

Lot #	Lot Information	Address	Min. Bid
4300	<p><b>Parcel ID:</b> 005-034-017-25; <b>Legal Description:</b> SEC 34 T38N R25W PRT OF SE/SW COM 87.96' N OF SE COR TH W 58' S 50' E 58' N 50' TO POB. 0.07 AC. <b>Comments:</b> ~0.07 acre vacant parcel in Harris Township. Sits on the NW corner of 36 Rd and CR 553. Measures 50' x 58' in size. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.30</p>	CO RD 553 WILSON	\$638.18
4301	<p><b>Parcel ID:</b> 051-008-870-10; <b>Legal Description:</b> ABANDONED 15' STRIP RR R/W LYG ADJACENT TO THE FOLLOWING PARCELS: STEPHENSONS SUBDIVISION LOTS 7 &amp; 8 BLK 12; STEPHENSONS 3RD ADD'N LOT 4 BLOCK 27; LOT 1 BLOCK 28; STEPHENSONS COMP ADD'N LOT 7 BLOCK 5; BOSWELLS 2ND ADD'N LOTS 1 &amp; 2 BLOCK 3 <b>Comments:</b> This is a small 15ft wide strip of land that is subject to railroad right-of-way. This parcel would probably be best suited for one of the adjacent property owners. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$86.88</p>	14TH MENOMINEE	\$960.99

# Menominee DNR

Lot #	Lot Information	Address	Min. Bid
10053	<p><b>Parcel ID:</b> Parcel ID is TBD Menominee (A); <b>Legal Description:</b> Ludington and Carpenter's First Addition to Menominee and Subdivision of Parts of Blocks 8 14 and 15: N 33 1/4 of S 79 ft of Lot 16 &amp; N 33 1/4 ft of S 79 ft of W 6 ft of Lot 17 Block 14 <b>Comments:</b> The subject property is in the City of Menominee and consists of a strip of land 33.25 ft long (along 5th Street) X 66 ft wide. The parcel is located on the east side of 5th Street south of the 6th Avenue intersection in the southern part of the City of Menominee MI. The property is surrounded by 2 private landowners and appears to be a maintained yard with a large tree on it. There is electric and city water/sewer along/near 5th Street. The area consists of poorly drained fine sandy soils. Local zoning has placed the property within the D-1 Development district which requires a minimum of 4000 sq. ft and a lot width of 50 ft to build. Since the subject property is only ~2200 sq. ft it is much too small to meet local zoning to build regulations. Aprox. 0.05 Acres <b>Additional Disclosures:</b> 75; 44; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	5th Street	\$800.00
10054	<p><b>Parcel ID:</b> Part of 001-119-003-00; <b>Legal Description:</b> NW1/4 of the SE1/4 <b>Comments:</b> The subject property is landlocked (no road access) and located northeast of Westman Dam Road and Cedar River Road intersection 9 miles east of Stephenson MI. The subject property is 40 acres and has 3 adjacent private landowners. The subject property has mostly poorly drained muck soils with some poorly drained sandy soils in the northern part of the property. Once the property secures legal road access it will likely meet zoning to build if dry enough (pending local unit review). Aprox. 40 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$30,000.00
10055	<p><b>Parcel ID:</b> Part of 001-004-012-00; <b>Legal Description:</b> SW1/4 of the SE1/4 <b>Comments:</b> The subject property is landlocked (no road access) and located northeast of the M-35 and Blue Fox Lane (No. 28.90 Lane) intersection 19 miles southwest of Escanaba MI. The subject property is 40 acres and has 8 adjacent private landowners. Olsen Creek flows through the southern portion of the property. The subject property is forested and has poorly drained muck soils. The parcel shares a common corner with State of MI ownership at the SW corner of the property. This is not legal public access to the property. Once the property secures legal road access it will likely meet zoning to build if dry enough (pending local unit review). Property is located between M-35 and Lake Michigan (less than a 1/4 mile from Lake Michigan). Aprox. 40 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$30,000.00
10056	<p><b>Parcel ID:</b> Part of 005-326-001-00 (A); <b>Legal Description:</b> All that part of the NW 1/4 of NW 1/4 lying northerly of the thread of the Ford River, excluding the N 561 feet thereof. <b>Comments:</b> Approximately 1,300 feet of frontage on the Ford River, located near Camp 52 Road (north side of river), about 12 miles west of Cornell, MI. Wooded land adjacent to 3 private landowners. Camp 52 Road is not legal road access to the property (private road; not listed as county maintained via Act 51 maps). The only way to legally access the parcel without a private road easement from an adjacent landowner, is to float the Ford River, which flows along the southern border of the property. The subject property has somewhat poorly drained gravelly fine sandy loam soils north of river. If the buyer obtained road access it is assumed the property would be zoned to build. Interested buyers should contact Harris Township regarding zoning approval(s). There is a 33 ft wide State of Michigan easement across parts of the adjacent North 561 feet of the NW1/4 of the NW1/4 that can be used if a buyer finds access to the quarter-quarter. Aprox. 6.8 Acres <b>Additional Disclosures:</b> 75; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$9,500.00
10057	<p><b>Parcel ID:</b> Part of 005-326-001-00 (B); <b>Legal Description:</b> All that part of the NW 1/4 of NW 1/4 lying southerly of the thread of the Ford River. <b>Comments:</b> The subject property has approximately 1300 feet of frontage on the Ford River located near Camp 52 Road about 12 miles west of Cornell MI. The subject property consists of forested land adjacent to 4 private landowners. Camp 52 Road is not legal road access to the property (private road; not listed as county maintained via Act 51 maps). The only way to legally access the parcel without a private road easement from an adjacent landowner is to float the Ford River which flows through the center of the property. South of the river is composed of poorly drained muck soils in the lowlands. The uplands have well drained fine sandy loam soils. If the buyer obtained road access it is assumed the property would be zoned to build. Interested buyers should contact Harris Township regarding zoning approval(s). Aprox 16.2 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$22,000.00

