

# Public Land Auction

Allegan, Berrien, Cass, Van Buren

*September 3rd, 2024*

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

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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



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

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

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

## E. Sale to Entities

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

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

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

## F. Cancellation Policy

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

## G. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

on the site other than:

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

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

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

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

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

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

### **B. Restrictive Covenants**

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

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

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

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

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

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

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

# Allegan

Lot #	Lot Information	Address	Min. Bid
7300	<b>Parcel ID:</b> 02-103-002-00; <b>Legal Description:</b> LOT 2 BLK 3 BLACK RIVER PARK SECS 27 & 34 T1N R16W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Garfield Blvd in the Black River Park Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the South Haven Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$8.12	SOUTH HAVEN	\$750.00
7301	<b>Parcel ID:</b> 02-380-077-00; <b>Legal Description:</b> LOT 77 AL PERTELLE BEACH SECS 25 & 36 T1N R17W. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. No observed structures. About 90 feet of road frontage. About a half mile away from lake Michigan. This lot is made up of mostly young growth forest. A few mature trees mixed in. Thick vegetation throughout but easily traversable. Appears to be mostly flat ground. Nice location to build if you'd like to be in a forest setting and close to Lake Michigan but this single lot is very small and likely not large enough to build on. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the South Haven Public School District. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$29.42	Beachview Dr SOUTH HAVEN	\$900.00
7303	<b>Parcel ID:</b> 12-034-009-50; <b>Legal Description:</b> W 125' OF E 1100' OF S 500' OF E 1/2 SW 1/4 SEC 34 T1N R15W (93) <b>Comments:</b> This trailer sits on approximately 1.41 acres of land. The property appears to be abandoned. 125 feet of road frontage on Baseline Rd. Cement blocked area with a 2" well pipe sticking out of ground. There is a small DIY shed next to the trailer. It is built with random materials. Would be good for storing non expensive items. The trailer is sitting on blocks and dirt. The trailer is quite old and is showing its age. There is a septic tank behind the trailer. The electric meter has been removed and the main power line has been cut. Propane tank appears to have been removed as well. Large burn pit behind the trailer. Possible contamination. The back side of the trailer has some damage and a tarp is being used to keep out the elements. One side of the trailer is bowing out and duct tape has been used to keep it together. The inside of the trailer is in poor shape as well. The floors feel soft and unstable. There is debris and other personal items throughout the house. 100 amp breaker box is in disrepair. Bathroom is trashed. The mobile home is in poor shape and should be removed from the property. I believe the value here is in the land. It would be a great spot to build a small home. Quiet area in the forest. It could be a lovely spot with the right amount of care. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bloomington Public School District. Notice: Farther North of the property sits a mobile home and a shipping container. I was unable to determine if these were on the property. It is very close to the boundary line. This trailer is in very poor shape as well. The shipping container had debris and personal items stored in it. If bidding on this property you may want to have a survey done to determine if these are encroaching on the property. <b>Additional Disclosures:</b> 21; 22; 17 (see key for full text) <b>Summer Tax Due:</b> \$34.04	BASELINE RD	\$1,350.00
7305	<b>Parcel ID:</b> 12-209-008-00; <b>Legal Description:</b> LOT 8 BLK 9 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Pinewood St in the Glenwood Park Subdivision. Plat map is provided in the photos. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$1.34		\$750.00

7306	<b>Parcel ID:</b> 12-210-009-00; <b>Legal Description:</b> LOTS 9-10 BLK 10 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W (2021) SPLIT/COMBINED ON 12/23/2020 FROM 12-210-001-00; <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Woodland Drive in the Glenwood Park Subdivision. Plat map is provided in the photos. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$10.86		\$850.00
7307	<b>Parcel ID:</b> 12-240-002-00; <b>Legal Description:</b> LOTS 2 3 & W 1/2 LOT 4 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W (98) <b>Comments:</b> The vacant lot is approximately 0.73 acres of land. No observed structures, however there was a building previously on the property but has since burned down. Some of the remains are still on the property. The property is still occupied by a few people living in travel trailers. Multiple vehicles were on the property. A few burn pits. Debris and other personal property all throughout the lot. Handful of trees. It looks like the property hasn't been reassessed since the fire destroyed the house. Due to this the SEV may not accurately represent the current value of the property. Mostly flat. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bloomingdale Public School District <b>Additional Disclosures:</b> 21; 6; 42 (see key for full text) <b>Summer Tax Due:</b> \$180.05	5989 BASELINE RD GRAND JUNCTION	\$5,250.00
7308	<b>Parcel ID:</b> 12-312-015-00; <b>Legal Description:</b> LOTS 15 & 16 BLK 12 LAKE VIEW PARK ADD SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Lakewood Ave in the Lake View Park Addition Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$2.70	Lakewood Ave, Fennville	\$800.00
7309	<b>Parcel ID:</b> 12-315-011-00; <b>Legal Description:</b> LOT 11 BLK 15 LAKE VIEW PARK ADD SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Park Ave in the Lake View Park Addition Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$1.34		\$750.00
7310	<b>Parcel ID:</b> 12-376-005-00; <b>Legal Description:</b> LOTS 5 & 6 BLK 26 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Troy St in the lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$2.70	Troy St, Pullman	\$800.00

7311	<b>Parcel ID:</b> 12-379-008-00; <b>Legal Description:</b> LOTS 8 & 9 BLK 29 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Troy St in the Lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$2.78	Troy St, Pullman	\$800.00
7312	<b>Parcel ID:</b> 12-383-006-00; <b>Legal Description:</b> LOT 6 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Carmen St in the Lake View Park Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$1.34	Carmen St, Pullman	\$750.00
7313	<b>Parcel ID:</b> 12-414-001-00; <b>Legal Description:</b> LOT 1 BLK 14 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land on 111th Ave. No observed structures. This lot is made up of mostly deciduous forest. Mix of young and mature trees. Easy to traverse. Small amount of dumping. Nothing too difficult to clean out. Appears to be mostly flat ground. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement and to verify that it is suitable for your intended use. Residential improved land use code 401. Located in the Bloomingdale Public School District. <b>Summer Tax Due:</b> \$1.34		\$750.00
7314	<b>Parcel ID:</b> 12-426-001-00; <b>Legal Description:</b> LOT 1 BLK 26 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scott Lake Subdivision No 3. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$1.30	Maryland Ave, Pullman	\$750.00
7315	<b>Parcel ID:</b> 12-434-011-00; <b>Legal Description:</b> LOT 11 BLK 34 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Forest Ave in the Lower Scott Lake No 3 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the South Haven Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$1.34		\$750.00
7316	<b>Parcel ID:</b> 12-438-005-00; <b>Legal Description:</b> LOT 5 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.04 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scott Lake No 4 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> TBA	Maryland Ave, Pullman	\$750.00

7317	<p><b>Parcel ID:</b> 12-438-008-00; <b>Legal Description:</b> LOT 8 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Maryland Ave in the Lower Scott Lake No 4 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.30</p>	Maryland Ave, Pullman	\$750.00
7318	<p><b>Parcel ID:</b> 12-445-002-00; <b>Legal Description:</b> LOT 2 BLK 45 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. The property is located on an unimproved road but it is just off from Newman Lane. No observed structures. This lot is made up of mostly deciduous forest. Mix of young and mature trees. Thick vegetation throughout. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature but the lot may not be big enough. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential improved land use code 401. Located in the Fennville Public School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.34</p>		\$750.00
7319	<p><b>Parcel ID:</b> 12-458-013-00; <b>Legal Description:</b> LOT 13 BLK 8 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. Looks to be mostly deciduous forest. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on undeveloped Kimball Ave in the Lower Scott Lake No5 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2.41</p>	Kimball Ave, Pullman	\$750.00
7320	<p><b>Parcel ID:</b> 51-300-038-50; <b>Legal Description:</b> COM 359.7' N &amp; 21' W OF SE COR SEC 29 TH WLY ALG S SIDE MAPLE ST 66' TO A PT 361.9' N &amp; 87' W OF SE COR SEC 29 TH S 132' TH ELY 66' TO A PT 132' S OF PT OF COM TH N 132' TO BEG EX THAT PORTION LYING NELY OF A LIN DESC AS BEG AT A PT ON S LIN SEC 29 WHICH IS S 88 DEG W 36.18' OF SE COR SEC 29 TH N 13 DEG E 108.96' TH N 24 DEG W 400' TO PT OF END SEC 29 T2N R13W (85)</p> <p><b>Comments:</b> This vacant lot is approximately 0.03 acres of land. About 30 feet of legal road frontage. It is triangular in shape. This is a small yard lot that is being maintained by the adjacent property owner. Terrain challenged. Too small to build and would be difficult on the hill as well. This would be a good purchase for one of the adjacent property owners looking to increase their property size. Located in the Allegan Public School District. Residential land use code 402. <b>Additional Disclosures:</b> 23; 44 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.89</p>	MAPLE ST ALLEGAN	\$750.00
7321	<p><b>Parcel ID:</b> 54-452-003-00; <b>Legal Description:</b> ELY 30' MEASURED ALG FRANKLIN ST OF LOT 3 BLOCK B ALSO LOT 4 BLOCK B EX THAT PT LYING S OF DRAIN HOMESTEAD</p> <p><b>ADDITION Comments:</b> This vacant lot is approximately 0.09 acres of land. About ~50 feet of road frontage on E Franklin. E Allegan runs along the East side of the property. No observed structures. Terrain challenged. Has a drainage stream run through the South side of the property. Busy road. There is a driveway entrance on E Franklin but the ground drops sharply once on the property. Some cement remains possibly from an old driveway. This would be a difficult lot to develop due to the stream and the slope of the ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Otsego Public School District. <b>Additional Disclosures:</b> 49; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$108.84</p>	514 E FRANKLIN OTSEGO	\$2,250.00

## Berrien

Lot #	Lot Information	Address	Min. Bid
7100	<b>Parcel ID:</b> 01-4800-0014-00-4; <b>Legal Description:</b> LOT 14, MEADOWBROOK PARK. <b>Comments:</b> The house sits on approximately 0.37 acres of land. Around ~120 feet of road frontage on Tousley Dr. Unfortunately the mobile is in poor shape. The metal roof has collapsed in the center of the home. There is a large tree limb on the roof as well. Overgrown vegetation throughout the lot. There is a detached one car garage behind the mobile that appears to be in fair/good shape. Shingled roof is older but looks fine for its age. Slab foundation looks sound. This property will require some work before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. There is a recorded affidavit of affixture attaching this mobile home to the property, please see related documents below. <b>Additional Disclosures:</b> 5; 17 (see key for full text) <b>Summer Tax Due:</b> \$380.83	5675 TOUSLEY DR EAU CLAIRE	\$1,933.07
7101	<b>Parcel ID:</b> 03-0020-0034-17-1; <b>Legal Description:</b> COM 885.5'N & 167.54'W OF E1/4 POST OF SEC 20 T4S R18W TH N 60'TH W 134.54'TH S 60'TH E 134.54'TO BEG <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. ~60 feet of road frontage along Hamilton Rd. The road has not been developed. It will be difficult to access this property. No observed structures. Looks to be a grassy lot behind a larger vacant lot on S Crystal Ave. Utilities are in the area. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$7.83	HAMILTON RD BENTON HARBOR	\$404.34
7102	<b>Parcel ID:</b> 03-0021-0008-00-3; <b>Legal Description:</b> THE N 25 A OF SW1/4 OF NE1/4 SEC 21 T4S R18W <b>Comments:</b> The house sits on approximately ~25 acres of land. ~825 feet of road frontage on S Euclid. Unfortunately this house was being neglected and has not been well maintained. The shingled roof is older and there are localized leaks. Some areas of the soffit and fascia need repairs. The wood siding is peeling and needs repairs. A portion of the wall on the back of the home is missing. Building is open to the elements. Basement was wet. One of the interior brick walls has a large crack and is in bad shape. Doesn't look to be load bearing but it should be examined and repaired. Overall the foundation on the house looks to be in decent shape. The bones of the home feel solid. Seven bedroom two full bathroom. Some nicer wood work such as along the Water heater has been disconnected. Furnace has been removed. Land is made up of deciduous forest, grassland/herbaceous, open space and a evergreens. There is trail that takes you back behind the home. There are many piles of garbage that someone has been dumping. There is evidence there has been recent dumping. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 5; 21; 48 (see key for full text) <b>Summer Tax Due:</b> \$1,955.38	331 S EUCLID AVE BENTON HARBOR	\$13,247.30
7103	<b>Parcel ID:</b> 03-0028-0010-06-4; <b>Legal Description:</b> COM 1322.75'N & 719.45'S89DEG41'E OF SW COR SEC 28 T4S R18W TH S89DEG 41'E 104.35'TH S 208.7'TH W 104.35' TH N0DEG12'W 208.7'TO POB <b>Comments:</b> This vacant lot is approximately 0.52 acres of land. ~104 feet of road frontage along E Napier Ave. No observed structures. Open grassy lot with trees. Driveway entrance at the road. Flat ground. Across the street from cemetery. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$23.59	1786 E NAPIER AVE BENTON HARBOR	\$823.58
7104	<b>Parcel ID:</b> 03-0030-0007-01-4; <b>Legal Description:</b> COM AT NE COR OF NW1/4 OF SW1/4 OF SEC 30 T4S R18W TH S 70'TH W 274.99'TH N9DEG59'W 70.63'TH E TO BEG <b>Comments:</b> This vacant lot is approximately 0.45 acres of land. ~70 feet of road frontage along Broadway Ave. No observed structures. Power lines run through the middle of the property. Overgrown vegetation throughout. trees along the borders. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 30; 23 (see key for full text) <b>Summer Tax Due:</b> \$19.65	1302 BROADWAY AVE BENTON HARBOR	\$450.16



7105	<b>Parcel ID:</b> 03-0790-0083-00-2; <b>Legal Description:</b> LOT 1 BLK E BELL & HOPKINS ADD TO CITY OF BENTON HARBOR ALSO THAT PT OF VACATED CHESTNUT ST LYING S OF SLOPE STREET <b>Comments:</b> This vacant lot is approximately 0.29 acres of land. ~345 feet of road frontage along Higman Park Rd. No observed structures. Terrain challenged. Most likely unbuildable. Ground slopes up drastically from the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23; 49 (see key for full text) <b>Summer Tax Due:</b> \$26.26	HIGMAN PARK RD BENTON HARBOR	\$427.82
7106	<b>Parcel ID:</b> 03-0800-0008-01-0; <b>Legal Description:</b> THE S 51'OF LOT 8 BELMONT ACRES <b>Comments:</b> This vacant lot is approximately 0.35 acres of land. There is technically ~50 feet of road frontage along Margarete Ave but this portion of road had not been developed. The paved road stops just before the start of the property. No observed structures. Wooded with thick vegetation throughout. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$43.29	291 MARGARETE AVE BENTON HARBOR	\$658.79
7107	<b>Parcel ID:</b> 03-0810-0014-00-9; <b>Legal Description:</b> LOT 14 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~40 feet of road frontage along Chestnut. No observed structures. Next to house in poor condition. Open grassy lot with some trees long the North and West border. There is an alley that runs along the West border. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$31.50	266 CHESTNUT ST BENTON HARBOR	\$665.77
7108	<b>Parcel ID:</b> 03-0810-0107-01-5; <b>Legal Description:</b> LOTS 106 & 107 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. ~78 feet of road frontage along Walnut St. No observed structures. Open grassy lot with a few trees along the West border. An alley runs along the west border as well. Partial driveway entrance at the road. Remains of old burn barrel but no major debris. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$66.97	340 WALNUT ST BENTON HARBOR	\$1,032.98
7109	<b>Parcel ID:</b> 03-0810-0112-00-1; <b>Legal Description:</b> LOT 112 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~120 feet of road frontage along Chicago Ave and ~35 feet along Walnut St. No observed structures. Open grassy lot with some trees along the South Border. Remains of an old chain link fence in the South West corner. ALley runs along the West border. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$31.50	1128 CHICAGO AVE BENTON HARBOR	\$883.71
7110	<b>Parcel ID:</b> 03-0810-0132-00-1; <b>Legal Description:</b> LOT 132 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~38 feet of road frontage along Walnut St. No observed structures. Partially wooded with an overgrown grass section along the road. There is an alley that runs along the East border. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$31.50	377 WALNUT ST BENTON HARBOR	\$643.92
7111	<b>Parcel ID:</b> 03-0810-0135-00-1; <b>Legal Description:</b> LOT 135 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~40 feet of road frontage along Walnut. No observed structures. Open grassy lot. Overgrown vegetation but nothing to crazy Handful of smaller trees. Alley runs along the East border. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$31.50	385 WALNUT ST BENTON HARBOR	\$735.00

7112	<b>Parcel ID:</b> 03-0820-0043-00-6; <b>Legal Description:</b> LOT 6 BLK 4 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~36 feet of road frontage along Chicago Ave and ~120 along Cornelia St. No observed structures. Open grassy lot with a few trees. There are a couple trees that have fallen over on the property. Old basketball hoop. There is a dirt drive that leads to the neighboring house. Alley runs along the South border of the lot with some power line poles. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$35.43	952 CHICAGO AVE BENTON HARBOR	\$907.75
7113	<b>Parcel ID:</b> 03-0820-0058-00-3; <b>Legal Description:</b> LOT 21 BLK 4 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. ~50 feet of road frontage along Pine St. No observed structures. Open grassy lot with some overgrown vegetation near the West side. Large tree has fallen in the middle of the property. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$41.18	238 PINE ST BENTON HARBOR	\$1,247.97
7114	<b>Parcel ID:</b> 03-0820-0081-00-5; <b>Legal Description:</b> LOTS 19 & 20 BLK 7 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.27 acres of land. ~90 feet of road frontage along Chestnut St. Alleys run along both the South and West border of property. No observed structures. Open grassy lot that has chain link fencing around the perimeter. Flat ground. Some trees along the borders. Adjacent to LOT#7115 to the North. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. LOT# 7115 is adjacent located North of this property. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$18.38	226 CHESTNUT ST BENTON HARBOR	\$1,536.04
7115	<b>Parcel ID:</b> 03-0820-0083-00-8; <b>Legal Description:</b> LOT 21 BLK 7 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.15 acres of land. ~50 feet of road frontage on Chestnut St. The house is in poor shape. Its apparent that it has not been maintained for some time now. Two bedroom one bathroom. The interior of the home is pretty trashed. There is garbage and debris all throughout the home. The basement felt wet and was completely full of debris/garbage. Surface well/pump with tank. No furnace or water heater. The electrical components have been harvested. Vinyl siding looks fine but much of it is covered by overgrown vegetation. The block foundation looks fine were visible. Shingled roof has reached the end of its lifespan and should be replaced. Electric meter and gas meter still hooked up. Doors and windows have security bars. Paved driveway leads to a detached one car garage. The garage is in very poor shape. Large holes in the roof and water has damaged the framing. The slab foundation has many cracks. There was also a large hole between the house and garage near the sidewalk. Unknown why its there. Overgrown vegetation throughout the property. This house is going to need a lot of work before its back in living condition. Please be prepared for some work this is a fixer upper. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 5; 21; 48; 66 (see key for full text) <b>Summer Tax Due:</b> \$379.47	242 CHESTNUT ST BENTON HARBOR	\$3,183.34
7120	<b>Parcel ID:</b> 03-0960-0014-00-1; <b>Legal Description:</b> LOT 14 BUTLER HIGHLAND ADD <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. ~50 feet of road frontage along Charles St. No observed structures. Open grassy lot with some trees near the west portion. Flat ground. There is some personal property on the lot but it is most likely the neighbors. Clean lot. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$14.38	210 CHARLES ST BENTON HARBOR	\$413.67

7122	<p><b>Parcel ID:</b> 03-1950-0033-00-4; <b>Legal Description:</b> THE N1/2 OF LOT 33 EAST LAWN</p> <p><b>Comments:</b> The house sits on approximately 0.29 acres of land. ~50 feet of road frontage on Bridgman Ave. This is a small one story home. It has been tightly boarded up and is covered in overgrown vegetation. The interior looked like it was old and outdated. Peeling paint. It will most likely need repairs and renovations. Block foundation looked solid where visible. Some younger trees are growing close to the foundation and should be removed before they cause damage if they haven't already. Shingled roof is old but looks ok for its age. Some shingles are starting to peel. Vinyl siding looks fine but could use a wash after the overgrowth is trimmed. Electric meter still hooked up. Gas meter has been removed. This lot is adjacent to LOT# 7123 that sits just South of this property. The West portion of the property is partially wooded. Thick vegetation throughout. The property is most likely a fixer upper but its a small house so it should be manageable. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 46; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$113.08</p>	198 BRIDGMAN AVE BENTON HARBOR	\$3,069.67
7123	<p><b>Parcel ID:</b> 03-1950-0033-01-2; <b>Legal Description:</b> THE S1/2 OF LOT 33 EAST LAWN</p> <p><b>Comments:</b> The house sits on approximately 0.22 acres of land. ~40 feet of road frontage on Bridgman Ave. Cape cod style home. Two bedroom One bathroom. The house looks to be in fair shape but it needs to be renovated. Shingled roof is old but fine for its age needs some minor repairs here and there. Gutters could use some work. Vinyl siding in decent shape needing just a few minor repairs. Some broken windows and doors have been boarded. There is a shed next to the home but it is completely covered in vegetation. Small block enclosure for a well/pump. Access to the crawlspace is through this spot. This house will need repairs and renovations but its a smaller home so it should be manageable Would be a good first fixer upper. The West portion of the lot is partially wooded. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 46; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$177.10</p>	196 BRIDGMAN AVE BENTON HARBOR	\$3,306.49
7124	<p><b>Parcel ID:</b> 03-4530-0057-00-7; <b>Legal Description:</b> LOT 15 BLK C LEESIDE 1ST ADD TO CITY OF BENTON HARBOR</p> <p><b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.13 acres of land. ~40 feet of road frontage along Highland Ave. This is a smaller home that isn't being well maintained. The back yard is very overgrown and there is a flooding issue. The backyard had standing water. Grass driveway with a trailer parked on it. The house is full of personal property. Electric meter still connected but the gas meter has been removed. Shingled roof is older and needs minor repairs. Mix of metal and faux stone siding. The faux stone is broken on the front of the home. Metal siding in decent shape where visible. The house will most likely require repairs and renovations. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$174.45</p>	1037 HIGHLAND AVE BENTON HARBOR	\$2,769.99
7125	<p><b>Parcel ID:</b> 03-4840-0089-01-1; <b>Legal Description:</b> LOTS 13 &amp; 14 BLK 6 MAPLEHURST</p> <p><b>Comments:</b> This vacant lot is approximately 0.64 acres of land. ~145 feet of road frontage along Norwood Ave. The road turns from paved to dirt. The road is not maintained. No observed structures. Wooded. Flat ground. Small amount of dumping. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23; 40 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$135.84</p>	1611 NORWOOD AVE BENTON HARBOR	\$690.12
7126	<p><b>Parcel ID:</b> 03-4980-0077-02-6; <b>Legal Description:</b> LOT 77 ALTER OF ENTIRE LOTS 46 TO 89 INCL OF MICHICAGO VIEW SUB</p> <p><b>Comments:</b> This vacant lot is approximately 0.18 acres of land. ~42 feet of road frontage along Edgecumbe. No observed structures. Very overgrown. Thick vegetation all throughout. Some tall trees. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$41.18</p>	EDGE CUMBE AVE BENTON HARBOR	\$668.65

7127	<p><b>Parcel ID:</b> 03-5020-0082-00-8; <b>Legal Description:</b> LOT 82 TOWN OF MILLBURG</p> <p><b>Comments:</b> The house sits on approximately 0.20 acres of land. ~60 feet of road frontage along N Second St. This home was recently occupied. The electric and water are still active. Gas meter has been removed. The rear hose outlet was open and broken spraying water for who knows how long. The basement had standing water most likely from the ground being over saturated with water from the open hose. Sump pump was running. The basement still has water heater and furnace but both look to be in poor condition and were most likely underwater at some point. The interior of the home is trashed. The former residents did not take care or maintain the home. Three bedroom one full bathroom. Garbage, debris, and personal property all throughout the home. Many of the rooms floors are down to the subflooring. Many broken windows. Some have been boarded. Some parts of the floors felt soft. Block foundation looked ok with some cracking. Its difficult to tell if the running water has caused any issues with the foundation. The sump pump outlet in the middle of the back yard has eroded some of the land. Siding on the home needs repairs. The shingled roof is in poor condition and should be replaced. Small shed on side of the home. Gravel/dirt driveway. This building is in poor shape and will need a lot of work before its back in good living condition. Please be prepared for some work. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 21; 66; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$493.46</p>	483 N 2ND ST BENTON HARBOR	\$4,586.24
7128	<p><b>Parcel ID:</b> 03-6660-0085-00-0; <b>Legal Description:</b> LOT 85 &amp; THE WLY 50' OF THE ELY 100' OF LOT 106 RACKLIFFE PARK</p> <p><b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.19 acres of land. ~40 feet of road frontage along Rackliffe Dr and ~50 along Whitney Ave. There is a large amount of debris/garage scattered throughout the property. Block foundation looks solid. Shingled roof is in decent shape for its age. Some broken windows. Siding is in fair shape but needs some repairs. There is a small shed behind the home in poor shape. The way the exterior has been maintained leads me to believe the interior is likely in poor shape. Its highly likely this house will require repairs and renovations. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. Auction lot 7129 is adjacent to the South West. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$565.08</p>	1360 RACKLIFFE DR BENTON HARBOR	\$5,933.40
7129	<p><b>Parcel ID:</b> 03-6660-0106-01-5; <b>Legal Description:</b> LOT 106 EXC THE ELY 100' RACKLIFFE PARK</p> <p><b>Comments:</b> This vacant lot is approximately 0.04 acres of land. ~85 feet of road frontage along Whitney. No observed structures. Overgrown vegetation. Partially fenced in with neighboring property. Small triangular lot. Most likely to small to build. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. Lot is likely too small to build upon, would be a good purchase if also buying auction lot 7128, which is adjacent to the North East. <b>Additional Disclosures:</b> 23; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$35.43</p>	RACKLIFFE DR BENTON HARBOR	\$518.85
7130	<p><b>Parcel ID:</b> 03-6900-0005-00-1; <b>Legal Description:</b> LOTS 5 &amp; 6 ROSELAND ADD TO CITY OF BENTON HARBOR</p> <p><b>Comments:</b> This vacant lot is approximately 0.29 acres of land. ~100 feet of road frontage along Hall St. No observed structures. Overgrown grassy lot with a dirt drive going through the middle. Some trees along the border. Flat ground. It looks like the neighboring apartment complex residents use this as a drive through. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$46.46</p>	935 HALL ST BENTON HARBOR	\$755.09
7131	<p><b>Parcel ID:</b> 03-6900-0013-00-4; <b>Legal Description:</b> LOT 13 ROSELAND ADD TO CITY OF BENTON HARBOR</p> <p><b>Comments:</b> The house sits on approximately 0.15 acres of land. ~50 feet of road frontage on Hall St. Unfortunately this house has suffered from a major fire and is in very poor shape. Two bedroom one bathroom. Evidence of harvesting. Electrical wiring has been removed. Water heater removed, furnace still present. Overgrown vegetation throughout the property. There is also a large amount of debris/garbage all around the building. A tree has fallen on the roof. Block foundation appears generally solid. Gravel/dirt driveway leads to a small block garage that doesn't have an overhead door. Shingled roof on the home and garage are old and need repairs. This property may be a total loss. It will require a great deal of work. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 5; 48; 11; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$141.22</p>	991 HALL ST BENTON HARBOR	\$6,760.99

7132	<p><b>Parcel ID:</b> 04-0027-0013-00-0; <b>Legal Description:</b> BEG 886.4' S &amp; 636.7' W OF THE NE COR OF NW1/4 OF NE1/4 SEC 27 T6S R17W TH S 203.4' TH W 59.6' TH N 203.4' TH E TO POB <b>Comments:</b> This vacant lot is approximately 0.28 acres of land. Appears to be wooded. Unable to find road access to the property. It appears to have no access but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Land use code 705. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Berrien Springs Public School District. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$12.03</p>	M 140 NILES	\$393.99
7133	<p><b>Parcel ID:</b> 05-0009-0010-15-6; <b>Legal Description:</b> FROM A PT 885.4'S OF NW COR SEC 9 T8S R18W RUN N56DEG05'E 550.4'TH S33DEG55'E 250'TO POB TH S77DEG10'E 222.2'TO C/L HWY TH S16DEG21'W ON C/L HWY TO A PT WHICH IS S33DEG55'E OF POB TH N33DEG55'W TO POB <b>Comments:</b> The house sits on approximately 0.45 acres of land. ~ 135 of road frontage on Sage Rd. One bedroom one bathroom. This is an older small home that has had some recent work done to it. There are issues with the home as it sits. The roof is in a variety of conditions but mostly poor. It appears it was in the process of being replaced or layered on top of the old roof but was never finished. One of the rooms in the house has a collapsed ceiling with water damage. The garage is not structurally attached to the home but the roof extends over it. It unknown what is up to code. There was an addition put on the rear of the home and the new block foundation that was installed looks well done. The older block foundation has some cracking and movement. The basement was wet. Furnace and water heater still present. Unknown if in working condition. Propane tank has been installed underground. Electric meter still hooked up. House and garage full of personal property, debris, and garbage. The addition on the home is in good shape but the original portions of the home are in poor shape. The second story is attic space that was blocked off at the stair way. This property is going to require some large repairs and some renovations. Please be prepared. Residential land use code 401. Located in the Buchanan Community School District. <b>Additional Disclosures:</b> 5; 21; 50; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$485.23</p>	2010 SAGE RD BUCHANAN	\$3,763.80
7134	<p><b>Parcel ID:</b> 06-1180-0173-00-5; <b>Legal Description:</b> LOT 1 BLK 4 CLEAR LAKE WOODS <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. ~40 feet of road frontage along Lakeview Dr and ~115 feet along Walnut St. Just South of Clear Lake. No observed structures. Ground slopes down from the road. Some nice mature trees. Across the street from Clear Lake. Nice area with well maintained homes. Possible Association fees. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Buchanan Community School District. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$18.83</p>	LAKEVIEW BUCHANAN	\$522.35
7136	<p><b>Parcel ID:</b> 07-0020-0066-01-1; <b>Legal Description:</b> FROM W1/4 PST SEC 20 T7S R20W MEAS E 684'TO PMRR R/W TH N42DEG30'E 542'TH N47DEG30'W 583'TH N29DEG30' E 169'TO POB TH N47DEG30'W 100'TH N29DEG30'E 140'TH S47DEG30'E 100' TH S29DEG30'W 140'TO BEG LOT 8 <b>Comments:</b> This vacant lot is approximately 0.29 acres of land. Utilities in the area. Wooded lot. Just East of Lake Michigan. Unable to find road access to the property. It appears to have no access. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the River Valley School District. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$603.91</p>	LAKESHORE RD THREE OAKS	\$2,769.28
7137	<p><b>Parcel ID:</b> 07-4670-0108-00-4; <b>Legal Description:</b> PRT OF LOT 108 LINWOOD COM AT SE COR SD LOT TH NLY ON 57'RADIUS CURVE TO LEFT TO N LN OF S 7'OF LOT 109 TH E TO E LN LOT 109 TH S TO BEG <b>Comments:</b> This vacant lot is approximately 0.01 acres of land. Part of the "Harbert Woods" neighborhood. Very small irregular shaped property next to home. Unbuildable. No observed structures. Most likely association fees. Private community. Residential land use code 402. Located in the River Valley School District. <b>Additional Disclosures:</b> 8; 16; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.10</p>	MAIN DR THREE OAKS	\$368.92

7138	<b>Parcel ID:</b> 08-0010-0030-00-6; <b>Legal Description:</b> COM 33'N & 550.4'E OF S1/4 PST OF SEC 10 T3S R17W TH MEAS N43DEG52'E 551.1'TH N46DEG08'W 190'FOR A BEG PT TH N46DEG08'W 60'TH N43DEG52'E 100'TH S46DEG08'E 60'TH S43DEG52'W 100'TO BEG FORMERLY KNOWN AS LOTS 236 & 237 OF NORTH PARK NUMBER ONE <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Road frontage along unimproved road. Between Berky Ave and Paw Paw Lake Rd. No observed structures. Power Gas and Phone in the area. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$10.86	COLOMA	\$521.65
7139	<b>Parcel ID:</b> 10-0027-0041-09-3; <b>Legal Description:</b> COM 893.72'W & 337.44'N 0 DEG 0' 04"E OF E1/4 PST SEC 27 T3S R18W TH S89DEG38'04"W 134.54'TH N2DEG 53'09"W 151.17'TH N89DEG59'36"E 142.35'TH S 0 DEG 0'04"W 150.17' TO POB <b>Comments:</b> This vacant lot is approximately 0.48 acres of land. Unable to find road access to the property. There is a paved road that runs on a commercial property North of this lot but it appears to be private. It's possible there is an easement to the property but it was not found in the legal description. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Sits behind a house on Riverside Rd. Open flat grassy lot with trees scattered around. Being maintained by one of the neighbors. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Hagar Township School District 6 <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$9.42	BENTON HARBOR	\$455.06
7140	<b>Parcel ID:</b> 10-4250-0047-00-7; <b>Legal Description:</b> LOT 47, KROSCHER MANOR. <b>Comments:</b> This vacant lot is approximately 0.50 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Pershing Dr in the Kroschel Manor Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric gas and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$67.13	2916 PERSHING DR COLOMA	\$1,010.48
7141	<b>Parcel ID:</b> 10-4540-0341-00-4; <b>Legal Description:</b> LOT 341, LAKE MICHIGAN BEACH. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. ~20 feet of road frontage along Superior St. No observed structures. Wet land indicators. Swamp lot. Standing water. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 41; 10; 9 (see key for full text) <b>Summer Tax Due:</b> \$13.14	5870 SUPERIOR ST COLOMA	\$517.05
7142	<b>Parcel ID:</b> 10-4540-0925-00-6; <b>Legal Description:</b> LOTS 925 & 926, LAKE MICHIGAN BEACH. <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. ~100 feet of road frontage along Ohio St and ~40 feet on Huron St. Ground slopes down from road. Terrain challenged. The portion of Huron St is not developed. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$7.68	5800 HURON ST COLOMA	\$445.66
7143	<b>Parcel ID:</b> 10-4540-1305-01-0; <b>Legal Description:</b> LOTS 1305 THRU 1314 INCL LAKE MICHIGAN BEACH <b>Comments:</b> This vacant lot is approximately 0.46 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Appears to be wooded. Was not able to gain access to the property but there is legal road frontage on Erie St in the Lake Michigan Beach Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$33.51	ERIE ST COLOMA	\$784.05

7144	<p><b>Parcel ID:</b> 10-4540-1881-00-2; <b>Legal Description:</b> LOTS 1881, 1882, &amp; 1883 LAKE MICHIGAN BEACH. <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~140 feet of road frontage along Central Ave. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Tall grassy open lot with a handful of trees. Triangular shape. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$35.17</p>	6178 CENTRAL AVE COLOMA	\$8,036.86
7147	<p><b>Parcel ID:</b> 10-4560-5484-00-2; <b>Legal Description:</b> LOTS 5484 TO 5488, INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.31 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Wilson St in the Lake Michigan Beach No. 2 Subdivision. Plat map is provided in the photos. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$31.53</p>	5717 WILSON ST COLOMA	\$1,035.24
7148	<p><b>Parcel ID:</b> 10-4560-5604-00-8; <b>Legal Description:</b> LOTS 5604 &amp; 5605, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~40 feet of road frontage along Wilson St. No observed structures. Wooded with thick vegetation. Ground slopes down from the road but looks like it levels out. Across the street from 196. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.34</p>	6065 WILSON ST COLOMA	\$737.89
7149	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 10-4560-5671-00-7; <b>Legal Description:</b> LOTS 5671 TO 5675 INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This bundle of two vacant parcels is approximately 0.31 acres of land. ~100 feet of road frontage along Evanston St, ~135 ft deep. No observed structures. Wooded. Thick vegetation throughout. Difficult to traverse. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 10-4560-5676-01-7; <b>Legal Description:</b> LOTS 5676 &amp; 5677 LAKE MICHIGAN BEACH NO.2</p> <p><b>Summer Tax Due:</b> \$82.84</p>	6307 WILSON ST COLOMA;  WILSON ST COLOMA	\$2,009.48
7151	<p><b>Parcel ID:</b> 10-4560-5995-01-5; <b>Legal Description:</b> LOTS 5995 TO 6004 INCL IN LAKE MICHIGAN BEACH NO 2 <b>Comments:</b> This vacant lot is approximately 0.46 acres of land. Wooded. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Pierce in the Lake Michigan Beach No. 2 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$29.29</p>	6153 PIERCE ST COLOMA	\$803.36
7152	<p><b>Parcel ID:</b> 10-4560-6383-00-5; <b>Legal Description:</b> LOTS 6383 &amp; 6384, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Adams St in the Lake Michigan Brach No. 2 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.16</p>	6167 ADAMS ST COLOMA	\$466.25

7153	<b>Parcel ID:</b> 10-4560-7136-00-1; <b>Legal Description:</b> LOTS 7136, 7137 & 7138, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Appears to be wooded. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Taylor St in the Lake Michigan Beach No.2 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$8.22	6227 TAYLOR ST COLOMA	\$494.53
7154	<b>Parcel ID:</b> 10-4560-7442-00-5; <b>Legal Description:</b> LOTS 7442 & 7443, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. Appears to be wooded. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Garfield St in the Lake Michigan Beach No. 2 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$6.16	6163 GARFIELD ST COLOMA	\$465.31
7155	<b>Parcel ID:</b> 10-4570-8789-00-6; <b>Legal Description:</b> LOTS 8789 & 8790, LAKE MICHIGAN BEACH NO. 3 <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Tulip PL in the Lake Michigan Beach No. 3 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8; 9 (see key for full text) <b>Summer Tax Due:</b> \$9.78	5610 TULIP PL COLOMA	\$694.37
7156	<b>Parcel ID:</b> 10-4570-9771-00-3; <b>Legal Description:</b> LOT 9771, LAKE MICHIGAN BEACH NO. 3. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Ontario St in the Lake Michigan Beach No. 3 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 9; 8 (see key for full text) <b>Summer Tax Due:</b> \$7.60	5585 ONTARIO ST COLOMA	\$541.85
7157	<b>Parcel ID:</b> 10-4570-9773-00-6; <b>Legal Description:</b> LOT 9773, LAKE MICHIGAN BEACH NO. 3. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Ontario St in the Lake Michigan Beach No. 3 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. Adjacent to LOT# 7158 North of this property. <b>Additional Disclosures:</b> 8; 9 (see key for full text) <b>Summer Tax Due:</b> \$7.60	5593 ONTARIO ST COLOMA	\$536.41
7158	<b>Parcel ID:</b> 10-4570-9774-00-2; <b>Legal Description:</b> LOT 9774, LAKE MICHIGAN BEACH NO.3. <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Ontario St in the Lake Michigan Beach No. 3 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. Adjacent to LOT# 7157 South of this property. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$7.60	5597 ONTARIO ST COLOMA	\$536.41