10058	<p><b>Parcel ID:</b> 007-430-019-00, 007-431-001-00, Part of 007-429-001-00; <b>Legal Description:</b> Section 29 - SW 1/4 of the SW 1/4; Section 30 - SE 1/4 of the SE 1/4; Section 31 - NE 1/4 of the NE 1/4 <b>Comments:</b> The subject property is landlocked (no road access) and located northwest of the County Road 338 and Tarvas Road intersection 15 miles north of Menominee MI. The subject property is 120 acres and has 5 adjacent private landowners. Hanson Creek flows through the northern portion of the property into a flooding (Hanson Lake). The subject property has poorly drained peat/muck soils with ponded muck in the northern part of the parcel. The property is zoned AF " Agricultural Forest which requires at least 1 acre and 200 ft of width to build. Once the property secures legal road access it will likely meet zoning to build if dry enough (pending local unit review). Aprox 120 Acres <b>Additional Disclosures:</b> 75; 41; 7 (see key for full text) <b>Summer Tax Due:</b> TBA</p>		\$40,500.00
10059	<p><b>Parcel ID:</b> Part of 008-202-003-10; <b>Legal Description:</b> W1/2 of the SW1/4 of the SW1/4 <b>Comments:</b> The subject property is landlocked (no road access) and located northeast of the County Road 356 and Lake Longrie Road intersection 9 miles northwest of Stephenson MI. The subject property is 20 acres and has 4 adjacent private landowners. The subject property is composed of well drained loamy sand soils with rolling terrain. The property is zoned AG " Agricultural which requires at least 20 acres and 250 ft of width to build. Since the property is 1320 ft X 660 ft the parcel will likely meet zoning to build once legal road access is secured (pending local unit review). Property was recently logged and is mostly clear of timber today. Aprox. 20 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text) <b>Summer Tax Due:</b> TBA</p>		\$20,500.00
10060	<p><b>Parcel ID:</b> 008-221-005-00; <b>Legal Description:</b> E 1/2 of the NW 1/4 <b>Comments:</b> The subject property is landlocked (no road access) and located northeast of the County Road G 12 and Church Road 19.25 intersection 9 miles west of Stephenson MI. The subject property is 80 acres and has 6 adjacent private landowners. The SE and northern parts of the property is composed of poorly drained mucky peat soils. The center of the property is composed of well drained fine sandy loam soils (i.e. drumlin). The property is zoned FM " Forest Management which requires at least 40 acres and 1200 ft of width to build. Since the property is 1320 ft X 2640 ft the parcel will likely meet zoning to build once legal road access is secured (pending local unit review). Aprox. 80 Acres <b>Additional Disclosures:</b> 75; 41; 7 (see key for full text) <b>Summer Tax Due:</b> TBA</p>		\$75,000.00

# Ontonagon

Lot #	Lot Information	Address	Min. Bid
5100	<b>Parcel ID:</b> 01 004 025 00; <b>Legal Description:</b> SEC 4 T48N R42W STARTING 157' S OF NE COR LOT 1 BLK 11 OF GUNLECK A BERGLAND'S ADD, E 150 FT, S 55 FT, W 150' N 55' P.O.B. .19 A. <b>Comments:</b> Someone has put some time, money and work into this cute little cottage in Bergland near Lake Gogebic. This is an updated older knotty pine cottage with a vinyl siding and steel roof upgrade. Unfortunately, they had a frozen plumbing episode that caused some damage including a little bit of mold. Looks very repairable in a weekends time. Located in the cute little burb of Bergland, just a hop from Lake Gogebic. ~0.19 Acres. <b>Additional Disclosures:</b> 32; 35 (see key for full text) <b>Summer Tax Due:</b> \$482.64	204 WILLOW ST BERGLAND TOWNSHIP	\$5,341.99
5101	<b>Parcel ID:</b> 01 006 056 00; <b>Legal Description:</b> SEC 6 T48N R42W COM 894' W & 212' S OF NE COR OF GOV'T LOT 2, TH S 200 FT, TH W 80 FT, TH NW'LY 31 DEG 55 FT, TH NE'LY 32 DEG 74 FT, TH N 100 FT, TH E 70 FT TO POB. 1.1 A. <b>Comments:</b> ~1.1 acres in size. Irregular in shape. Access is by a shared private road that you may want to check easement rights over. We can't be certain of the exact boundaries, but it appears that the old abandoned motorhome in this area sits on the parcel. Nice parcel that might make a great homesite. <b>Additional Disclosures:</b> 30; 21 (see key for full text) <b>Summer Tax Due:</b> \$50.66	Off M-28, Bergland	\$21,591.66
5102	<b>Parcel ID:</b> 01 504 010 00; <b>Legal Description:</b> LOTS 10 & 12, BLOCK 4, VILLAGE OF BERGLAND. <b>Comments:</b> 1.5 story wood frame home on a corner lot near the post office in Bergland. This house is not occupied often, but someone is mowing the lawn and the utilities appear to be active, so we did not enter it to see if anyone was inside polishing their shotgun. Steel roof, durable fiberboard siding. Appears to have been maintained well over time and should not take a lot to make it merchantable. Small shed in the yard and a couple of vehicles to manage disposal of (no title included). Yard has some nice plantings. Could be a very enjoyable little place! ~0.33 Acres. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$588.74	200 PINE ST BERGLAND TOWNSHIP	\$5,729.99
5103	<b>Parcel ID:</b> 02 411 003 57; <b>Legal Description:</b> SEC 11 T53N R37W COM FROM E1/4 COR OF SEC 11 S 87 DEG 10'10"W 1,046.27 FT, DUE N 186 FT, S 87 DEG 10'10"W 186 FT TO POB, S 87 DEG 10' 10"W 120 FT, DUE N 100 FT, N 87 DEG 10'10"E 120 FT, DUE S 100 FT TO POB. .28 A M/L. <b>Comments:</b> This is a small parcel located near Misery Bay in the north end of Ontonagon County. There is a private road that in theory reaches this parcel (and several others) but that road was never actually built. So you can probably "get" to it by hoofing it, but you can't drive there. Wooded, level uplands. Recreational property. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$103.90	WOLF CREEK ACRES RD MISERY BAY	\$849.63
5105	<b>Parcel ID:</b> 04 235 021 00; <b>Legal Description:</b> SEC 35 T50N R38W NW 1/4 OF SE 1/4. 40 A. <b>Comments:</b> ~40 Acres of Unimproved Woodlands in Greenland Twp north of Beaver Trail road and West of South Wasas Road. Property is surrounded on all sides by private landowners and has no known legal access. Hubbell Creek traverses the property <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$138.60	(Off) Bear Tooth Lane	\$2,258.18
5107	<b>Parcel ID:</b> 04 740 001 00; <b>Legal Description:</b> GR-P17 1-6 40 LOTS 1, 2, 3, 4, 5, 6, 22, 23, & 24 BLK 40 OF PLAT OF MASS CITY. <b>Comments:</b> Older 1.5 story wood frame home in Mass City. Appears to have been occupied fairly recently (since winter). The structure itself is really grubby, and there is pet damage (chewing, scratching). Numerous cameras and paraphernalia suggest that this was a grow house. Lots of debris to clear out to truly get an idea of condition. Has some maple floors that could be restored. Steel roof that does not appear to be leaking. 9 platted lots gives you a bit of a yard. Fill a few dumpsters, scrub a little, resurface and she's good to go. We did not identify a heat source or find the electric panel, but we assume they're here under the debris somewhere. ~0.76 Acres. <b>Additional Disclosures:</b> 66; 63; 21 (see key for full text) <b>Summer Tax Due:</b> \$208.07	1104 ADVENTURE AVE GREENLAND TOWNSHIP	\$3,699.64