7159	<p><b>Parcel ID:</b> 10-4570-9778-00-8; <b>Legal Description:</b> LOTS 9778, 9779 &amp; 9780, LAKE MICHIGAN BEACH NO. 3. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Appears to be wooded. Small stream runs along a small portion of the property to the North. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Ontario St in the Lake Michigan Beach No. 3 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 8 (see key for full text)  <b>Summer Tax Due:</b> \$8.22</p>	5596 ONTARIO ST COLOMA	\$452.57
7160	<p><b>Parcel ID:</b> 10-4960-0256-00-7; <b>Legal Description:</b> LOT 256, MICHIGAN LAKE SHORE RESORT NO. 1. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. ~30 feet of road frontage along Ash St. No observed structures. Handful of large trees. Ground is uneven in areas. Very low traffic. This is on a dead end road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Coloma Community School District. <b>Additional Disclosures:</b> 9 (see key for full text)  <b>Summer Tax Due:</b> \$9.13</p>	3071 ASH ST COLOMA	\$482.38
7161	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 13-0012-0013-00-1; <b>Legal Description:</b> COM 16 RDS S OF NE COR OF SW 1/4 OF NE1/4 SEC 12 T8S R21W TH S 4 RDS TH W 40 RDS TH N 4 RDS TH E 40 RDS TO BEG <b>Comments:</b> The house sits on approximately 2.03 acres of land. ~132 feet of road frontage on Hoder Rd. Residential land use code 401. Located in the New Buffalo Area School District. House has been gutted. Chimney has collapsed. Foundation and structural issues were noted during our inspection. This house will need a great deal of work to be brought back to livable condition, be prepared. There is a large fenced in area, containing land for both of the bundled parcels. The septic tank and propane tank for the house appears to be on the vacant parcel of the bundle. Property is generally wooded in the west, with plenty of mature tree coverage nearer the road. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the New Buffalo Area School District. <b>Additional Disclosures:</b> 22; 34; 50 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 13-0012-0014-00-8; <b>Legal Description:</b> COM 20 RDS S OF NE COR OF SW 1/4 OF NE1/4 SEC 12 T8S R21W TH S 4 RDS TH W 40 RDS TH N 4 RDS TH E 40 RDS TO BEG  <b>Summer Tax Due:</b> \$1,802.12</p>	17946 HODER RD NEW BUFFALO;  17958 HODER RD NEW BUFFALO	\$15,609.20
7163	<p><b>Parcel ID:</b> 13-2700-0036-06-2; <b>Legal Description:</b> THE SLY 54'OF NELY 216'OF LOT 18 BLK 2 GOLF VIEW GARDENS <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. Appears to be wooded. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the New Buffalo Area School District. <b>Additional Disclosures:</b> 7 (see key for full text)  <b>Summer Tax Due:</b> \$11.51</p>	NEW BUFFALO	\$615.01
7164	<p><b>Parcel ID:</b> 13-2850-0011-01-1; <b>Legal Description:</b> THE SWLY 57.5'OF THE NELY 110' OF LOT 11 GOWDY SHORES WHOSE NE'LY &amp; SW'LY LINES ARE PARALLEL WITH THE NE'LY &amp; SWLY LNS OF SD LOT 11 <b>Comments:</b> The house sits on approximately 0.13 acres of land. 60 feet of road frontage on Third St. This is an older home that has been sitting for some time. It has not been maintained. The gutters are full of debris and growing vegetation. Block foundation looks solid. Shingled roof needs to be replaced. One side of the home is completely covered in vegetation. A large tree was recently taken down and the remains are sitting in the grass driveway. Partially fenced in with chain link. This is in a nice neighborhood that's being well maintained by the surrounding neighbors. This house deserves to be repaired or the lot needs to be cleared out for a new development. The house doesn't look terrible from the exterior inspection. We were unable to gain entry into the home without causing major damage to the entrance. Condition of the interior is unknown. Residential land use code 401. Located in the New Buffalo Area School District. <b>Additional Disclosures:</b> 5; 33; 16 (see key for full text)  <b>Summer Tax Due:</b> \$1,456.01</p>	16280 THIRD ST UNION PIER	\$8,904.64

7165	<b>Parcel ID:</b> 14-0013-0022-02-0; <b>Legal Description:</b> COM 693'W OF SE COR OF SW1/4 OF SW1/4 SEC 13 T7S R17W TH N 314.6'TH W 421'TH S 314.6' TH E 421'TO POB <b>Comments:</b> This vacant lot is approximately 3.19 acres of land. About 20 feet of frontage at the end of Jackson St. This is at the end of Jackson street and is not well developed. It is partially being used as a driveway. Most of the property is wooded but the North section of the property is open and grassy. No observed structures. There was a vehicle parked on the property but has been sitting for some time. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District School. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$185.15	NILES	\$3,291.30
7166	<b>Parcel ID:</b> 14-0013-0023-01-8; <b>Legal Description:</b> COM 1114'W & 236.6'N OF SE COR OF SW1/4 OF SW1/4 SEC 13 T7S R17W TH N 78'TH W 285.5'TO HWY C/L TH S10DEG 50'W TO PT W OF BEG TH E TO BEG <b>Comments:</b> The building sits on approximately 0.59 acres of land. ~80 feet of road frontage on N 5th St. Unfortunately this building has been sitting unmaintained for some time. The former owners left in a hurry leaving much of the perishables behind. Sanitation issues. The entire building is covered in mildew and there is a good amount of mold as well. This building is going to need an extensive clean before any work can be done. The roof is in poor shape and a section of the ceiling has caved in. Large commercial kitchen area is in decent shape but everything is very dirty. There is a small office off the kitchen. Large basement for storage. Massive fridge and freezer. Gas meters have been removed. Two electric meters still hooked up. Large parking lot to the North and East. This building will require a good amount of work before its back in operating condition but it seems salvageable. Commercial land use code 201. Located in the Niles Community School District. <b>Additional Disclosures:</b> 32; 5; 63; 66; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,076.75	2433 N 5TH ST NILES	\$17,810.69
7168	<b>Parcel ID:</b> 14-0112-0021-00-5; <b>Legal Description:</b> COM 25 RDS N OF S1/4 PST SEC 12 T8S R17W TH N 7 RDS TH E 10 RDS TH S 7 RDS TH W 10 RDS TO BEG <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.46 acres of land. ~115 feet of road frontage along S 17th St. Block foundation looks solid. Block exterior. Shingled roof looks good. Electric and gas meter are still hooked up and appear active. There is a good amount of debris and personal property scattered around the property. Vehicle parked on the property. Burn pile in the back yard. Open grassy yard surrounds the home. A few large trees. This building will likely require some repairs and renovations but from the exterior inspection alone the house looks fairly nice. Residential land use code 401. Located in the Brandywine Community School District. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$639.16	2325 S 17TH ST NILES	\$7,307.94
7169	<b>Parcel ID:</b> 14-0113-0010-00-1; <b>Legal Description:</b> COM 665.15'S OF NE COR SEC 13 T8S R17W TH W 1325.1'TH S 525'TH E 785.2'TH N 70'TH E 540'TH N 455'TO POB <b>Comments:</b> The house sits on approximately 15.15 acres of land. ~455 feet of road frontage on S 21st St. Unfortunately this house is in very poor condition. the house is full of debris and garbage. Very unsanitary. The house is heavily animal damaged as well. The roof is in poor shape and has been leaking for an extended period of time. Portions of the roof are close to collapse. Overgrown vegetation surrounds much of the home. The rear of the building is in very poor shape missing pieces of the wall. Concrete driveway runs along the side of the home and leads to a garage that is nearing total collapse. The buildings are in very poor shape and are likely total losses. The value here is in the land. The 15 acres consists of deciduous forest, open space and areas for crops. Wild berries and a variety of plants and wildlife. You could remove the buildings and build your dream home deep in the woods with plenty of privacy. Good hunting land, encountered deer during visit. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Brandywine Community School. <b>Additional Disclosures:</b> 22; 32; 63; 5; 36 (see key for full text) <b>Summer Tax Due:</b> \$1,949.11	2604 S 21ST ST NILES	\$16,072.18
7170	<b>Parcel ID:</b> 14-0122-0002-24-5; <b>Legal Description:</b> BEG 991' S OF NE COR SEC 22 T8S R17W TH S 15' TH W 164' TH N 15' TH E 164' TO POB <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. ~15 feet of road frontage along Adams Rd. Possible encroachments by adjacent owner shed and concrete slab. Difficult to determine where property lines are. There will most likely be issues with adjacent neighbors property. Too small to build. Side yard parcel. Residential land use code 402. Located in the Brandywine Community School District. <b>Additional Disclosures:</b> 39; 44; 9 (see key for full text) <b>Summer Tax Due:</b> \$30.61	ADAMS RD NILES	\$573.27

7175	<p><b>Parcel ID:</b> 19-0004-0016-15-5; <b>Legal Description:</b> COM 1288.6'W &amp; 561'S OF NE COR OF SEC 4 T5S R18W TH S 66' TH E 132' TH N 66' TH W 132'TO BEG LOT 2 <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. ~66 feet of road frontage along Burkett Ave and ~132 along Grace St. No observed structures but there are possibly the remains of a building. Piles of cinderblocks and other debris on the property. Large burn pile in middle of property. Possible contamination. There is a large trailer full of debris and personal property parked on the lot. Looks like the property is still in use as a storage spot. Some trees. Overgrown vegetation along roadside. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 13; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$10.33</p>	2595 BURKETT AVE BENTON HARBOR	\$474.63
7176	<p><b>Parcel ID:</b> 21-0022-0039-00-2; <b>Legal Description:</b> COM 66' W OF CEN OF SEC 22 T3S R17W TH S 245' SWLY TO A PT 310' S OF E &amp; W C/L OF SEC 22 &amp; 132' W OF N &amp; S C/L OF SEC 22 TH N 310' E 66' TO BEG <b>Comments:</b> This vacant lot is approximately 0.43 acres of land. ~66 Feet of road frontage along Paw Paw Ave. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of trees. Flat ground on most of the lot but there is a drop off close to the South border of the property. Remains of the demo'd building on the South portion of the lot. Paved driveway with extra sections for more parking. Nice spot to rebuild. Adjacent to LOT# 7177 West of this property. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Watervliet School District. Adjacent to LOT# 7177 located West of this property. <b>Additional Disclosures:</b> 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$195.10</p>	7682 PAW PAW AVE WATERVLIET	\$20,747.11
7177	<p><b>Parcel ID:</b> 21-0022-0042-06-2; <b>Legal Description:</b> THE E 100' OF THE FOLLOWING COM 132' W OF CEN SEC 22 T3S R17W TH W 255' TH S 123.9' TH S 61DEG 12' W 263.1' TH S 323.25' TH N 85DEG 35' E 91'TH N47DEG51'E 226.96'TH N71DEG41'E 238.25'TH N 338' TO POB <b>Comments:</b> This vacant lot is approximately 0.81 acres of land. ~100 feet of road frontage along Paw Paw Ave. No observed structures. Ground is flat but slopes downward near the South border of the property. Nice spot to build. Adjacent to LOT# 7176 East of this property. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Watervliet School District. Adjacent to LOT# 7176 located East of this property.</p> <p><b>Summer Tax Due:</b> \$377.67</p>	7682 PAW PAW AVE WATERVLIET	\$2,164.54
7178	<p><b>Parcel ID:</b> 21-0025-0006-03-6; <b>Legal Description:</b> COM 570'W OF SE COR SEC 25 T3S R17W TH W 153' N 0DEG 04'30" W 645' MOL TO C/L OF CREEK S 50DEG 32' E ON C/L TO A PT N 0DEG 04'30" W OF POB S 0DEG 04'30" E 519' TO POB <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. Dogs were on the property. The home sits on approximately 2.04 acres of land. ~153 feet of road frontage along Dan Smith Rd. This is an older mobile home that has an additional roof built over it. Overgrown vegetation surrounds much of the home. Partial concrete driveway leads to a detached two car garage. The garage is in decent shape but it is covered in vegetation. The shingled roof looks ok for its age but there is a good amount of vegetation built up on it. Wood siding paint is chipping. Slab foundation looks fair. Could not get a view of the foundation for the mobile due to overgrowth and skirting. There is debris and personal property piled up around the property. Pile of used tires. The North section of the property appears to be crops. This property will require some work please be prepared. Residential land use code 401. Located in the Watervliet School District. <b>Additional Disclosures:</b> 45; 17; 60; 6; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$976.63</p>	9619 DAN SMITH RD WATERVLIET	\$4,716.12

7179	<p><b>Parcel ID:</b> 34-4200-0023-00-0; <b>Legal Description:</b> THE W HAF OF LOT 4 &amp; ENTIRE LOT 5 BLK K KEIGLEY'S ADD'N TO THE VILLAGE OF EAU CLAIRE <b>Comments:</b> The house sits on approximately 0.32 acres of land. ~98 feet of road frontage along Keigly St as well as Hoyt St. There is also ~139 feet of road frontage along Hickory St. Large two story home with a detached one car garage. The house is going to need some work. The stone foundation has a lot of cracking. The concrete porch on the side entrance is cracking and crumbling in certain areas and will need attention. There is soffit/fascia rot on the rear portion of the home. The shingled roof looks fine for its age but it is nearing the end of its lifespan. Metal siding needs some repairs. Multiple broken windows. Some have been boarded. Three bedroom two full bathroom. The three bedrooms are all on the second story. The interior of the home is in rough shape although the former residents have cleared out most of the home. Some areas of the home are down to the subflooring. Paint peeling in most rooms. The basement is wet. The furnace and water heater have been harvested. 100 amp breaker box is still intact. Does not look like the electrical wiring was harvested. Some areas of the home has nice wood work such as the stairwell next to the front entrance. This older home has a lot of character but it has been neglected and not maintained. This is definitely a fixer upper but there is a lot of potential here. After repairs and renovations this would be a beautiful older home across the street from a large park. The detached garage needs some work as well but is in decent shape. Shingled roof on the garage is in poor shape with localized leaks. Slab foundation looks solid. Wood siding in decent shape. Short concrete driveway. Residential land use code 401. Located in the Eau Claire Public School District. <b>Additional Disclosures:</b> 21; 48; 5; 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,507.82</p>	6482 HOYT ST EAU CLAIRE	\$25,192.53
7180	<p><b>Parcel ID:</b> 45-0028-0077-00-6; <b>Legal Description:</b> COM 1619.4'E OF NW COR OF S 1/2 OF NE1/4 SEC 28 T5S R19W TH E 295.8'TH S 76.5'TH W TO A PT S OF BEG TH N TO BEG <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. Dogs were on the property. The house sits far back from the road. There is a two track drive that runs through a different property. (there is possibly an easement for this) Partial concrete driveway. The house sits on approximately 0.51 acres of land. Overall the house appears to be in good/fair shape. Fenced in back yard with small shed. There were tents and other personal property set up in the front yard. Metal and brick siding looks fine. Shingled roof looks older but in fair shape. Some sections of soffit/fascia could use minor repairs. The house most likely will need some repairs and renovation but the exterior inspection looks good. The East section of the property is wooded. Residential land use code 401. Located in the Lakeshore School District. <b>Additional Disclosures:</b> 33; 6; 21; 45 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,823.17</p>	5915 ST JOSEPH AVE STEVENSVILLE	\$10,215.28
7183	<p><b>Parcel ID:</b> 51-5000-0070-00-4; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2024. LOT 70 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along Lavette St. No observed structures. Open grassy lot with some trees. Flat ground. Fresh concrete driveway entrance at the road. There is an alley that runs along the East border. Some evidence of dumping. Land use code 710. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	1019 LAVETTE ST BENTON HARBOR	\$591.88
7184	<p><b>Parcel ID:</b> 51-5000-0071-00-1; <b>Legal Description:</b> LOT 71 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along Lavette St. No observed structures. Open grassy lot with some trees. Flat ground. Fresh concrete driveway entrance at the road. There is an alley that runs along the East border. Some evidence of dumping. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	1025 LAVETTE ST BENTON HARBOR	\$591.08
7185	<p><b>Parcel ID:</b> 51-5000-0073-00-3; <b>Legal Description:</b> LOT 73 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along Lavette St. No observed structures. Open grassy lot with a handful of trees. Remains of paved driveway and concrete steps. There is an alley o the East border. Land use code 710. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	1035 LAVETTE ST BENTON HARBOR	\$591.60

7186	<p><b>Parcel ID:</b> 51-5000-0138-00-8; <b>Legal Description:</b> LOT 138 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.14 acres of land. The house is fenced in with chain link. There is also a concrete slab foundation that runs along the alley way. Looks to be from a garage that is no longer there. Unfortunately this home has suffered from a major fire. The fire has caused structural issues and as a result the roof is collapsing in on itself. All of the windows and doors have been boarded. As it sits this is a dangerous building. It is very likely to be a total loss. Please be prepared. ~50 feet of road frontage on Mc Alister Ave. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 11; 22; 5; 36; 46 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,343.26</p>	1111 MC ALISTER AVE BENTON HARBOR	\$5,646.43
7187	<p><b>Parcel ID:</b> 51-5250-0022-00-9; <b>Legal Description:</b> LOT 10 BLK 2 NEWLAND ADD TO CITY OF BENTON HARBOR EXC THE N 5' THEREOF <b>Comments:</b> The house sits on approximately 0.13 acres of land. Unfortunately this home has suffered from a major fire. Many of the windows are broken. The interior of the home is in very poor condition. The ceilings have collapsed in many of the rooms. The staircase leading to the second story is very burned and dangerous. We did not inspect the second story due to safety concerns. There is a good amount of mold growing throughout the home. The basement is very wet. The furnace and water heater have been removed. The breaker box looks dangerous with wiring all over the place. The foundation appears generally solid. Older brick. The shingled roof is in poor shape especially after the fire. There is also a large hole on the South facing wall of the home. The East portion of the property has piles of debris. ~45 feet of road frontage on Mc Alister Ave. There is also an alley that runs behind the home. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 11; 5; 36; 46; 32; 48 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$58.78</p>	725 MC ALISTER AVE BENTON HARBOR	\$2,525.27
7188	<p><b>Parcel ID:</b> 51-6000-0022-00-5; <b>Legal Description:</b> LOT 22 PARKER ADD TO CITY OF BENTON HARBOR FORMERLY KNOWN AS PARKERS ADD TO CITY OF BENTON HARBOR LIBER 3 PG 28 ALSO KNOWN AS COLFAX AVENUE ADDITION TO BENTON HARBOR LIBER 4 PG 32 <b>Comments:</b> The house sits on approximately 0.15 acres of land. ~50 feet of road frontage on Parker Ave. Unfortunately this home has major animal damage. The former resident was likely a hoarder. There is debris, personal property, and garbage all throughout the home. This house is very unsanitary and will need major cleaning before any work can be done. The wood siding is in poor shape with sections being bare plywood. The shingled roof is in poor shape as well and there is daylight coming through on the second story ceiling. The staircase to the second floor was rotting from water damage. Did not access second story due to safety concerns. This house is in very poor shape and will need a considerable amount of work to remediate its issues and bring it back to living condition. There is a small shed and garage behind the home next to the alley. They are both in poor shape. The garage's roof has collapsed. Exterior walls are bare plywood. Electric meter is still hooked up and active. Dirt/grass driveway. Small grassy backyard. Residential land use code 401. <b>Additional Disclosures:</b> 66; 5; 21; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$609.80</p>	220 PARKER AVE BENTON HARBOR	\$2,976.05
7193	<p><b>Parcel ID:</b> 52-0821-0023-00-7; <b>Legal Description:</b> LOT 23 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.15 acres of land. ~50 feet of road frontage along Broadway Ave and ~125 feet along Harrison Ave. The house appears to be in overall fair shape but will need some work before its back in good living condition. There are multiple broken windows and the door on the garage is in poor shape. The house has mostly been cleared out but there is still a good amount of personal property and debris left behind. Some evidence of squatters. Four bedrooms one bathroom on the second story. There is an additional room on the third floor and a half bath on the main floor. The attic area is full of debris. Wood floors throughout most of the home. Some areas need repairs. Nice wood accents such as the stair case adds some character to the home. Furnace looks good but unknown if still working. Did not locate a water heater. 100 amp breaker box is rusty but looks fine. The basement is full of debris and spiders. Brick foundation looks to be in good shape with a bit of cracking here and there on the exterior. Vinyl siding looks good. Shingled roof is in decent shape for its age. There is some soffit/fascia damage on the North West corner. Large wooden front porch is sagging slightly but seems sturdy. Paved driveway leads to an attached one car garage with a carport built onto the side of it. Small grassy back yard on the West section of the property. Partially fenced in. This house has a lot of potential. It will require some work to get it back in good shape but there is a beautiful home under the debris. A bit of TLC would go a long way with this one. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 21; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,489.26</p>	692 BROADWAY AVE BENTON HARBOR	\$7,482.44

7195	<b>Parcel ID:</b> 52-0915-0007-00-3; <b>Legal Description:</b> LOT 7 ASSESSORS GRAY PLAT A REPLAT OF ASSESSORS G PLAT & ENTIRE LOTS 1 2 3 & PT OF LOT 4 BLK 27 BRUNSON HARBOR BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. It appears that Hornack Rd has been built over a portion of this parcel. There is a section that is grassy but it looks like it would be too small to build. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 44; 9 (see key for full text) <b>Summer Tax Due:</b> \$26.52	HIGH ST BENTON HARBOR	\$462.37
7196	<b>Parcel ID:</b> 52-0920-0015-00-2; <b>Legal Description:</b> THE N1/2 OF LOTS 14 & 15 BLK A BURRIDGE'S SUB OF PART OF THE SW1/4 OF THE SE1/4 SEC 19 T4S R18W CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.00 acres of land. ~66 feet of road frontage along Ogden Ave. No observed structures. Open grassy lot with some trees along the borders. Alley runs along the North border. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$33.15	733 OGDEN AVE BENTON HARBOR	\$1,244.43
7197	<b>Parcel ID:</b> 52-1220-0004-00-1; <b>Legal Description:</b> PT OF LOT 4 CONGERS SUB COM 2'N35 DEG45'W OF NWLY COR LOT 4 TH N54 DEG15'E 108'TH S42DEG42'E 47.4'TH S54DEG15'W 113.73'TH N35DEG45'W 47' TO POB <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~47 feet of road frontage along Pipestone St. No observed structures. Open grassy lot. There are some old telephone poles laying on the lot. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$398.97	341 PIPESTONE ST BENTON HARBOR	\$2,662.19
7199	<b>Parcel ID:</b> 53-0950-0010-00-7; <b>Legal Description:</b> LOT 10 BISHOPS ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.14 acres of land. ~50 feet of road frontage on Bishop St. The exterior of this home looks decent but the interior is in poor shape. Block foundation looks solid. Shingle roof looks fairly new. Gutters need repairs. Multiple windows are broken. Metal siding is in decent shape needing only a few repairs. Wheel chair accessible ramp has been installed on the front entrance. Three bedroom one bathroom. The house is full of personal property, debris, and garbage. Bathroom is unsanitary. There were raccoons spotted inside the house during last visit. The basement was full of mold. Kitchen floors are down to bare subfloor and the floor is very soft. Felt like you could stomp your foot through if you tried. Gas meter removed. Electric meter still hooked up. There is a garage next to the alley behind the home that is obsolete. The roof has caved in and the wood exterior is rotting. This property is going to require a good amount of work before its back in good living condition. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 32; 63; 21 (see key for full text) <b>Summer Tax Due:</b> \$500.65	1029 BISHOP ST BENTON HARBOR	\$3,335.46
7202	<b>Parcel ID:</b> 54-0700-0001-00-3; <b>Legal Description:</b> LOT 1 BELLS ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 feet of road frontage along N Mc Cord. There is also an alley that runs along the North and west border. Open grassy lot with a few trees. Flat ground. No observed structures. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$19.86	396 N MC CORD ST BENTON HARBOR	\$778.19
7203	<b>Parcel ID:</b> 54-0903-0045-00-8; <b>Legal Description:</b> ENTIRE LOT 3 & W 2' OF LOT 2 BLK 10 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. ~70 feet of road frontage along Territorial Rd. Open grassy lot with some trees scattered around. Flat ground. No observed structures but the property is partially fenced in with a neighboring property to the South. Encroachment issues. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23; 39 (see key for full text) <b>Summer Tax Due:</b> \$39.80	824 TERRITORIAL RD BENTON HARBOR	\$1,259.63

7204	<p><b>Parcel ID:</b> 54-0903-0081-00-4; <b>Legal Description:</b> LOT 9 BLK 12 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along Oden St. No observed structures. Open grassy lot with a few trees. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	133 ODEN ST BENTON HARBOR	\$1,329.88
7205	<p><b>Parcel ID:</b> 54-0903-0167-00-6; <b>Legal Description:</b> LOT 11 BLK 16 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~44 feet of road frontage along Highland Ave and ~125 along N Winans Ave. There is an alley to the North. No observed structures. Open grassy lot. There is an alley along the North border of the property. Partial concrete driveway along N Winans. There is a tree fallen over in the middle of the lot Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	661 HIGHLAND AVE BENTON HARBOR	\$1,058.37
7208	<p><b>Parcel ID:</b> 54-5070-0039-00-4; <b>Legal Description:</b> LOT 39 MC DONALD &amp; PACKARDS ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.17 acres of land. ~50 feet of road frontage on Packard St. Unfortunately this house is in very poor condition and as it sits is dangerous. The foundation is settling in areas and there is cracking. The roof has failed on the home and allowed major water damage. The interior of the home is partially gutted. Major portion of the flooring has been removed revealing the floor joists and dirt. The stair case to the second floor is rotting and unsafe. Nearly all the windows and doors have been boarded. The front porch support beams are falling over. Mix of wood and vinyl siding needs work. Partial concrete driveway leads to a detached garage that is in very poor shape. Portion of the roof has collapsed. Full of debris. Gas and electric meter have been removed. This property may be a total loss. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 34; 36; 22; 50; 46; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$937.60</p>	443 PACKARD ST BENTON HARBOR	\$3,928.29
7209	<p><b>Parcel ID:</b> 54-5138-0033-00-9; <b>Legal Description:</b> LOT 6 BLK 4 MORTON &amp; STEVENS 2ND ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.13 acres of land. ~45 feet of road frontage along John St and ~124 feet along La Salle St. No observed structures. Open grassy lot with some trees. Overgrown vegetation on the West portion. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	352 JOHN ST BENTON HARBOR	\$640.28
7210	<p><b>Parcel ID:</b> 54-5950-0006-00-1; <b>Legal Description:</b> LOT 6 BLK A PACKARDS IMPROVED ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.14 acres of land. ~50 feet of road frontage along Nathaniel Wells Sr Dr. Unfortunately the home looks to be in very poor shape. There are large holes in the shingled roof. There is a section on the back of the home that has a tarp covering it. It looks like there is major damage under the tarp. The interior of the home is most likely water damaged. Vehicle parked in the driveway. Lights on in the house. Electric and gas meter still hooked up. Block foundation looks fine. Vinyl siding looks fine as well. Paved driveway leads to the back yard where there is a boarded up small garage. Shingled roof on the garage is in poor shape. Slab foundation under garage. The property has debris scattered around. Judging from the exterior condition of the home the interior is most likely in poor shape. The house will most likely require a great deal of work. Please be prepared Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 6; 33; 5; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$653.01</p>	781 NATHANIEL WELLS SR BENTON HARBOR	\$12,532.59

7211	<p><b>Parcel ID:</b> 54-6050-0036-00-6; <b>Legal Description:</b> LOT 6 BLK D PARKSIDE ADD TO CITY OF BENTON HARBOR ALSO THAT PART OF VACATED ALLEY IN BLK D <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~40 feet of road frontage along Riverside Ave. No observed structures. Powers lines run through the middle of the property. Open grassy lot with some trees. Evidence of dumping. Flat ground. Across the street from from Paw Paw River. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$33.15</p>	688 RIVERSIDE AVE BENTON HARBOR	\$856.56
7214	<p><b>Parcel ID:</b> 54-6050-0087-00-0; <b>Legal Description:</b> LOT 2 BLK E PARKSIDE ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~88 feet of road frontage along Buena Vista Rd. No observed structures. Open grassy lot. Flat ground. There is a concrete alley to the West. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$19.86</p>	625 BUENA VISTA RD BENTON HARBOR	\$798.10
7215	<p><b>Parcel ID:</b> 54-6050-0094-00-6; <b>Legal Description:</b> LOT 9 BLK E PARKSIDE ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along N Winans St. There is an alley along the South and West borders. No observed structures. Evidence of dumping. Overgrown vegetation throughout with some trees. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$26.52</p>	536 N WINANS ST BENTON HARBOR	\$370.28
7216	<p><b>Parcel ID:</b> 54-7150-0020-00-4; <b>Legal Description:</b> LOT 5 BLK 49 SHENEMAN'S ADD TO CITY OF BENTON HARBOR MAP 483B <b>Comments:</b> The house sits on approximately 0.17 acres of land. Unfortunately the home is in poor condition and has been condemned. Nearly all of the windows and doors have been broken. There are large holes in the floor. Much of the subflooring is rotting. Ceiling is collapsing in multiple areas. The shingled roof appears to be failing showing signs of leaking in the home. Mold is forming in much of the home. Paved driveway leads to a garage in very poor shape. Roof is failing and walls have holes. Slab foundation has many cracks and is crumbling. The house is set up as a duplex with the second story being accessible through an exterior staircase. Did not enter second story unit due to safety concerns. This house is dangerous. ~60 feet of road frontage on Ross St. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 18; 5; 32; 31 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$984.17</p>	277 ROSS ST BENTON HARBOR	\$26,844.91
7217	<p><b>Parcel ID:</b> 54-7600-0046-00-9; <b>Legal Description:</b> LOT 2 BLK 6 THRESHERS 2ND ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.13 acres of land. ~85 feet of road frontage on alley to the South and ~66 feet along S Hull St. Unfortunately this house has suffered from a major fire and looks to be a total loss. Roof is completely gone. Fire damaged throughout the entire building. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 47; 11; 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$106.33</p>	157 S HULL AVE BENTON HARBOR	\$2,202.34
7218	<p><b>Parcel ID:</b> 62-4900-0007-00-1; <b>Legal Description:</b> LOTS 7 &amp; 8 BLK 1 MARQUETTE SUB OF ENTIRE BLKS 42 43 54 215 217 &amp; PARTS OF BLKS 53 &amp; 216 VIRGINIA COMPANY ADD TO VILLAGE OF NEW BUFFALO <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on S Smith St Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Utilities are in the area but are not established on this portion of unimproved road. I don't think it would be difficult to run utilities to this property. Located in the New Buffalo Area School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$53.65</p>	221 S SMITH ST NEW BUFFALO	\$618.55



7220	<b>Parcel ID:</b> 71-0023-0006-02-0; <b>Legal Description:</b> COM ON WLY LN OF 5TH ST 258' S 22DEG30' W FROM THE N LN OF THE S1/2 OF THE SE1/4 OF SEC 23 T7S R17W TH S 22DEG30' W 60' TH N 69DEG W 676.3' TH N 22DEG W 55.5' TH E 54' TH S 69DEG E 665.2' TO POB BEING IN THE CITY OF NILES <b>Comments:</b> This vacant lot is approximately 0.95 acres of land. ~60 feet of road frontage along M 51. No observed structures. Next to the Niles Water Tower. Mostly open and grassy but there are a good amount of trees. Partially wooded on the far West portion. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$30.95	N 5TH ST NILES	\$638.61
7221	<b>Parcel ID:</b> 71-0026-0037-00-1; <b>Legal Description:</b> COM AT A PT ON W LN OF N 5TH ST WHICH IS 223.4'S OF CEN OF LAKE ST SEC 26 T7S R17W TH W AT RT ANG WITH N 5TH ST 115' TH S PAR WITH W LN OF 5TH ST 46' TH E AT RT ANG WITH 5TH ST 34' TH N36DEG40'E 5'TH S53DEG20'E 81'TO 5TH ST TH N ON W LN OF 5TH ST TO POB EXC THE NLY 2' THEREOF <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~40 feet of road frontage along M-51. No observed structures. Terrain challenged. Ground slopes down drastically as you go further West. Driveway entrance at road. Partially wooded. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23; 49 (see key for full text) <b>Summer Tax Due:</b> \$56.53	1314 N 5TH ST NILES	\$888.34
7222	<b>Parcel ID:</b> 71-0026-0051-01-1; <b>Legal Description:</b> PT OF NE1/4 OF SEC 26 T7S R17W COM 61' S & 77' E OF SE COR OF 5TH & POKAGON STS TH S 71' TH E 55' TH N 71' TH W 55' TO BEG <b>Comments:</b> This vacant lot is approximately 0.08 acres of land. No observed structures. This is a partially paved parking lot in front of a large garage on Pokagon St. Large trucks parked on the lot. Parcel is located south of Pokagon St and east of N 5th St (M-51), and north of the Niles Railroad Depot. It's possible there is an easement to the property but it was not found in the legal description. Was able to access property through paved drive. Possibly shared but it is unknown. Please do your homework before bidding on this property. All utilities are in the area. Commercial land use code 202. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23; 7 (see key for full text) <b>Summer Tax Due:</b> \$501.91	NILES	\$6,877.18
7223	<b>Parcel ID:</b> 71-7200-0011-00-9; <b>Legal Description:</b> LOT 11 C R SMITH'S ADD TO CITY OF NILES <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~45 feet of road frontage along Marmont St. No observed structures. Across the street from Niles Waste Water Treatment Plant. Flat ground. Open grassy lot with a few trees. Flag pole. Down the street from River. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$62.49	20 MARMONT ST NILES	\$930.40
7224	<b>Parcel ID:</b> 72-3050-0211-01-2; <b>Legal Description:</b> THE N1/2 OF LOT 211 H B HOFFMANS ADDITION TO NILES <b>Comments:</b> This vacant lot is approximately 0.10 acres of land. ~70 feet of road frontage along N 8th St. No observed structures. Open grassy lot with some trees along the North and West border. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$17.83	316 N 8TH ST NILES	\$1,519.06
7225	<b>Parcel ID:</b> 72-3050-0246-00-2; <b>Legal Description:</b> THE S1/2 OF LOTS 246 & 247 H B HOFFMANS ADD TO NILES <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. ~63 feet of road frontage along N 8th. No observed structures. The neighboring property to the East is currently having work done and the workers have dumped some soil and left tools and a trailer on the property. Will most likely be removed when they are finished. Driveway entrance at road. Flat ground. Some trees along the borders. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$17.83	415 N 8TH ST NILES	\$1,692.43

7228	<p><b>Parcel ID:</b> 72-6800-0046-01-2; <b>Legal Description:</b> PRT OF LOT 46 REDDICK &amp; MOORES ADD TO CITY OF NILES COM 186.22' S &amp; 284.35' W OF SW COR EAGLE &amp; 15TH STS TH E 39.65' TH N 86.22' TH W 39.65' TH S 86.22' TO BEG <b>Comments:</b> The house sits on approximately 0.08 acres of land. ~40 feet of road frontage along Powers Ct. This house appears to have been sitting abandoned for some time. Third party stated the former owner passed. Block foundation looks solid. Metal siding is in decent shape. Some overgrown vegetation around the home. Shingled roof looks older and needs some repairs. Gutters need a bit of work as well. The interior of the home has been cleaned out for the most part but the basement is full of personal property and debris. The basement was wet and the excess moisture has caused mold to form in the back mud room. This area will need to be gutted and mold remediated. One bedroom one full bathroom. Furnace and water heater still present and look to be in fair shape. Unknown if in working condition. 100 amp breaker box intact. Some of the floor joists looked saturated from the moisture. The house will need some repairs and renovations. Paved driveway leads to a detached one car garage. The garage is in fair shape. There is a tree with many branches rubbing on the shingled roof that needs to be trimmed. There is most likely damage to the shingles underneath the tree limbs. Slab foundation looks solid and extends into the back yard about 7 feet. Large slab. The wood door to the garage is rotting. This is a decent little property but it has its issues. Please be prepared. Residential land use code 401. Located in the Niles Community School District District. <b>Additional Disclosures:</b> 21; 32; 5 (see key for full text) <b>Summer Tax Due:</b> \$683.13</p>	1437 POWERS CT NILES	\$4,365.68
7229	<p><b>Parcel ID:</b> 72-8550-0005-03-9; <b>Legal Description:</b> PART OF LOT 5 WALLING &amp; LACEY PLAT CITY OF NILES COM AT SW COR LOT 5 TH N 17.5'TH E 66'TH S 17.5'TH W 66'TO BEG <b>Comments:</b> The commercial building sits on approximately 0.03 acres of land. ~18 feet of road frontage along N 2nd St. Unfortunately the building has suffered from a fire and a good portion of the building has been damaged. It appears the fire started in the basement. Was unable to inspect basement due to safety reasons. The flat roof is failing on Near the South facing wall. Water damage has allowed mold to form. The windows have been boarded shut. Electric meter has been removed. The building will no doubt require a great deal of work before its back in usable condition. Please be prepared. Commercial land use code 201. Located in the Niles Community School District District. <b>Additional Disclosures:</b> 36; 32; 11; 21 (see key for full text) <b>Summer Tax Due:</b> \$167.87</p>	113 N 2ND ST NILES	\$1,455.48
7231	<p><b>Parcel ID:</b> 73-2700-0025-02-0; <b>Legal Description:</b> COM AT SE COR LOT 25 H B &amp; G W HOFFMAN &amp; C K GREEN ADD TO NILES TH W 173.5'TO BEG TH N 101.08'TH W 46' TH S 101.08'TH E 46'TO POB <b>Comments:</b> The house sits on approximately 0.10 acres of land. ~45 feet of road frontage along Michigan St. This home was in the process of being renovated and some areas are down to the studs. The exterior of the home does not look like its been well maintained. Much of the soffit has fallen off the home revealing the original wood soffit. Block foundation look's generally solid but there are some minor cracks appearing. There are some bushes/young trees growing next to the foundation that should be removed before damage occurs if it hasn't already. Metal siding needs some repairs. Shingled roof is nearing the end of its life span and should be replaced asap. Two track driveway leads to a detached one car garage. The garage appears to be in fair shape. It is full of perosnal property. Lots of overgrown vegetation around the garage as well. Two bedroom one bathroom on the second story. The bathroom is a shell of a room. Needs to be completely redone. There is a toilet in the basement. Basement felt damp. Water heater has been cut from the water lines. Furnace still present. 100 amp breaker box looks good. The small room in the front of the house on the main floor has roof issues and the ceiling has partially collapsed. Water damage. This home is far from finished but a good chunk of the removal process is complete. It doesn't look like any further work has been done except the breaker box in the basement. This house has issues but it also has potential. Residential land use code 401. Located in the Niles Community School District District. <b>Additional Disclosures:</b> 21; 50; 5; 32 (see key for full text) <b>Summer Tax Due:</b> \$1,093.97</p>	119 MICHIGAN ST NILES	\$7,733.97