5108	<b>Parcel ID:</b> 05 109 010 10; <b>Legal Description:</b> SEC 9 T47N R39W SW1/4, A PAR OF LD MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE W 1/4 COR OF SD SEC 9, TH N 89 DEG 54'58"E 1000 FT ALG THE E/W 1/4 LN OF SD SEC 9 TO A 1/2 IN IRON PIN AND THE POB; TH S 00 DEG 27'21"E 1474.14 FT TO A 1/2 IN IRON PIN; TH N 89 DEG 54'54"E 444.42 FT TO A 1/2 IN IRON PIN; TH N 00 DEG 30'06"W 1474.14 FT TO A 1/2 IN IRON PIN ON SD E/W 1/4 LN; TH S 89 DEG 54'58"W 443.24 FT M/L ALG SD E/W 1/4 LN TO POB. 15.02 A M/L. <b>Comments:</b> 1474' N>S x 444' E>W. 15.02 acres. Many openings and a ton of great build sites. There is a power service on the property and it has been used as a camp spot. There are a couple of campers, an old Jeep with Wisconsin plates and a few random things here but not a substantial amount to manage. This is rolling uplands with a mixture of growth including softwoods for the most part. A very nice piece of dirt just a few miles north of the casino. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$230.18	15757 SHIVELY RD HAIGHT TOWNSHIP	\$1,750.13
5109	<b>Parcel ID:</b> 06 129 010 00; <b>Legal Description:</b> SEC 29 T47N R38W 1 SQ A IN SE COR OF SE 1/4 OF SW 1/4. 1 A. <b>Comments:</b> This is a one acre square parcel about 5 miles east of Bruce Crossing. Nicely rolling, wooded uplands ... BUT ... we could not find any access, trail or road within about a quarter-mile of it. If you wanna be "off the grid", here it is! <b>Additional Disclosures:</b> 43; 7 (see key for full text) <b>Summer Tax Due:</b> \$52.79	CALDERWOOD RD INTERIOR TOWNSHIP	\$691.28
5110	<b>Parcel ID:</b> 07 501 004 00; <b>Legal Description:</b> LOTS 4-5 BLK 1 OF TOWN OF MATCHWOOD <b>Comments:</b> Parcel is two platted lots in the village of Matchwood. There is all or part of a shed and some debris on this property. It is used by an adjacent property owner. Sale Auction lot 5111 is due west of this parcel (separated by an unimproved platted street). ~0.28 Acres. <b>Summer Tax Due:</b> \$10.45	(Off) M-28 at Powell Road	\$445.72
5111	<b>Parcel ID:</b> 07 502 001 00; <b>Legal Description:</b> LOT 1 BLK 2 OF TOWN OF MATCHWOOD <b>Comments:</b> Single platted lot near the intersection of M-28 and Powell Road. Not much here other than a pen that the adjoining property owners keep critters in. We are also offering an adjacent parcel (5110) that is across an unimproved platted street to the east ... which has all or part of a shed on it. ~0.32 Acres. <b>Summer Tax Due:</b> \$8.03	(Off) M-28 near Powell Road	\$432.55
5112	<b>Parcel ID:</b> 07 505 001 00; <b>Legal Description:</b> E 1/2 OF LOT 1 BLK 5 OF TOWN OF MATCHWOOD <b>Comments:</b> One-half (the east half if you really gotta know) of a platted lot in the one-time village of Matchwood. Not much here other than a minor amount of brush. Not even enough of that for a ten minute bonfire. A perfect gift for the person that already has everything else. ~0.07 Acres. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$1.80	(Off) Hokens Road	\$398.03
5113	<b>Parcel ID:</b> 08 126 010 10; <b>Legal Description:</b> SEC 26 T48N R40W UND 1/5 OF SW 1/4 OF NW 1/4 LNG W OF ONTONAGON RIVER COM 16' E OF SE COR OF LOT 5 BLK 10 OF DONALD MC RAE'S FIRST ADD TO VILL OF EWEN, TH E TO ONTONAGON RIVER, TH N ALG RIVER TO A PT E OF NE COR OF LOT 8 BLK 8, TH W TO A PT 16' E OF NE COR, TH S TO POB. 16.1 A. <b>Comments:</b> This is an undivided 1/5th ownership share in a 16 acre parcel on the Ontonagon River just south of Ewen on S Cedar Street. These are recreational wetlands and probably won't yield a building site. Marshy and wetlands indicators. Be sure you understand the legalities of buying a partial ownership before bidding. Thanks! <b>Additional Disclosures:</b> 41; 57 (see key for full text) <b>Summer Tax Due:</b> \$11.39	S Cedar Street, Ewen	\$441.11
5114	<b>Parcel ID:</b> 08 251 010 00; <b>Legal Description:</b> L-94 P-439 LOT 10, BLOCK 1 *EXCEPT THE NORTH 8 FT OF LOT 10, BLOCK 1 TOWN OF EWEN. <b>Comments:</b> This property is OCCUPIED by a person that reportedly bought (and paid for) the property but never had their deed recorded. We do not have any independent verification of that claim, but that's his story and he's sticking to it. Wood frame building on S Cedar Street right next to the Post Office. The rear addition to the building has collapsed. Steel roof. Natural gas service. <b>Additional Disclosures:</b> 22; 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$618.10	108 S CEDAR ST MCMILLAN TOWNSHIP	\$4,191.27
5115	<b>Parcel ID:</b> 09 091 020 00; <b>Legal Description:</b> SEC 11 T51N R39W S 1/2 OF SE 1/4 OF SE 1/4 LYING S OF GREENLAND ROAD. 13.19 A. <b>Comments:</b> Parcel is 13.19 acres in size. Topographical maps indicate that this is all uplands. There is an address marker at a culvert on the road with the address 16159 M-38. We did not see any improvements or infrastructure on the trail leading back, but we didn't go back all that far ... could be a camp, shanty or love shack back in there somewhere ... but it looks more like just a clearing that someone cut in and then abandoned. Mixed younger growth, predominately softwoods and evergreen. Level, generally dry lands on a well maintained state highway. <b>Summer Tax Due:</b> \$254.67	16159 M-38 ONTONAGON TOWNSHIP	\$1,306.27