7232	<p><b>Parcel ID:</b> 73-2700-0051-00-4; <b>Legal Description:</b> PART OF LOTS 51 &amp; 52 H B &amp; G W HOFFMAN &amp; C K GREEN ADD TO NILES COM ON ELY LN OF LOT 52 AT A PT 53.05' NWLY OF SE COR LOT 52 TH NWLY 66' ON ELY LN OF LOTS 51 &amp; 52 TO A PT 12.99' SLY OF NE COR LOT 51 TH SWLY TO A PT ON WLY LN OF LOT 51 WHICH IS 11.97' SLY OF NW COR LOT 51 TH SLY ON WLY LN LOTS 51 &amp; 52 TO A PT 54.53' NLY OF SW COR OF LOT 52 TH ELY TO POB <b>Comments:</b> The house sits on approximately 0.16 acres of land. ~66 feet of road frontage along S 4th St. The is a very large older home. The exterior has not been maintained. Overgrown vegetation all around the home. Metal siding is in decent shape for its age but needs repairs. Stone foundation has cracking. The floors in the home are sinking leading me to believe there are structural/foundation issues. Shingled roof is at the end of its lifespan and needs to be replaced asap. Soffit and fascia need repairs. The interior of the home is in very poor shape. The wood floors need to be replaced. Animal damaged. House was infested with fleas. Multiple roof leaks. The ceiling has collapsed in many areas. There is a good amount of mold. Furnace in basement did not locate water heater or breaker box. Unsanitary house. This building is going to take an incredible amount of work before its back in living condition. Please be prepared to get your hands dirty. Two track concrete driveway runs along the North side of the home and leads to a large storage garage. Residential land use code 401. Located in the Niles Community School District. <b>Additional Disclosures:</b> 21; 66; 32; 34; 63 (see key for full text) <b>Summer Tax Due:</b> \$889.29</p>	116 S 4TH ST NILES	\$6,061.58
7233	<p><b>Parcel ID:</b> 73-8790-0186-00-5; <b>Legal Description:</b> LOT 186 WOODWARDS 2ND ADD TO CITY OF NILES <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. ~50 feet of road frontage along Michigan St. No observed structures. A few trees look dead and should be cut down. Flat ground. Driveway entrance at road. There is a two track alley on the North border of the property. Well maintained homes in the neighborhood. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Summer Tax Due:</b> \$17.83</p>	1535 MICHIGAN ST NILES	\$556.97
7234	<p><b>Parcel ID:</b> 03-0810-0012-00-6; <b>Legal Description:</b> LOT 12 BELMONT ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.12 acres of land. ~40 feet of road frontage along Chestnut St. Unfortunately this house is in very poor shape. The front section of the roof is missing its layer of shingles. The roof backing is covered in a the remains of a tarp. The inside of the home is completely trashed due to water damage. The home is full of debris and garbage. There is evidence of a kitchen fire. Multiple broken windows. The rear section of the home is collapsing. There was a vehicle parked on the property but looks like its been sitting for some time. Block foundation looks fine. There is debris scattered round the home. Small grassy backyard with a few large trees. This property is going to require a great deal of work and may be beyond salvage depending on structural integrity. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 21; 11; 5; 22; 32; 36 (see key for full text) <b>Summer Tax Due:</b> \$354.94</p>	282 CHESTNUT ST BENTON HARBOR	\$8,651.29
7235	<p><b>Parcel ID:</b> 03-0810-0110-01-6; <b>Legal Description:</b> LOTS 110 &amp; 111 BELMONT ADDITION TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.00 acres of land. ~85 feet of road frontage along Walnut. No observed structures. Open grassy lot with some large trees scattered around. Flat ground. Alley runs along the West border. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$33.94</p>	322 WALNUT ST BENTON HARBOR	\$1,586.47
7236	<p><b>Parcel ID:</b> 03-0950-0028-01-3; <b>Legal Description:</b> LOT 28 BUTLER EUCLID SUB NO. 1 &amp; S1/2 OF VAC BERG AVE LYING N OF SD LOT PER 1012/437 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.30 acres of land. ~95 feet of road frontage along Gestner Rd. This is a smaller home with a detached two car garage. The garage is completely full of debris. The property has debris, garbage, and personal property scattered throughout. Multiple vehicles. Paved driveway. There was a dog on the property. Block foundation appears solid. Electric and gas meter still hooked. Ground AC unit on side of home. Metal siding could use some repairs. Shingled roof is in decent shape for its age. There aren't any alarming issues with the property but it looks like it isn't being well maintained. There are most likely repairs and renovations needed. Residential land use code 401e. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 21; 45; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$584.49</p>	617 GESTNER RD BENTON HARBOR	\$7,643.86

7237	<b>Parcel ID:</b> 10-4560-5475-00-3; <b>Legal Description:</b> LOTS 5475, 5476 & 5477, LAKE MICHIGAN BEACH NO. 2. <b>Comments:</b> This vacant lot is approximately 0.30 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$8.22	5714 WILSON ST COLOMA	\$1,069.49
7239	<b>Parcel ID:</b> 14-0111-0008-10-8; <b>Legal Description:</b> COM 255'N & 1559'W OF SE COR OF N1/2 OF SE1/4 SEC 11 T8S R17W TH N 95'TH W 383.1'TO RR R/W TH SLY ON R/W 95'TH E 387.2'TO POB PER UNRECORDED SURVEY <b>Comments:</b> The former Bowman Motel. The building sits on approximately 0.87 acres of land. Unfortunately the building is in very poor condition and has been condemned. There is a demolition/raze notice on this building. Per the demolition order linked below, this building must be demolished and cannot be rehabilitated. Please be aware you may be required to cover demolition costs. Good location for a business. High traffic. ~100 feet of road frontage on S 11th St. Commercial land use code 201. Located in the Brandywine Community School District. <b>Additional Disclosures:</b> 31; 36 (see key for full text) <b>Summer Tax Due:</b> \$5,488.64	2138 S 11TH ST NILES	\$89,323.39
7240	<b>Parcel ID:</b> 14-0780-0015-00-8; <b>Legal Description:</b> LOT 15 BELLAIRE <b>Comments:</b> This vacant lot is approximately 0.30 acres of land. ~65 feet of road frontage along Lawndale. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a few trees along the road. There is a submersed well/pump in the middle of the lot. Well maintained homes in the neighborhood. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$303.52	1117 LAWNDAL AVE NILES	\$16,207.63
7241	<b>Parcel ID:</b> 14-0860-0037-00-3; <b>Legal Description:</b> PT OF BLK 37 VILLAGE OF BERTRAND PLAT OF 1836 COM AT INT OF N LN OF CHICAGO RD & E LN OF US 31 TH N 100 FT TH E 156.3'TH S 100'TH W 156.3' TO POB <b>Comments:</b> The house sits on approximately 0.36 acres of land. ~156 feet of road frontage on E Bertand Rd and ~100 feet along S 11th St. There are entrances on both streets. Unfortunately this building has been condemned but the building appears to be in fair shape overall. The condemnation notice states its an electrical issue. Buyer will be responsible for repairing the property to the conditions stipulated in the condemnation notice before using the building. The interior of the building looks cleared out and appears to just be office space. There is a burger king door on the front entrance so it might have been a fast food place at one point in time. Minor debris. Paved parking lot in poor condition wraps around the building. Electric and gas meter has been removed. Flat roof. Wood siding needs some repairs but is in decent shape. Two commercial doors front and back. Nice spot for a business. High traffic area. The adjacent business to the East may be encroaching with some of their parked vehicles. Commercial land use code 201. Located in the Brandywine Community School District. <b>Additional Disclosures:</b> 31; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,254.75	2645 S 11TH ST NILES	\$38,450.25
7242	<b>Parcel ID:</b> 52-1150-0011-00-3; <b>Legal Description:</b> LOT 11 BLK 33 CENTRAL ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.12 acres of land. ~50 feet of road frontage on Hight St. There is also an alley that runs behind the home. Unfortunately this house is heavily animal damaged. The smell is very strong. There is also a good deal of mold growing in the home. The house will need mold remediation. This house will require a deep cleaning before any repairs and renovations can take place. Two bedrooms upstairs and one bedroom one bathroom on the main floor. The home looks like its been sitting for a long time. There is a large amount of vegetation growing up onto the house including multiple trees which are very close to the foundation. These will need to be removed before they cause damage, if they haven't already. Older windows. Shingle roof is older and should be replaced soon. Localized leaks. . Metal siding is in decent shape but much of it is covered in overgrowth. Block foundation looks generally solid. Basement felt damp. Furnace looked rusted. This house is going to need a good amount of work before its back in usable condition. Be prepared to get your hands dirty. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 5; 66; 32; 63 (see key for full text) <b>Summer Tax Due:</b> \$872.90	255 HIGH ST BENTON HARBOR	\$5,573.34

7243	<b>Parcel ID:</b> 52-2350-0015-00-7; <b>Legal Description:</b> THE E 40' OF LOT 2 BLK B FARMERS ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. 40 feet of road frontage along Summit. No observed structures. Remains of old concrete foundation. Driveway entrance at the road. There is a concrete alley to the South. Flat ground. Open and grassy. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$13.21	340 SUMMIT ST BENTON HARBOR	\$1,038.11
7244	<b>Parcel ID:</b> 52-3200-0016-01-4; <b>Legal Description:</b> THE W 50.5' OF LOT 16 & W 50.5' OF N 3' OF LOT 15 BLK 1 HURD & DOWNS SUB OF PT OF E1/2 OF SW1/4 & PT OF W1/2 OF SE1/4 SEC 19 T4S R18W <b>Comments:</b> This vacant lot is approximately 0.06 acres of land. 50 feet of road frontage along Catalpa. No observed structures. Open grassy lot with some trees along the South border. Flat ground. There is a concrete alley that runs along the West. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$13.21	418 CATALPA AVE BENTON HARBOR	\$1,018.60
7247	<b>Parcel ID:</b> 54-0901-0100-00-2; <b>Legal Description:</b> LOT 10 BLK 7 BENTON HARBOR IMPROVEMENT ASSOC 1ST ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.09 acres of land. ~30 feet of road frontage on Madison Ave. The house is in overall poor shape. The exterior of the home is littered with garbage and debris. Overgrown vegetation growing up over the home. Shingled roof is in poor shape. there is a large leak in the rear of the building. Brick foundation is older and has some cracks and crumbling. Did not enter the basement due to safety concerns. Steps were missing and unstable. The interior of the home has been trashed and vandalized. Many holes punched in the walls. Evidence of harvesting. Debris and garbage throughout the entire home. No driveway. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 5; 48; 47; 66 (see key for full text) <b>Summer Tax Due:</b> \$653.96	612 MADISON AVE BENTON HARBOR	\$14,939.33
7248	<b>Parcel ID:</b> 54-0903-0188-00-3; <b>Legal Description:</b> LOT 11 BLK 17 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~44 feet of road frontage along Highland Ave. No observed structures. Open grassy lot with a few trees. Flat ground. There is an alley to the North. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$26.52	613 HIGHLAND AVE BENTON HARBOR	\$1,293.83
7249	<b>Parcel ID:</b> 54-5138-0031-00-6; <b>Legal Description:</b> LOT 4 BLK 4 MORTON & STEVENS 2ND ADD TO CITY OF BENTON HARBOR <b>Comments:</b> The house sits on approximately 0.13 acres of land. ~45 feet of road frontage on N Winans St. Unfortunately the home is in poor condition. There are major foundation issues. Large section has collapsed on the North East section. The elements have eaten away at the walls and flooring near this section. The floor joists have rot and will need to be addressed. Did not enter basement due to safety concerns. Basement steps are rotted and some are missing. The North wall is bowing and you can visible see where the house is sinking. The exterior of the home looks to have old vapor barrier with wood strips holding what's remaining. Wood siding in poor shape. Shingled roof in poor shape. Multiple broken windows. Most have been boarded. Water damage on the second floor from water coming in through broken windows. Partial paved driveway near road. Likely to be a total loss. Please be prepared. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 63; 47; 22; 34 (see key for full text) <b>Summer Tax Due:</b> \$777.99	361 N WINANS ST BENTON HARBOR	\$5,470.59
7251	<b>Parcel ID:</b> 71-3750-0010-00-9; <b>Legal Description:</b> LOT 10 BLK 1 JOHNSONS ADD CITY OF NILES <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.20 acres of land. The home is in overall fair shape from only the exterior inspection. Brick façade and metal siding look nice. Some of the vegetation around the home could be trimmed up. The gutters are full of debris and need minor repairs. Shingled roof is older and should be replaced soon. Concrete driveway leads to an attached one car that has a pass through overhead door that takes you to the back yard. Grassy back yard with a few trees. The house is in a mostly well maintained neighborhood. The condition of the interior of the home is unknown but the exterior is in nice shape. The house will likely require some repairs and renovations so please be prepared. ~66 feet of road frontage along N 8th St. Residential land use code 401. Located in the Niles Community School District. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$909.19	1207 N 8TH ST NILES	\$10,153.20

7253	<p><b>Parcel ID:</b> 18-1240-0112-00-6; <b>Legal Description:</b> LOT 112 COLFAX AVENUE ADDITION TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. 50 feet of road frontage along Searles. No observed structures. open grassy lot with trees scattered throughout. There are a couple large tree limbs on the property. Adjacent to LOT#7254. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$131.79</p>	305 SEARLES AVE BENTON HARBOR	\$956.95
7254	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 18-1240-0113-00-2; <b>Legal Description:</b> LOT 113 COLFAX AVENUE ADDITION TO CITY OF BENTON HARBOR <b>Comments:</b> Bundle of two platted lots for a total of ~.29 acres. ~100 feet of road frontage on Searles Ave. Unfortunately the house is in very poor condition and realistically needs to be demoed and removed. The interior of the home has been gutted down to the studs. Multiple windows are broken. Evidence of animal damage. The biggest issue is the block foundation is failing. Major collapse and movement. Chimney has been removed. Gas meter removed but electric meter still present. It is most likely a total loss. The property is in a mostly well maintained area with plenty of trees and low traffic. Would be nice spot to rebuild. There is also a small shed behind the building that is in poor shape as well. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 47; 50; 34; 63 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 18-1240-0114-00-9; <b>Legal Description:</b> LOT 114 COLFAX AVENUE ADDITION TO CITY OF BENTON HARBOR  <b>Summer Tax Due:</b> \$463.21</p>	<p>315 SEARLES AVE BENTON HARBOR;</p> <p>327 SEARLES AVE BENTON HARBOR</p>	\$4,713.45
7256	<p><b>Parcel ID:</b> 18-1240-0115-00-5; <b>Legal Description:</b> LOT 115 COLFAX AVENUE ADDITION TO CITY OF BENTON HARBOR <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. 50 feet of road frontage along Searles. Open grassy lot with Trees and vegetation along the West border. Alley runs along the North border but it is overgrown. Adjacent to LOT# 7254. No observed structures. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$131.79</p>	339 SEARLES AVE BENTON HARBOR	\$1,076.95

7257	<p><b>This lot is a "bundle" comprised of 7 parcels</b></p> <p>(1 of 7) <b>Parcel ID:</b> 11-54-0018-0021-01-1; <b>Legal Description:</b> COM ON ELY LN OF N SHORE DR 330' S OF E &amp; W1/4 LN OF SEC 18 T4S R18W TH MEASURE E 400' TO BEG TH E 533.94' TH S17DEG30' E 167.76' TH W 567.72' TH N5DEG57' W 161' TO BEG <b>Comments:</b> This is a bundle of 7 lots that when combined equal approximately 10.54 acres. This was formerly the "Modern Plastics" commercial building. Unfortunately it is in very poor condition and has been sitting unmaintained for a long time. The roof has collapsed in multiple locations. The brick walls are falling apart. There are unknown barrels of abandoned chemicals. paint peeling all throughout the building. Left over commercial equipment in poor shape. Most of the building has been gutted and all the valuable parts have been removed. This is a massive building that would be very difficult to keep secured. Encountered people living in the building during last visit. This should be considered a dangerous building. It will be a huge undertaking. Please do your due diligence before bidding. Land use code 302 - Industrial Vacant. <b>Additional Disclosures:</b> 13; 47; 6; 22; 5; 48; 65; 36 (see key for full text)</p> <p>(2 of 7) <b>Parcel ID:</b> 11-54-0018-0021-02-9; <b>Legal Description:</b> COM ON ELY LN OF N SHORE DR 330'S OF E &amp; W1/4 LN SEC 18 T4S R18W TH E 400'TH S5DEG57'E 161'TH W 400'TH N5DEG57'W 160.87'TO BEG</p> <p>(3 of 7) <b>Parcel ID:</b> 11-54-0018-0024-00-1; <b>Legal Description:</b> COM ON ELY LN OF N SHORE DR AT A PT 150' N5DEG57' W FROM THE INT OF SD ELY LN OF HWY WITH NLY R/W LN OF P M R R TH N5DEG57' W 49.57' TH N84DEG 03' E 200' TH S5DEG 57' W 25' TO R/W LN TH SW ALONG R R TO A PT N84DEG 03' E FROM BEG TH S84DEG 03' W 171.85' TO POB SEC 18 T4S R18W</p> <p>(4 of 7) <b>Parcel ID:</b> 11-54-0018-0025-00-8; <b>Legal Description:</b> COM ON S LN OF 2ND ST &amp; ELY LN LAKE SHORE DR TH S5DEG57'E 391.13'TH N84 DEG03'E 200'TH S5DEG57'E 6.91'TH N13DEG54'E 150.73'TH N84DEG16'E 203.45'TH NELY TO A PT 661.04'E &amp; 173'S4DEG57'E OF BEG TH N4DEG57'W 173'TH W 661.04'TO BEG SEC 18 T4S R18W SEE 11-54-9975-0301-00-1</p> <p>(5 of 7) <b>Parcel ID:</b> 11-54-0018-0025-01-6; <b>Legal Description:</b> COM ON ELY LN OF N SHORE DR AT A PT 2151.76' W &amp; 883.82' S5DEG57' E FROM NE COR OF SW 1/4 OF SEC 18 T4S R18W TH S5DEG57' E 240' TH N84DEG 03' E 200' TH N5DEG57' W 240' TH S84DEG 03' W 200' TO POB</p> <p>(6 of 7) <b>Parcel ID:</b> 11-54-0018-0025-02-4; <b>Legal Description:</b> PT OF SEC 18 T4S R18W FROM SE COR OF NORTH SHORE DR &amp; KLOCK RD MEAS E 931.18'TH S17DEG30'E 167.76'TO POB TH W 303.94'TH S05DEG57'E 173.18'TH N64DEG45'E 259.28'TH N54DEG08'E 70.74'TH N17DEG30'W 20.9'TO POB SEE 11-54-9975-0303-00-3</p> <p>(7 of 7) <b>Parcel ID:</b> 11-54-0018-0025-03-2; <b>Legal Description:</b> PT OF SEC 18 T4S R18W COM AT A PT 200'N84DEG03'E OF ELY LN OF NORTH SHORE DR &amp; 203.5'NLY OF MEAS AT RT ANG TO THE C/L OF S BOUND TRACK OF C&amp;O RR R/W TH N43DEG20'E 380'TH N62DEG08'E 189.2'TH S73DEG56'W 206.14'TH N84DEG16'W 203.45'TH S13 DEG54'W 150.73'TH S05DEG57'E TO POB  <b>Summer Tax Due:</b> TBA</p>	<p>Klock Rd Benton Harbor MI 49022;</p> <p>North Shore Dr Benton Harbor MI 49022;</p> <p>North Shore Dr Benton Harbor MI 49022;</p> <p>489 North Shore Dr Benton Harbor MI 49022;</p> <p>North Shore Dr Benton Harbor MI 49022;</p> <p>North Shore Dr Benton Harbor MI 49022;</p> <p>North Shore Dr Benton Harbor MI 49022</p>	\$752,468.92
9997216	<p><b>Parcel ID:</b> 54-7150-0020-00-4; <b>Legal Description:</b> LOT 5 BLK 49 SHENEMAN'S ADD TO CITY OF BENTON HARBOR MAP 483B <b>Comments:</b> The house sits on approximately 0.17 acres of land. Unfortunately the home is in poor condition and has been condemned. Nearly all of the windows and doors have been broken. There are large holes in the floor. Much of the subflooring is rotting. Ceiling is collapsing in multiple areas. The shingled roof appears to be failing showing signs of leaking in the home. Mold is forming in much of the home. Paved driveway leads to a garage in very poor shape. Roof is failing and walls have holes. Slab foundation has many cracks and is crumbling. The house is set up as a duplex with the second story being accessible through an exterior staircase. Did not enter second story unit due to safety concerns. This house is dangerous. ~60 feet of road frontage on Ross St. Residential land use code 401. Located in the Benton Harbor Area School District. <b>Additional Disclosures:</b> 31; 32; 5; 18 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	277 ROSS ST BENTON HARBOR	\$26,844.91

9997218	<p><b>Parcel ID:</b> 62-4900-0007-00-1; <b>Legal Description:</b> LOTS 7 &amp; 8 BLK 1 MARQUETTE SUB OF ENTIRE BLKS 42 43 54 215 217 &amp; PARTS OF BLKS 53 &amp; 216 VIRGINIA COMPANY ADD TO VILLAGE OF NEW BUFFALO <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on S Smith St Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Utilities are in the area but are not established on this portion of unimproved road. I don't think it would be difficult to run utilities to this property. Located in the New Buffalo Area School District. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	221 S SMITH ST NEW BUFFALO	\$618.55
9997225	<p><b>Parcel ID:</b> 72-3050-0246-00-2; <b>Legal Description:</b> THE S1/2 OF LOTS 246 &amp; 247 H B HOFFMANS ADD TO NILES <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. ~63 feet of road frontage along N 8th. No observed structures. The neighboring property to the East is currently having work done and the workers have dumped some soil and left tools and a trailer on the property. Will most likely be removed when they are finished. Driveway entrance at road. Flat ground. Some trees along the borders. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	415 N 8TH ST NILES	\$1,692.43
9997251	<p><b>Parcel ID:</b> 71-3750-0010-00-9; <b>Legal Description:</b> LOT 10 BLK 1 JOHNSONS ADD CITY OF NILES <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting in person. The house sits on approximately 0.20 acres of land. The home is in overall fair shape from only the exterior inspection. Brick façade and metal siding look nice. Some of the vegetation around the home could be trimmed up. The gutters are full of debris and need minor repairs. Shingled roof is older and should be replaced soon. Concrete driveway leads to an attached one car that has a pass through overhead door that takes you to the back yard. Grassy back yard with a few trees. The house is in a mostly well maintained neighborhood. The condition of the interior of the home is unknown but the exterior is in nice shape. The house will likely require some repairs and renovations so please be prepared. ~66 feet of road frontage along N 8th St. Residential land use code 401. Located in the Niles Community School District. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1207 N 8TH ST NILES	\$10,153.20



## Cass

Lot #	Lot Information	Address	Min. Bid
1200	<b>Parcel ID:</b> 14-010-016-279-10; <b>Legal Description:</b> 279A E 100 FT OF W 1073.79 FT OF S 150 FT OF NW 1/4 SEC 16 <b>Comments:</b> This vacant lot is approximately 0.35 acres of land. 100 Feet of road frontage along Chain Lake St. No observed structures. Tall grassy lot with a handful of trees. Flat ground. Bushes and thick vegetation in the South East corner along the road. Good spot for a mobile or small home. Quiet country atmosphere. Minor debris mixed in with the tall grass. Power lines run through a portion of the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Cassopolis Public School District. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$66.32	CHAIN LAKE ST CASSOPOLIS	\$10,312.78
1202	<b>Parcel ID:</b> 14-010-027-474-20; <b>Legal Description:</b> 474A1 COM N 0 DEG 16'5"W 1176.63 FT FRM E 1/4 COR TH S 89 DEG 43'55"W 681.33 FT N 0 DEG 16'5"W 191.8 FT N 89 DEG 43'55"E 681.33 FT S 0 DEG 16'5"E 191.8 FT TO BEG. SEC 27. 3 A. <b>Comments:</b> The Trailer sits on approximately 3 acres of land. 191.8 Feet of road frontage along Tharp Lake Rd. 681 feet deep. Unfortunately the trailer is in very poor condition and has a demolition order placed on it. There was a condemned notice posted to the front entrance. There is a cement slab underneath the trailer that looks to be in good shape from what was visible. Trailer siting on blocks. Electric meter still hooked up but looks like its been disconnected. The value here is in the land. Wooded 3 acres next to farmland. Quiet country atmosphere. This would be a great property to build a home. You could build it deep in the woods and have total privacy. There are a few piles of debris on the property. A section of the property in the South West corner looks like its being used be an adjacent farmer. I did not see a well but the property is overgrown with vegetation. Most likely there is a well and septic on the property. Did not see a propane tank either but one will be required. Residential land use code 401. Located in the Cassopolis Public School District. <b>Additional Disclosures:</b> 31; 17; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$319.01	THARP LAKE RD CASSOPOLIS	\$5,156.92
1210	<b>Parcel ID:</b> 14-020-002-006-60; <b>Legal Description:</b> 14C COM AT NW COR SEC, TH E 248.6 FT, S 0 DEG 53' 20" E 76.8 FT, S 85 DEG 23'20"W TO W LINE SEC, N TO BEG. SEC 2 <b>Comments:</b> This vacant lot is approximately 0.50 acres of land. 248.6 Feet of road frontage along Allen Rd. No observed structures. Tall grass throughout. There are a few property line markers. Partially wooded. Ground slopes down a bit near the road entrance. Pile of debris on the West border of the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Cassopolis Public School District. <b>Summer Tax Due:</b> \$14.24	ALLEN ST DOWAGIAC	\$722.76
1211	<b>Parcel ID:</b> 14-020-016-027-00; <b>Legal Description:</b> . 211C SEC 16 T7S R16W COM 264 FT S OF NE COR S 1/2 SW 1/4, S 66 FT, W 330 FT, N 66 FT, E 330 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.41 acres of land. 66 Feet of road frontage along Barron Lake Rd. No observed structures. Open grassy lot with a handful of trees. Flat ground. The South portion of the lot was mowed. It looks like the adjacent neighbors have been taking care of a section that borders there property. Partial cement driveway along the road side. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> \$25.08	BARRON LAKE RD NILES	\$876.65
1212	<b>Parcel ID:</b> 14-020-018-014-51; <b>Legal Description:</b> 235A-1 COM N 89 DEG 53'30"E 81 FT FRM SW COR SEC, TH N 89 DEG 53'30"E 327.32 FT, N 464.47 FT, S 35 DEG 13'W 566.9 FT TO BEG. SEC 18 1.7 A. <b>Comments:</b> This vacant lot is approximately 1.70 acres of land. 327.32 Feet of road frontage along Terminal Rd. No observed structures. Made up of mostly wooded wetlands. Some tall mature trees. Ground slopes down from the road. Standing water on a large portion of the property. Unable to walk onto the property. Land use state there is developed open space but the property looks mostly flooded. Some dumping along the road that needs to be clean up. Hospitality land use code 302. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District. <b>Additional Disclosures:</b> 41; 42 (see key for full text) <b>Summer Tax Due:</b> \$83.72	TERMINAL ST NILES	\$1,792.32

1213	<p><b>Parcel ID:</b> 14-020-370-022-01; <b>Legal Description:</b> 990C SEC 20 T7S R16W LOTS 22 &amp; 23 BARTAK ACRES. <b>Comments:</b> This vacant lot is approximately 0.51 acres of land. ~100 Feet of road frontage along Huntly Rd and ~200 feet of road frontage on Bartak St. There was a house on this property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. There is an old shed in the South East corner that is in poor shape with a large hole in the roof. Full of debris and garbage. There is debris surrounding the shed. Submersed pump/well in the middle of the property. The top was damaged but it was covered with a road cone. Open grassy lot with a handful of trees. Flat ground. Small fenced in area that looks like it was used for a dog or another animal. Rusted and falling apart. Basketball hoop post. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District. <b>Additional Disclosures:</b> 42 (see key for full text)  <b>Summer Tax Due:</b> \$129.22</p>	1269 HUNTLY RD NILES	\$21,404.28
1224	<p><b>Parcel ID:</b> 14-050-018-007-00; <b>Legal Description:</b> 417-1065 417-1144 349-1 216B 5-13 SEC 18 T5S R13W BEG 300 FT S OF INTERSEC FINCH LKE RD &amp; STEININGER ST, TH S 185.6 FT, E 800 FT, N 50.0 FT, W 400 FT, N 135.6 FT, W 400 FT TO BEG. SEC 18. 2.16 A. <b>Comments:</b> This lot is approximately 2.16 acres of land. 185.6 Feet of road frontage along Finch Rd. Large open area with tall grass and bushes. The East portion of the property is deciduous forest. Trees along the road and the South border. Plenty of space to build. Dirt driveway entrance was being used by the neighbors. There is a structure near the East border of the property that may encroach onto this property. Residential land use code 401. Located in the Marcellus Community School District. <b>Additional Disclosures:</b> 39; 42 (see key for full text)  <b>Summer Tax Due:</b> \$238.52</p>	52251 FINCH RD MARCELLUS	\$4,471.70
1225	<p><b>Parcel ID:</b> 14-050-018-008-00; <b>Legal Description:</b> 374-1189 216B-1 5-13 SEC 18 T5S R13W BEG 400 FT E OF INTERSEC FINCH RD &amp; STEININGER ST, TH S 435.6 FT, E 400 FT, N 435.6 FT, W 400 FT TO BEG. 4 A. <b>Comments:</b> This vacant lot is approximately 4.00 acres of land. 400 Feet of road frontage along Steininger Rd. No observed structures. Mostly deciduous forest with thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Marcellus Community School District.  <b>Summer Tax Due:</b> \$219.15</p>	STEININGER RD MARCELLUS	\$3,874.36
1226	<p><b>Parcel ID:</b> 14-050-275-003-00; <b>Legal Description:</b> . 505 5-13 FINCH LAKE ACRES LOT 3. <b>Comments:</b> This vacant lot is approximately 1.19 acres of land. 100 Feet of road frontage along Finch Rd. No observed structures. Mostly wooded wet lands. Thick vegetation throughout. Difficult to traverse. There are Wood posts along the road. Very overgrown. Marshy pond on the west portion of the lot. Residential land use code 401. I don't think there is enough dry land to build but it may be possible to put a small garage on the East portion of the lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Marcellus Community School District. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$51.15</p>	52200 FINCH RD MARCELLUS	\$1,195.62
1227	<p><b>Parcel ID:</b> 14-050-275-009-00; <b>Legal Description:</b> . 505A-4 5-13 FINCH LAKE ACRES LOT 9. <b>Comments:</b> This vacant lot is approximately 1.16 acres of land. 100 Feet of road frontage along Finch. No observed structures. Made up of mostly deciduous forest. Many tall young and mature trees. There is a drain ditch along the road but then the ground appears to level out. A few pieces of debris here and there but no major signs of dumping. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Marcellus Community School District.  <b>Summer Tax Due:</b> \$9.99</p>	FINCH RD MARCELLUS	\$525.64
1228	<p><b>Parcel ID:</b> 14-051-622-026-00; <b>Legal Description:</b> 294 COM 4 RDS E OF SE COR LOT 16, WORDEN &amp; SHILLITO'S ADD, TH S 145 FT, E 5 RDS, N 145 FT, W 5 RDS TO BEG. SEC 22 UNPLATTED VILLAGE OF MARCELLUS <b>Comments:</b> This vacant lot is approximately 0.28 acres of land. 145 Feet of road frontage along Worden St. Open grassy lot. With some trees along the East border. There was a tree stump from a recently cut down tree near the roadside. There was some minor debris in the South East corner in the woods. This may not be on this property but it very close and in eye sight. Flat ground throughout. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Marcellus Community School District. <b>Additional Disclosures:</b> 23; 42 (see key for full text)  <b>Summer Tax Due:</b> \$27.39</p>	201 S WORDEN ST MARCELLUS	\$26,293.39

1230	<p><b>Parcel ID:</b> 14-080-029-021-00; <b>Legal Description:</b> 341-245 395A-4 6-13 SEC 29 T6 R13 COM 598.60 FT E &amp; 1146.91 FT S OF W 1/4 COR, TH E 132 FT TO PT OF BEG, TH S 145 FT, E 44 FT, N 145 FT, W 44 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. No observed structures. Mostly open with long grass a few trees. Flat ground. Pile of tree debris. Some minor debris from the adjacent home to the West. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Cassopolis Public School District. <b>Additional Disclosures:</b> 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$9.78</p>	8514 S MICHIGAN AVE CHICAGO	\$1,064.16
1231	<p><b>Parcel ID:</b> 14-080-033-013-00; <b>Legal Description:</b> . 441E 6-13 SEC 33 T6 R13 BEG AT A PT ON TH SEC LINE 671.7 FT W OF N 1/4 COR OF SEC 33, TH S 255 FT W 170.8 FT N 255 FT TO TH SEC LINE E 170.8 FT ALONG TH SEC LINE TO PT OF BEG. 1 A. <b>Comments:</b> The trailer sits on approximately 1 acre of land. 170 Feet of road frontage along Lumley St. Mostly deciduous forest. Ground slopes up from the road but levels out. The trailer is very old and looks to be in poor shape. There is an addition built onto the side of the trailer. No foundation sitting on a couple blocks on the dirt. Did not see a well or septic tank lid. Its possible they are out here but could not locate them. Small metal shed in front of trailer has had a limb fall on it and damage the roof and siding. There is a broken down vehicle very close to the edge of the property may be on the adjacent neighbors property. There is debris around the trailer. This is a nice property with great tree coverage and privacy. You could remove the old trailer and build a nice home here. Quiet country atmosphere across the street from farm land. The value here isn't the trailer its the pretty land features and area. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Marcellus Community School District. <b>Additional Disclosures:</b> 33; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$54.74</p>	13649 LUMLEY ST JONES	\$1,173.88
1233	<p><b>Parcel ID:</b> 14-101-180-057-00; <b>Legal Description:</b> 391310 V-137 S 142 FT OF E 132 FT OF LOT 57 ADDITION TO VILLAGE OF VANDALIA AKA; STEPHEN BOGUE'S 4TH ADDITION <b>Comments:</b> This vacant lot is approximately 0.43 acres of land. 142 Feet of road frontage along Mulberry St and 132 feet of South St. No observed structures. Open grassy lot with a few large mature trees. Young trees and bushes on the West and North border. Nice spot to build, plenty of space. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Cassopolis Public School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$120.18</p>	MULBERRY ST VANDALIA	\$3,477.58
1234	<p><b>Parcel ID:</b> 14-110-160-128-00; <b>Legal Description:</b> 760 LOTS 128 TO 150 INCL FORBES ADD CITY DOWAGIAC <b>Comments:</b> This vacant lot is approximately 2.39 acres of land. No observed structures. Two gates at the road entrance. Mostly deciduous forest with a large open area in the middle populated with young trees and tall grass. Flat ground throughout. The South border of the property runs parallel to rail road tracks. A few piles of debris but nothing to difficult to clean up. Nice spot to build at the end of the road. Very low traffic. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District.</p> <p><b>Summer Tax Due:</b> \$156.95</p>	385 GRAND BLVD DOWAGIAC	\$2,775.14

1236	<p><b>Parcel ID:</b> 14-120-204-016-01; <b>Legal Description:</b> . 52 8-13 COM N 273.75 FT FROM S 1/4 COR, TH S 70 DEG 49' W 437.97 FT, N 20 DEG 18' 45" W 197.25 FT N 70 DEG 49' E 510.47 FT, S 208.75 FT TO BEG. EX E 150 FT. SEC 4. <b>Comments:</b> The house sits on approximately 1.40 acres of land. 273 Feet of road frontage along US-12. Tucked away amongst deciduous trees. Across the street from a gas station. Unable to locate basement entrance. The house is in over all fair shape but it has been neglected as misused. The interior of the home is pretty trashed. There is garbage and personal property all throughout the house. Visible leaks in multiple areas. The excess moisture has caused mold to start forming. The drywall ceiling has collapsed in multiple locations. The bathroom is in poor shape. Three bedroom two bathroom. The interior of the home needs a major cleaning and repairs. The poured foundation looks solid. Vinyl siding needs repairs along the chimney where it has detached from the building. Electric meter still hooked up. Gas line runs underground. possible tank buried behind home where a lid was located. Stoned work around the home is unique with a wood stove built into the side of the hill. There is a garage behind the home that is covered in overgrown vegetation. Shingled roof is leaking. Dirt floor. Wood posted foundation. Old vehicle and debris inside the garage. Farther East on the proepty is an old "animal coup". Possibly for chickens. The coup has a old wire fence around the perimeter. This house needs a good deal of work before its back in good living condition but there is potential here. Although its on a busy road it feels secluded in the small forest. The property deserves a new life. Residential land use code 401. Located in the White Pigeon Community School District. <b>Additional Disclosures:</b> 66; 5; 63; 21; 32 (see key for full text)  <b>Summer Tax Due:</b> \$375.83</p>	13456 US 12 UNION	\$6,902.06
1239	<p><b>Parcel ID:</b> 14-150-029-005-20; <b>Legal Description:</b> 429D-2 COM N 1332.88 FT FRM E 1/4 COR, TH W 279.77 FT, N 156.73 FT, S 89 DEG 34'39"E 279.78 FT, S 154.67 FT TO BEG. SEC 29 1 A. <b>Comments:</b> The home sits on approximately 1 acre of land. 155 Feet of road frontage along Atwood Rd. This property is subject to a 33 foot wide easement. Open grassy lot with a handful of bushes and trees. Small shed behind the home that is full of personal property. Small hole in the sheds roof. Unfortunately the home is in very poor condition. The roof has failed and allowed water to enter the home causing major water damage. Mold is prevalent through much of the house. The floors felt unstable and were sagging. Did not enter the entire home due to soft floors. The house is full of personal property and debris. There was a vehicle parked on the property but appears to have been sitting for a long time. This trailer may be a lost cause. The mold remediation would require gutting the majority of the interior. You may be better off removing the trailer and building a new home. Nice lot out in the country. Quiet area surrounded by farm land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 401. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 32; 22; 21; 5; 17 (see key for full text)  <b>Summer Tax Due:</b> \$169.60</p>	54228 ATWOOD RD DOWAGIAC	\$2,475.81
1242	<p><b>Parcel ID:</b> 14-150-169-026-00; <b>Legal Description:</b> . 730 LOTS 26 &amp; 27 BLK 19 TWIN LAKE WOODS. <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~50 Feet of road frontage along Meade St. Twin Lakes lies just to the West of the property. The property is fenced in with one of the adjacent properties and appears to have a greenhouse built on it. There is an extensive amount of debris and other personal property throughout the lot. Flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 21; 13; 44 (see key for full text)  <b>Summer Tax Due:</b> \$5.29</p>	MEADE ST DOWAGIAC	\$474.52