5116	<b>Parcel ID:</b> 11 031 007 00; <b>Legal Description:</b> SEC 31 T48N R38W 202C L-89 P-375 COM 172' E & 255' S OF NW COR OF FRL NW 1/4 OF NW 1/4, TH E 210', TH SE PAR WITH STATE TRUNK LINE M-28 103', TH W 214', TH N 103' TO POB. .50 A. <b>Comments:</b> Older 1.5 story wood frame house, east of Bruce Crossing on M-28. This property was OCCUPIED at the time of our visit in mid-May, so we did not have the opportunity to view it in detail. Vinyl sided, steel roof. From the roadside it appears to be a fairly old structure with the typical dips, bobs and weaves. Parcel is roughly 210' x 100' in size. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$351.08	12295 M-28 STANNARD TOWNSHIP	\$1,837.58
5118	<b>Parcel ID:</b> 11 225 025 10; <b>Legal Description:</b> SEC 25 T48N R39W A PAR OF LD COM 832 1/2 FT S AND 33 FT W OF E 1/4 PST SEC 25 BEING POB; TH S ALG RD R/W 99 1/2 FT; TH W 235 FT M/L TO E BDY LN OF DSS & A RR R/W; TH NW'ERLY ALG R/W 107 FT M/L TO PT DUE W OF POB, TH E 275 FT M/L TO POB. .59 A M/L <b>Comments:</b> Parcel contains a weathered old mobile, and an even more weathered wood frame storage barn. There is a newer electric service on the wood building that we assume feeds the trailer. The wood structure is fairly restorable, and could even have potential to become a cottage. We didn't see a well, but it could be somewhere on the parcel. The land is irregular in shape and roughly 1/2 acre. <b>Additional Disclosures:</b> 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$105.93	13341 N PAYNESVILLE RD STANNARD TOWNSHIP	\$1,330.06
5119	<b>Parcel ID:</b> 11 313 001 10; <b>Legal Description:</b> SEC 13 T49N R39W NE 1/4 OF NW 1/4. 40 A. <b>Comments:</b> ~40 Acres of uplands in Stannard Twp. ~2 miles East of US 45. Overlooks the middle branch of the Ontonagon River. Steeps rolls in topography and the parcels rises nearly 100 feet toward its center. Property is surrounded on all sides by private landowners and has no known legal access. Property is heavily wooded. We have three adjacent parcels available here as sales 5119, 5120, 5121 for a potential of 119 acres if combined. Bid on one or all three! These are near the O Kun Dekun falls on the Baltimore River. Great (and very private) recreational property! The North Country Trail (non-motorized) also runs through this general area, found under a mile to the west-southwest of these auction lots. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$348.62	STANNARD TOWNSHIP	\$3,215.76
5120	<b>Parcel ID:</b> 11 313 001 20; <b>Legal Description:</b> SECTION 13 T49N R39W NW 1/4 OF NW 1/4. 40 A M/L <b>Comments:</b> ~40 Acres of uplands in Stannard Twp. ~2 miles East of US 45. Property is surrounded on all sides by private landowners and has no known legal access. Property is heavily wooded. We have three adjacent parcels available here as sales 5119, 5120, 5121 for a potential of 119 acres if combined. Bid on one or all three! These are near the O Kun Dekun falls on the Baltimore River. Great (and very private) recreational property! The North Country Trail (non-motorized) also runs through this general area, found under a mile to the west-southwest of these auction lots. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$429.90	STANNARD TOWNSHIP	\$4,227.12
5121	<b>Parcel ID:</b> 11 314 001 00; <b>Legal Description:</b> SEC 14 T49N R39W L-90 P-580 NE 1/4 OF NE 1/4. 39 A. <b>Comments:</b> ~39 Acres of Unimproved Woodlands in Stannard Twp. ~2 miles East of US 45. Property is surrounded on all sides by private landowners and has no known legal access. Property is heavily wooded. We have three adjacent parcels available here as sales 5119, 5120, 5121 for a potential of 119 acres if combined. Bid on one or all three! These are near the O Kun Dekun falls on the Baltimore River. Great (and very private) recreational property! The North Country Trail (non-motorized) also runs through this general area, found under a mile to the west-southwest of these auction lots. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$372.94	STANNARD TOWNSHIP	\$3,767.11
5122	<b>Parcel ID:</b> 41 167 008 00; <b>Legal Description:</b> ON-P25 8 2 LOT 8 BLK 2 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. <b>Comments:</b> This is a single platted lot in Ontonagon Township. Likely too small to build on. Land to the rear is marshy and drops into a ravine. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$19.06	S. Fourth Street, Ontonagon	\$477.34