1243	<p><b>Parcel ID:</b> 14-160-100-058-00; <b>Legal Description:</b> . DW 86 LOT 96 ORIGINAL PLAT CITY OF DOWAGIAC. <b>Comments:</b> The house sits on approximately 0.15 acres of land. ~66 Feet of road frontage along New York Ave. ~66 feet of road frontage along an alley that runs along the East border of the property. This house is in really good shape. It looks like the previous owners were in the process of renovating but stop just shy of finishing. A lot of the work has been done on the home. The floors look freshly sanded but still need to be sealed. The two full bathrooms look recently updated. New tile and everything looks very clean. The kitchen needs new appliances but the open room style and cabinets look great. Most of the rooms have new ceiling fans. It looks like most of the house has been freshly painted. Three bedrooms and Two full bathrooms. Plenty of closet space. The basement is cleared out and you can see some of the fresh work. New electrical box. Water heater is covered in extra insulation. Copper piping has been insulated. Furnace still present. New PVC drain lines. Wood siding needs to be sanded and freshly painted. Shingled roof looks good. Block foundation looks solid. The house is in really great shape and only needs some finishing touches before its move in ready. There is a detached one car garage behind the home that looks to be in good shape as well. We don't see properties like this very often. Don't miss out on your chance to live in this pretty home in Downtown Dowagiac. Residential land use code 401. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 50 (see key for full text)  <b>Summer Tax Due:</b> \$1,690.48</p>	307 NEW YORK AVE DOWAGIAC	\$12,238.99
1245	<p><b>Parcel ID:</b> 14-160-100-264-00; <b>Legal Description:</b> . DW 485 COM 9 1/2 RDS E OF NW COR E 1/2 NE 1/4 SW 1/4, TH S 8 RDS, E 4 RDS, N 8 RDS, W 4 RDS TO BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.20 acres of land. 66 Feet of road frontage along Pokagon St. No observed structures. Open grassy lot. Flat ground. Driveway entrance at the road. Vegetation along the South and West border. A couple trees. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$54.96</p>	317 POKAGON ST DOWAGIAC	\$984.86
1246	<p><b>Parcel ID:</b> 14-160-100-272-02; <b>Legal Description:</b> DW 492A, COM 152 FT SWLY OF PT 302 1/2 FT NWLY OF INTERSECT OF NWLY LINE MICHIGAN AVE WITH SWLY LINE CHESTNUT ST, TH SWLY 132.2 FT TO HENDRYX ST, SELY 60 FT, NELY 132.2 FT, NWLY 60 FT TO BEG. UNPLATTED POKAGON SEC 1. CITY OF DOWAGIAC. PROPERTY SPLIT: 02.12.2021 PARENT: 14-160-100-272-00 <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. 60 Feet of road frontage along Hendryx St. No observed structures. Open grassy lot with a handful of trees. Ground slopes down sharply from the road. Would be good purchase for one of the neighbors looking to increase their property lines. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 23; 49 (see key for full text)  <b>Summer Tax Due:</b> \$54.96</p>	HENDRYX ST DOWAGIAC	\$786.51
1247	<p><b>Parcel ID:</b> 14-160-100-735-00; <b>Legal Description:</b> . DW 2372 LOT 18 ZELNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. ~100 Feet of road frontage along Johnson St and ~60 feet along Halstead St. No observed structures. Open grassy lot with a couple large trees and small grouping of young saplings. Flat ground. A few cement blocks or small foundations in the ground. Old Metal post in the ground, possibly for drying clothes. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$22.99</p>	214 HALSTEAD ST DOWAGIAC	\$1,185.64
1248	<p><b>Parcel ID:</b> 14-160-100-752-00; <b>Legal Description:</b> . DW 2389 LOT 36 ZELNER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. ~60 Feet of road frontage along Halstead St. An alley runs along the South border of the property. No observed structures. Open grassy lot with a handful of small saplings trees. Ground slopes down from the road. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$65.44</p>	207 HALSTEAD ST DOWAGIAC	\$596.94

1251	<p><b>Parcel ID:</b> 14-160-300-177-00; <b>Legal Description:</b> . DW 1071 LOT 9 HARTER ANDREW BLISH ADD CITY OF DOWAGIAC. <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house sits on approximately 0.22 acres of land. ~70 Feet of road frontage along E Railroad St. The house looks to be in overall fair condition from the exterior inspection. Privacy fence runs along the perimeter of the property. There are two storage sheds behind the home. The larger of the two has a concrete slab foundation that looks sold. The sheds wall is being used a section of fence. Metal roof on the shed is in good shape. Wood siding looks fine. Garage door style on the rear of the shed. The other shed is smaller with an old shingle roof and wood siding. The vinyl siding on the home has some fire damaged on the East wall. There is an exterior staircase on the North side of the home. Possibly set up as a duplex. Shingled roof looks fine for its age. Vinyl siding looks good except for the melted section on the rear. Gas meter has been removed. Electric meter still hooked up. Foundation appears solid from what was visible. Unable to access the back yard for closer inspection. The house is full of personal property. The backyard is overgrown and has some debris piles here and there. Broken window on the second floor. This property has a lot of potential. Depending on what the interior looks like and few repairs on the exterior would make this house look real nice. Residential land use code 401. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 6; 33; 21; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$680.95</p>	122 E RAILROAD ST DOWAGIAC	\$5,201.94
1252	<p><b>Parcel ID:</b> 14-160-300-388-00; <b>Legal Description:</b> . DW 1443 LOT 133 ANDREW LESTER ADD CITY OF DOWAGIAC <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. ~41 Feet of road frontage along E Railroad St and ~132 feet along Bishop St. No observed structures. Open grassy lot with a couple mature trees. Flat ground. Clean lot. Neighbors seem to be taking care of it. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$46.08</p>	400 E RAILROAD ST(BLOCK) DOWAGIAC	\$713.01
1253	<p><b>Parcel ID:</b> 14-070-019-024-00; <b>Legal Description:</b> . 309D COM 430 FT S OF NW COR E 1/2 NW FRL 1/4 TH S 100 FT E 824.96 FT N ALONG CEN HWY 100 FT W 825.92 FT TO BEG EX HWY BEING LOT 5 PLAT B SEC 19 T8S R16W. <b>Comments:</b> The house sits on approximately 1.92 acres of land. 100 Feet of road frontage along Ironwood Dr. 824.967 feet deep. Unfortunately this house is in very poor condition. The house is full of garbage. It looks like it was owned by a hoarder. There are large visible holes in the roof allowing all the elements to enter the home. The interior of the home is completely trashed. Vinyl siding on the front of the home looks nice but the rear of the home has the original wood which has lost all its paint and has overgrown vegetation on it. The shingled roof has passed its life span and is in terrible shape on the back side. The back yard is over grown and there are multiple sheds/garages that are in poor shape. Block foundation is falling apart and the roof has collapsed on the garage. All of the storage buildings are full of debris and garbage except the small metal shed that's empty. The buildings on this property are in very poor shape which is a shame because the land is quite nice. You could removed the buildings and start fresh. The ~1.90 acres offers a large section that's deciduous forest. The property is going to need a good amount of work before its back in good living condition. This is a fixer upper, please be prepared. Residential land use code 401. Located in the Brandywine Public School District. <b>Additional Disclosures:</b> 21; 63; 32; 5; 66; 13 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$496.51</p>	71080 Ironwood Dr Niles	\$6,278.00
1254	<p><b>Parcel ID:</b> 14-130-370-018-00; <b>Legal Description:</b> 408-1177 365-1296 1829 5S-16W LOT 18 INDIAN LAKE ESTATES. <b>Comments:</b> The shed is sitting on approximately 0.17 acres of land. 100 Feet of road frontage along Estates Lane. There was once a trailer on this property but it has since been removed. There are cement pads where the trailer once sat. Submersed pump/well. The top of the well head was damaged but has been covered by a street cone. The shed is in poor shape and is full of debris. There is also debris surrounding the shed. Just West of Indian Lake. Could be a good spot to build a storage building for your lake toys. Flat ground. Open grassy lot with a few trees. There is a chain link fence along the South and West border. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Dowagiac Union School District. <b>Additional Disclosures:</b> 62 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$127.19</p>	54572 Estates Ln Eau Claire	\$5,989.18

9991211	<p><b>Parcel ID:</b> 14-020-016-027-00; <b>Legal Description:</b> . 211C SEC 16 T7S R16W COM 264 FT S OF NE COR S 1/2 SW 1/4, S 66 FT, W 330 FT, N 66 FT, E 330 FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.41 acres of land. 66 Feet of road frontage along Barron Lake Rd. No observed structures. Open grassy lot with a handful of trees. Flat ground. The South portion of the lot was mowed. It looks like the adjacent neighbors have been taking care of a section that borders there property. Partial cement driveway along the road side. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Niles Community School District. <b>Additional Disclosures:</b> 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	BARRON LAKE RD NILES	\$876.65
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## Van Buren

Lot #	Lot Information	Address	Min. Bid
6400	<b>Parcel ID:</b> 80-02-370-009-00; <b>Legal Description:</b> 501-19 28-3-13 858-615 778-365 952-707 1024-347-346 1054-469,469 1407-458 LOT 9 MARTHA'S VINEYARD <b>Comments:</b> This vacant lot is located in a rural subdivision. It is approximately 0.46 acres of land. ~100 feet of road frontage on Jewells Dr. No observed structures. Open grassy lot with a handful of trees. The Large tree in the middle of the property has some metal hardware stuck in it. Some minor debris. Partial chain link fence around the perimeter. Good sized lot. Nice spot to build. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Mattawan Consolidated School District. <b>Summer Tax Due:</b> \$142.13	29624 JEWELLS DR LAWTON	\$16,149.18
6401	<b>Parcel ID:</b> 80-03-026-018-01; <b>Legal Description:</b> 328-A 26-2-15 1317-772 1358-614 1451-717 1495-439 1581-505 S 8 A OF N 1/2 E 1/4 NE 1/4 OF SEC. EXCEPT COM AT E1/4 POST OF SEC, TH N ALG E SEC L 1442.0', TH W AT RT ANG 338.0' TO BEG, TH N PAR WITH E SEC L 208.72', TH W AT RT ANG 208.72', TH S PAR WITH E SEC L 208.72', TH E AT RT ANG 208.72' TO BEG. SUBJECT TO EASEMENT FOR INGRESS & EGRESS. SPLIT FROM: 80-03-026-018-00 <b>Comments:</b> The trailer and old house sit on approximately 7 acres of land. The trailer has been condemned and is in very bad shape. It is missing an entire wall. Broken windows, roof collapsing, mold, and animals living inside. The other building isn't much better. The roof is collapsing. Animals are living in the home. There is mold and vegetation growing in the home. The value in this lot is not the buildings its the land and the forest. After clearing the lot out you could build something really cool and have plenty of space to adventure. ~540 feet of road frontage. The parcel is oddly shaped and resembles a doughnut with the center missing. It wraps around a separate parcel that has a house on it. The center of this lot is not part of the sale. This property is subject to easement for ingress and egress for the occupied property in the center of this lot. Residential land use code 401. Located in the Lawrence Public School District School District. Auction lot 6402 is adjacent to the Southwest. <b>Additional Disclosures:</b> 31; 36; 63; 30 (see key for full text) <b>Summer Tax Due:</b> \$213.51	40824 48TH ST LAWRENCE	\$4,139.77
6402	<b>Parcel ID:</b> 80-03-026-019-20; <b>Legal Description:</b> 328-D 26-2-15 1067-380 1317-772 1358-614 1451-717 1581-505 COM AT E 1/4 POST OF SEC, TH N 0 DEG 05'34"E ALG E SEC L 1312.44 FT, TH N 89 DEG 47'16"W 500.0 FT TO BEG, TH S 0 DEG 05'34"W (ALSO REC'D AS S 0 DEG 14'11"E) 342.49 FT, TH N 89 DEG 50'33"W 379.89 FT, TH N 8 DEG 10'10"E 346.18 FT, TH S 89 DEG 47'16"E 331.26 FT TO BEG. *** SPLIT ON 30 MAY 2000 FROM 80-03-026-017-01 FOR 2001. <b>Comments:</b> This vacant lot is approximately 2.79 acres of land. Appears to be mostly deciduous forest and woody wetlands. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lawrence Public School District. Auction lot 6401 is adjacent to the Northeast. <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$70.65	48TH ST LAWRENCE	\$1,719.70
6403	<b>Parcel ID:</b> 80-03-407-029-00; <b>Legal Description:</b> 448-G29 1-2-15 LOT 29 BLK 7 SCOTT SHORES. <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. ~50 feet of road frontage. No observed structures. Mostly Deciduous forest. Thick vegetation in areas but it is easily traversable. Power lines run through the property on the North section. Across the street from South Scott Lake. Nice spot to build. Good neighborhood. Low traffic. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$10.55	VINE AVE BLOOMINGDALE	\$876.04



6404	<p><b>Parcel ID:</b> 80-05-018-024-00; <b>Legal Description:</b> 220 18-1-14 827-464 865-245/297 1066-877-879 1434-706 N 8 RODS 13 LINKS OF S 25 RODS 14 LINKS OF W FR 1/2 OF NW FR 1/4 OF SEC. <b>Comments:</b> The buildings sit on approximately 2.77 acres of land. ~150 feet of road frontage. Mostly wooded wetlands and deciduous forest. The house is not in the best shape. It appears to have been sitting for awhile. The basement was wet and there's evidence it was full of water at one point. The stairs leading to the basement are rotting. The wood porch that wraps around the home is collapsing and unsafe. The block foundation looks solid from what was visible but much of it is covered up. Vinyl siding is in decent shape but vegetation is growing up all around the home. Many trees growing close to the foundation will cause issues in the future. Wood burning stove for heat. Water heater in the basement but I imagine its shot due to the standing water. The shingled roof looks ok for its age, I did not see any leaks inside the home. The roof had a lot of vegetation on it as well difficult to see. One bedroom one bathroom. Small house. I suspect if the house sits longer mold will start to form. There is a one car garage in front of the home that is being swallowed up by ivy and other vegetation. Shingled roof on the garage is in poor shape. Garage door opens fine. Still usable. There is a larger barn behind the home. It looks like it was used for animals. Old wood framing. Metal roof is old but in fair shape. Sliding barn door. Trees growing close to the block foundation. The barn is still very usable. The shed next to the barn is insulated and in fine shape. A tree has fallen on the shed but it doesn't appear to have done any damage. This is a nice property that has a ton of potential. Clearing out the lot and making some repairs would go a long way. Lots of space for activities. Plenty of forest to explore. This is a good small fixer upper. Residential land use code 401. Located in the Bloomingdale Public School District. <b>Additional Disclosures:</b> 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$317.24</p>	9673 46TH ST BLOOMINGDALE	\$3,718.71
6405	<p><b>Parcel ID:</b> 80-06-031-002-00; <b>Legal Description:</b> 454 31-1-15 794-621 1503-630 1728-579 1730-898 *** N 295' OF W 295' OF E 65 ACRES OF W 1/2 OF NE 1/4 OF SEC. <b>Comments:</b> The mobile sits on approximately 2.00 acres of land. ~300 feet of road frontage. Mostly deciduous forest. Some of the ground felt wet. Some wet land indicators but seems mostly dry. The mobile home is too far gone. It needs to be removed from the property. Full of garbage, debris, and animals. Moldy and collapsing. It is sitting on a cement slab that looks solid. There are some animal burrows next to the foundation that could cause issues in the future. Submersed well and pump. Did not see an electric meter or propane tank. Lots of debris on the back of the mobile will need to be cleaned. The value here is in the land, slab foundation and well. You've got a jump start on a new development. Residential land use code 401. Located in the Bangor Public School District. <b>Additional Disclosures:</b> 32; 36; 41; 62; 66; 63; 17 (see key for full text) <b>Summer Tax Due:</b> \$241.23</p>	56931 CR 380 GRAND JUNCTION	\$4,637.18
6406	<p><b>Parcel ID:</b> 80-06-280-819-00; <b>Legal Description:</b> 708-A19 10-1-15 LOT 19 BLOCK 8 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.08 acres of land. No observed structures. This lot is made up of mostly thick vegetation and a few trees. Appears to be mostly flat ground. Possible encroachment from adjacent land owners fence. Difficult to determine the property lines. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Bloomingdale Public School District. <b>Summer Tax Due:</b> \$4.51</p>	CR 388 GRAND JUNCTION	\$619.01
6407	<p><b>Parcel ID:</b> 80-06-280-922-00; <b>Legal Description:</b> 709-A22 10-1-15 1690-397 *** LOT 22 BLOCK 9 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.08 acres of land. No observed structures. Made up of mostly deciduous forest and thick vegetation. Appears to be mostly flat ground. Down a long dirt road. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Bloomingdale Public School District. <b>Summer Tax Due:</b> \$4.51</p>	CR 388 GRAND JUNCTION	\$625.51
6408	<p><b>Parcel ID:</b> 80-06-281-619-00; <b>Legal Description:</b> 716-A19 10-1-15 1410-933 1426-399 1484-717 1489-721 1535-258 1541-503 1550-738 LOTS 19 &amp; 20. BLOCK 16 LITTLE BEAR LAKE PARK. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Second St in the Little Bear Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.79</p>	CR 388 GRAND JUNCTION	\$652.07

6409	<b>Parcel ID:</b> 80-06-283-202-00; <b>Legal Description:</b> 732-A2 10-1-15 1477-780 LOT 2 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Adams Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$6.95	CR 388 GRAND JUNCTION	\$676.15
6410	<b>Parcel ID:</b> 80-06-283-214-00; <b>Legal Description:</b> 732-A14 10-1-15 1708-346 *** LOT 14 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.08 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Adams Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$4.63	CR 388 GRAND JUNCTION	\$622.65
6411	<b>Parcel ID:</b> 80-06-283-220-00; <b>Legal Description:</b> 732-A20 10-1-15 1471-729 1483-879 LOT 20 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. <b>Comments:</b> This vacant lot is approximately 0.09 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Jackson Ct in the Little Bear Lake Park No 1 Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$4.63	CR 388 GRAND JUNCTION	\$630.01
6412	<b>Parcel ID:</b> 80-06-420-919-00; <b>Legal Description:</b> 809-A19 15-1-15 792-736 1171-394 1720-723 *** LOTS 19 & 20. BLOCK 9 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Maple St in the Saddle Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Adjacent to auction lot 6413 to the West. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$9.58	9244 EAST ST GRAND JUNCTION	\$725.98
6413	<b>Parcel ID:</b> 80-06-420-921-00; <b>Legal Description:</b> 809-A21 15-1-15 1188-870 1720-723 *** LOTS 21 & 22. BLOCK 9 SADDLE LAKE SUB. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. The property is located on a platted subdivision road but the road has not been constructed. Was not able to gain access to the property but there is legal road frontage on Maple St in the Saddle Lake Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Electric and phone are in the area but are not established on this portion of unimproved road. Located in the Bloomingdale Public School District. Adjacent to LOT#6412 to the East. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$9.58	EAST ST GRAND JUNCTION	\$726.53