5123	<p><b>Parcel ID:</b> 41 421 002 00; <b>Legal Description:</b> ON-P26 1B&amp;2B&amp; 3B 21 S'LY 1/2 OF LOTS 1, 2 &amp; 3 BLK 21 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. <b>Comments:</b> Older wood frame duplex in downtown Ontonagon. Close enough to Stubbs to crawl home. One unit up, one down. There is evidence of frozen/burst pipes in the second floor kitchen area that manifested by bringing down the ceiling in the main floor kitchen. Heat is a hot water gas boiler that may have also suffered from freezing. Overall the structure is creaky and dirty, but could probably be put back together without too much effort. The current interior is somewhat lower grade and dated. Not sure how much offstreet parking is included with this parcel, but we assume there are several spot to the south side facing the alley. You may want to verify that. Roof is older and will need some attention at some point, and there is evidence of some decay in the foundation on the north side between the buildings about halfway down that has been somewhat addressed in the past but probably needs a more professional repair. <b>Additional Disclosures:</b> 18; 35 (see key for full text)  <b>Summer Tax Due:</b> \$625.99</p>	310 QUARTZ ST ONTONAGON TOWNSHIP	\$3,526.39
5124	<p><b>Parcel ID:</b> 02 134 016 50; <b>Legal Description:</b> SEC-34 T51N R37W W1/2 OF W1/2 OF SW1/4 OF SE1/4 ALSO KNOWN AS LOT 3 LYING S OF M-38. 8 A. M/L. <b>Comments:</b> 8 acre parcel features a somewhat primitive cabin. This property was the subject of litigation following a tax foreclosure in 2023 in which the county prevailed. The former owner still occupies the property and it may require additional legal action to obtain full possession. The property is wooded and located on M-38 east of Mass City <b>Additional Disclosures:</b> 6; 81; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	5463 M-38, Mass City	\$3,717.08

## Ontonagon DNR

Lot #	Lot Information	Address	Min. Bid
10073	<p><b>Parcel ID:</b> 66-08-005-002-20; <b>Legal Description:</b> A parcel of land in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Five (5) T47N-R40W McMillian Township Ontonagon County State of Michigan and more particularly described as commencing at the Northeast Corner of said Section 5 corner being monumented with a 3-1/4"½ aluminum capped rod; thence along the East line of said Section 5 and the centerline of South Fair Oaks Road S01D27'56"W 1837.68 feet to the Point of Beginning; thence continuing along the East line of said Section 5 and the centerline of South Fair Oaks Road S01D27'56"W 295.16 feet; thence at right angles N88D32'04"W 33.00 feet to a 1" I.D. capped iron pipe and the Westerly Right-of-Way line of South Fair Oaks Road; thence continuing N 88D32'04"W 262.16 feet to a 1" I.D. capped iron pipe; thence at right angles N01D27'56"E 295.16 feet to a 1" I.D. capped iron pipe; thence S88D32'04"E, 262.16 feet to a 1" I.D. capped iron pipe and the Westerly Right-of-Way line of South Fair Oaks Road; thence continuing S88D32'04"E, 33.00 feet to the Point of Beginning, containing 2.00 acres more or less <b>Comments:</b> 2-acre parcel that is surrounded by State of Michigan land. There is an abandoned home on the property that is in poor condition. The State of Michigan intends to exchange the surrounding property to the US Forest Service in the future. The sale parcel is located on the west side of S Fair Oaks Road south of the 10 Mile Road intersection about 5 miles southwest of Ewen MI. The property consists of moderately well drained silt loam soils. According to McMillian Township staff the parcel is zoned Agricultural. Interested buyers should contact the local unit regarding building plans if interested in constructing a new building. The State of Michigan acquired the property in 1988 via tax reversion. Aprox. 2 Acres <b>Additional Disclosures:</b> 75; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	11609 S Fair Oaks Road	\$2,250.00



## Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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.

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

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

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

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

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

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

**38:** This parcel contains visible evidence of a potential boundary issue. Such evidence can include oddly located "survey" stakes, fence lines, or other markers. In some instances, we may hear of boundary line conflicts from neighbors or other such parties. This information can be second or third-hand. Any potential boundary issues have not been verified by survey or otherwise researched. This property is being sold "as is/where is" by quit claim deed based upon the **assessed legal description only**. Interested parties should investigate the true location of all boundaries prior to bidding.

**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**.

- 43:** Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.
- 44:** This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.
- 49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.
- 50:** The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.
- 53:** This property appears to be an "outlot." An outlot is land in a subdivision that is not intended for use as a building site by the original developer. Outlots may be wetland, terrain-challenged, or otherwise unbuildable. Other times, small outlots are left as future road access to adjacent land in case the subdivision is subsequently expanded. Generally speaking, outlots have characteristics which render them unsuitable as building sites. Please investigate this property carefully prior to bidding to ensure it is suitable for your intended purpose.
- 57:** The interest which was foreclosed and which is being offered for sale is **less than a 100% ownership interest** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.
- 63:** Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.
- 65:** A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.
- 66:** This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.
- 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.
- 81:** We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property*. Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.