6414	<p><b>Parcel ID:</b> 80-07-010-017-00; <b>Legal Description:</b> 159 10-2-17 1736-369 1737-594 *** S 1/2 NE 1/4 NE 1/4 EX RR ROW. <b>Comments:</b> This vacant lot is approximately 18.60 acres of land. ~650 feet of road frontage. There are the remains of a couple structures on the property. Near the main entrance to the North are remains of a small buildings cement foundation. Mostly cleaned up just chunks of cement. Farther West in the property lies the remains of a larger building but there is more construction debris that will be more of a pain to clean up. Older tractor and some other personal property such as lawnmowers and grills. This is beautiful property that should be cleaned up and developed. Mostly made up of deciduous forest. There are some areas that have wet land indicators but it is mostly flat and dry. Thick vegetation throughout a lot of the property but there are clearings from the previous owners. This would be an incredible spot to build if you like nature and privacy. Close to a busy road but you could build a long driveway and put your house deep in the woods. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. The Van Buren State Park Trail runs through the whole property to the West. Residential land use code 401. Located in the Covert Public School District. <b>Additional Disclosures:</b> 41; 21 (see key for full text)  <b>Summer Tax Due:</b> \$501.24</p>	28770 M 140 HWY COVERT	\$24,828.72
6415	<p><b>Parcel ID:</b> 80-07-015-043-00; <b>Legal Description:</b> 274-G 15-2-17 641-300,485 1122-636 1378-146 1398-919 1535-258 1541-507 N 66 FT OF S 505 FT OF SW 1/4 OF SW 1/4 OF SEC. <b>Comments:</b> This vacant lot is approximately 2.00 acres of land. ~66 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest and woody wet lands. There is an irrigation/stream that runs along the roadside. Thick vegetation throughout. Difficult to traverse. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees and nature. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$129.86</p>	76TH ST COVERT	\$1,280.82
6416	<p><b>Parcel ID:</b> 80-07-240-002-00; <b>Legal Description:</b> 832-A2 11-2-17 1535-258 1541-512 LOT 2 HOWARD SUBDIVISION. <b>Comments:</b> This vacant lot is approximately 0.34 acres of land. ~50 feet of road frontage. No observed structures. This lot is made up of mostly deciduous forest and woody wet lands. Thick vegetation throughout but not too difficult to traverse up until you get to the wetlands portion. Appears to be mostly flat ground. Nice spot to build if you'd like to be surrounded by trees. There is a decent dry section of land but it may be difficult to build near the wetlands. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$21.09</p>	CR 378 COVERT	\$643.59
6417	<p><b>Parcel ID:</b> 80-11-018-016-00; <b>Legal Description:</b> 294-C 19-3-16 683-817? 1716-354 1729-225 *** COM AT NW COR OF SEC, TH SLY ALG W SEC L 690.2', TH S 89 DEG 43' E 385' TO BEG OF DES, TH CON S 89 DEG 43' E 85', TH N 186.87', TH W 85', TH S TO BEG. <b>Comments:</b> This vacant lot is approximately 0.36 acres of land. Mostly deciduous forest. Unable to find road access to the property. It appears to have access issues but that may not be the case. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Hartford Public School District. <b>Additional Disclosures:</b> 7 (see key for full text)  <b>Summer Tax Due:</b> \$49.79</p>	70TH ST WATERVLIT	\$1,154.02
6418	<p><b>Parcel ID:</b> 80-15-019-008-01; <b>Legal Description:</b> 196-A 19-1-13 779-154 874-723 975-826 1518-641 1666-26 1674-282 1725-521 *** S 25' OF FOLL DESC. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE 1/4 NE 1/4 OF SEC, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 260', TH E AT RT ANG 250', TH N ALG SD SEC L 260' TO BEG. <b>Comments:</b> This vacant lot is approximately 0.22 acres of land. About 40 feet of road frontage. No observed structures but there is the remains of a building. Partial cement slab. Remains of an electric meter. Mostly an open grassy lot with a handful of trees. Some large trees have fallen over and were partially cut up and left on property. Small chain link fenced in section. Flat ground. Partial dirt/gravel driveway. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Gobles Public School District. Adjacent to Auction Lot# 6419 to the South  <b>Summer Tax Due:</b> \$27.87</p>	13568 32ND ST GOBLES	\$1,421.72

6419	<p><b>Parcel ID:</b> 80-15-019-013-80; <b>Legal Description:</b> 198-J 19-1-13 779-154 874-723 975-826 1518-641 1666-27 1674-282 1725-521 *** S 60' OF FOLL DES. BEG AT A PT ON E SEC L 550' S OF NE COR OF SE1/4 NE1/4, TH W AT RT ANG TO SD SEC L 250', TH S PAR TO SD SEC L 320', TH E AT RT ANG 250', TH N ALG SD SEC L 320' TO BEG. <b>Comments:</b> This vacant lot is approximately 0.38 acres of land. About 60 feet of road frontage. No observed structures. Row of trees down the center of the property. Partial cleared areas. Some large trees have fallen over and were partially cut up and left on property. Some other slight debris nothing to difficult to clean out. Mostly flat ground. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Gobles Public School District. Adjacent to Auction Lot# 6418 to the North</p> <p><b>Summer Tax Due:</b> \$39.49</p>	32ND ST GOBLES	\$1,203.91
6420	<p><b>Parcel ID:</b> 80-16-090-014-40; <b>Legal Description:</b> 858-37 619-A24 1-4-13 LOTS 24 &amp; 25 FROSTY ACRES PLAT. <b>Comments:</b> These buildings sit on approximately 0.49 acres of land. ~160 feet of road frontage. Unfortunately most of the structures are in poor shape. The house appears to be in decent shape from an exterior inspection but once you enter the home it obvious there are issues. The floors are wavy and feel unstable. The ceilings are sinking in certain areas and you can see that the walls are buckling from the ceilings dropping down. There is evidence there was a tarp on the South East section of the home. Water has been leaking into the home for some time now. The room underneath this section is in very poor shape. The floors are collapsing and there is mold. The building looks like it was originally a trailer that had additions built on to make it more permanent. The front entrance to the home has a mud room with a block stair case leading to the front door. Drywall ceiling is failing and starting to collapse. The cement slab looks solid with a bit of cracking. The inside of the trailer is unsanitary and there is mold/mildew growing on most of the surfaces. Two bedrooms, one bathroom. You may be able to gut the home and repair it but you may want to start fresh and build a new home in its place. Nice wide cement driveway with gate. Chain link fence surrounds the perimeter of the property. Open grassy lot with a handful of trees. The sheds/outbuildings are not in the best shape either. There is a small metal shed to the East of the home. It has a cement ramp that leads to plywood flooring that is bowing. The metal roof has some leaking. This is a DIY shed. There is another small metal shed with a shingled roof that is in poor condition. This shed has a cement ramp leading up into it as well. If you replaced the roof on this shed it would be very usable. As it sits with the leaking roof it will start to rot and will soon be unstable. Directly North from this shed is another DIY outbuilding that has a collapsing roof. The metal siding is beat up and does not look stable. This building is full of debris and garbage. This structure is attached to the storage shed that is in the best shape out of all the outbuildings. Metal siding is standing up strait. The metal roof looks fine. Cement ramp leads into the building that has plywood floors. It is being used to store lawn equipment. There is a riding lawnmower that has sunk through the flooring. All of these outbuilding were DIY builds. Unknown if they are up to code. Some had electric boxes installed inside but there were no breaker/fuse boxes. Power must have been ran from the main house. This property is going to need a good amount of work before its back in living condition. Be prepared. Its in a small neighbor with low traffic. Would be a nice spot to build a small home for a family. Residential land use code 401. Located in the Lawton Community School District. <b>Additional Disclosures:</b> 21; 32; 5; 50; 22 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$211.35</p>	75341 MARIE DR LAWTON	\$3,006.35
6421	<p><b>Parcel ID:</b> 80-17-084-038-00; <b>Legal Description:</b> 538-C 34-1-17 951-434 1605-467 1608-942 *** S 1 A OF N 3 A OF S 5 A OF S 14 A OF N 32 A NW 1/4 SE 1/4 EX RR ROW. 1 A. <b>Comments:</b> The trailer sits on approximately 1.00 acres of land. About ~30 feet of road frontage. Backs up to the Van Buren Trail to the West. Unfortunately the trailer is in very poor condition and should be removed from the property. This lot is made up of mostly deciduous forest, grass lands, and wooded wet lands. Thick vegetation throughout. Although there are some clearings. There are the remains of a old tree that fell over. Some debris and garbage but nothing to crazy. Evidence people have had fires back on the property. Appears to be mostly flat ground. Adjacent to Auction Lot #6422 directly South of this lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. <b>Additional Disclosures:</b> 17; 69 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$29.37</p>	M 140 HWY SOUTH HAVEN	\$693.24

6422	<p><b>Parcel ID:</b> 80-17-084-057-00; <b>Legal Description:</b> 539-C 34-1-17 951-434 1605-467 1608-942 *** S 66' OF N 32 A OF NW 1/4 SE 1/4 EX RR ROW <b>Comments:</b> The house sits on approximately 2.09 acres of land. 66 feet of road frontage. Unfortunately the house is in poor condition and has been abandoned. A tree has knocked over the powerline pull in front of the home and landed on the roof just above the entryway. Difficult to see the extent of the damage due to foliage. The block foundation looks solid. Cement sidewalk wraps around most of the house. Electric meter still hooked up but the gas meter has been removed. Vinyl siding is dirty but in fair shape. Thick vegetation and overgrowth around the home. The yard has been allowed to grow for some time. Septic tank located on South side of house. Wood gazebo and a few burn piles behind the home. Small wood porch on the back entrance. The interior of the home is in poor shape. There are multiple holes in the ceilings from unwanted animals. Animal damaged. The inside of the home needs to be deep cleaned. 100 amp breaker box. Old furnace. Floors felt soft in certain areas. Master bedroom has an en suite bathroom. Two other bedrooms and another full bath. The interior of the home needs a deep clean and repairs but its not too far gone yet. This property has a lot of potential. Large back yard that leads into a forest. Would be a fun spot for kids to play. Tucked away from the busy road. Adjacent to Auction Lot #6421 North of this property. If purchasing this lot it would be wise to purchase the other as well. In order to keep your privacy. Lands backs up to the Van Buren Trail. Did not see a well due to the over growth, but I imagine that is the source of water. Residential land use code 401. Located in the Covert Community School District. <b>Additional Disclosures:</b> 5; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,067.74</p>	22752 M 140 HWY SOUTH HAVEN	\$6,918.25
6423	<p><b>Parcel ID:</b> 80-43-040-161-00; <b>Legal Description:</b> 589 20-4-14 584-203 1204-869 1208-392 1551-791 1557-92 1605-493 1681-640 1692-736 *** LOT 5 BLOCK 15 ORIGINAL PLAT OF DECATUR <b>Comments:</b> This building sits on approximately 0.25 acres of land. Unfortunately the house looks to be a total loss. The roof is collapsing as well as the foundation. The foundation appears to be sinking and has caved in on multiples areas. This building will need to be removed. I don't believe this one is fixable. Corner lot with about 65 feet of road frontage on Paw Paw St and about 165 feet of road frontage on Parkhurst. The lot is mostly open and grassy with a handful of trees. Across the street from a pair of railroad tracks. This would be a nice spot to rebuild if your looking to be close to downtown Decatur. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Decatur Public School District. Residential land use code 401. <b>Additional Disclosures:</b> 63; 36; 22; 34; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$365.31</p>	508 PAW PAW ST DECATUR	\$4,894.08
6424	<p><b>Parcel ID:</b> 80-43-040-321-00; <b>Legal Description:</b> 730 20-4-14 1367-977 1398-197 1492-101 1493-829 1568-227 1611-109 *** BEG 12' ELY FROM NW COR LOT 11, TH SLY 24', TH ELY 90', TH NLY 24' TO N L OF LOT 10, TH WLY 90' TO BEG. BLOCK D ORIGINAL PLAT OF DECATUR <b>Comments:</b> This commercial building sits on approximately 0.05 acres. Small paved parking area directly behind the building. Large glass window storefront on S Phelps street. 24 feet of road frontage. The building is in overall good/fair condition. The flat roof looks decent, does not appear to be leaking. The Roof soffit/fascia on the rear of the building has some wood rot. Four entrances to the building two in the front and two in the rear. One of the doors in the rear has been boarded. Vinyl and metal siding are in decent shape but could use some minor repairs. The rear of the building need some minor repairs done to the siding. Gas meter has been removed. Electric meter still hooked up. Great location for a small business. This property has a ton of potential. Commercial land use code 201. Located in the Decatur Public School District. <b>Additional Disclosures:</b> 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$220.95</p>	117 S PHELPS ST DECATUR	\$4,713.19
6425	<p><b>Parcel ID:</b> 80-43-040-586-00; <b>Legal Description:</b> 957 20-4-14 743-477 1157-20 1203-180 1418-885 1469-710 1659-886 1683-533 1717-811 * LOT 2. BLOCK W ORIGINAL PLAT OF DECATUR <b>Comments:</b> This vacant lot is approximately 0.25 acres of land. No observed structures, however there was a building previously on the property but has since been removed. It looks like the property hasn't been reassessed since its removal. Due to this the SEV may not accurately represent the current value of the property. Open grassy lot with a handful of trees. There is a large tree in the center of the property. This tree has metal screwed into it and is damaging one of the limbs. Mostly flat with a slight slope as you enter the property. Cement driveway still remains with a dog house and some chairs sitting on it. Small amount of debris. Nice spot to rebuild. Residential land use code 401. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Decatur Public School District. <b>Additional Disclosures:</b> 42; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,192.32</p>	302 PAW PAW ST DECATUR	\$8,671.86

6426	<p><b>Parcel ID:</b> 80-44-107-101-00; <b>Legal Description:</b> 544 10-3-15 644-536 693-08 1169-496 1194-144 1199-622 1224-849 1549-226 1560-932 1624-91 1624-556 1648-900/1 1672-172 *** BEG 100' E OF SW COR OF LOT 8, TH E 30', TH N 82.5' TO N L OF LOT 8, TH E 25' TO ALLEY, TH N ALG SD ALLEY 57.5', TH W 52', TH S 18', TH W 3', TH S 122' TO BEG BLK 7 ORIGINAL PLAT OF LAWRENCE <b>Comments:</b> This commercial building sits on approximately 0.13 acres of land. About 30 feet of road frontage on E St Joseph St and about 60 feet of road frontage on Allen Ct. Unfortunately the building is in very poor shape. The roof is falling in multiple areas. The inside of the building has been cleared out but it has been vandalized. The building has been boarded up. There is mold inside the building. It appears to have been partially finished with a possible store front. The wood framed portions of the building are in poor shape. The floor is rotting and unstable. Walls have been ripped down to studs. Holes in walls. 100 amp breaker box in the finished section. An additional breaker box with some large fuses in the back cement portion of the building. The slab foundation is solid but there are some cracks and sinking in a few spots. There are some trees around the perimeter that are growing very close to the foundation and roof. These should be removed. Some of the brick walls are cracking. There are multiple garage doors, doors and windows. Most appear to be broken and have been boarded up or blocked but metal caging. This building will need a great deal of work to get in back in good usable condition. It needs a new roof at the minimum. Nice location. If you're looking for a large commercial building and aren't afraid to get your hands dirty this would be a good fixer upper. Just know its going to need a lot of work. Be prepared. Commercial land use code 201. Located in the Lawrence Public School District. <b>Additional Disclosures:</b> 32; 50; 34; 5; 47 (see key for full text) <b>Summer Tax Due:</b> \$426.10</p>	111 E ST JOSEPH ST LAWRENCE	\$6,742.12
6427	<p><b>Parcel ID:</b> 80-44-350-003-00; <b>Legal Description:</b> 754-B 10-3-15 515-123 834-628 992-193 1227-490 1589-916 1615-782 *** BEG AT NE COR LOT 3 BLK 11 OF VILLAGE OF LAWRENCE, TH E 144', TH S 82.5', TH E 136.88', TH S 247.50', TH W 280.88' TO NE COR LOT 7 OF SD BLK 11, TH N 330' TO BEG UNPLATTED. <b>Comments:</b> This vacant lot is approximately 1.87 acres of land. Appears to be woody wetlands. Unable to find road access to the property. It's possible there is an easement to the property but it was not found in the legal description or assessor cards. We can not guarantee access to the property. Please do your homework before bidding on this property. This would be a good purchase for one of the adjacent landowners that would allow access to the property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Lawrence Public School District. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$47.07</p>	BLACKMAN ST LAWRENCE	\$2,056.37
6428	<p><b>Parcel ID:</b> 80-44-350-011-00; <b>Legal Description:</b> 757-A 10-3-15 582-458 857-830 1699-979 *** BEG AT SW COR LOT 9 BLK 11 OF VILLAGE OF LAWRENCE TH E TO A L 1947' E OF &amp; PAR TO W SEC L, TH S ALG SD L 330', TH W TO E L BLACKMAN ST, TH NLY ALG E L SD ST TO BEG UNPLATTED. <b>Comments:</b> This vacant lot is approximately 4.97 acres of land. 330 feet of road frontage. No observed structures. This lot is made up of mostly woody wetlands and deciduous forest. Thick vegetation throughout. Difficult to traverse. There is a small cleared section of grass along the road. Appears to be mostly flat but I did see some humps/hills on the lot. A few large trees have fallen over in the forest. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Lawrence Public School District. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$39.05</p>	BLACKMAN ST LAWRENCE	\$1,008.53

6429	<p><b>Parcel ID:</b> 80-45-700-036-00; <b>Legal Description:</b> 947-A 29-3-13 761-824 705-76 953-440 1470-348 *** BEG ON E SEC L 645.5' N OF SE COR OF SEC, TH W PAR TO S SEC L TO RR, TH NELY ALG RR TO E SEC L, TH S TO BEG. EX E 2 R THEREOF. UNPLATTED.</p> <p><b>Comments:</b> This commercial building was still in use and occupied on last visit. Please use caution and be respectful if visiting the property in person. The building appears to be an auto repair store. It sits on approximately 0.61 acres of land. ~190 feet of road frontage on N Nursery Road to the East. The North portion of the property runs parallel to railroad tracks. The building looks to be in overall fair shape from the exterior inspection. Block foundation looks solid where visible, although a good portion of the rear of the building is blocked by overgrown vegetation and debris. There are multiple vehicles parked in the parking lot and in the grass behind the building. Mix of metal and shingled roof looks to be in fair shape although there are a few areas where the soffit/fascia needs repairs. Mix of vinyl, composite, metal, and block siding looks good but again there are a few spots that need repairs. For the most part looks fine. Good amount of vegetation growing up on the exterior walls. There is a total of 7 garage doors. It looks like there was an 8th garage door on the South side of the building but it was covered with plywood. Poured concrete entry way in front of all doors. The middle garage door is extra tall for larger vehicles. Large dirt/gravel parking lot in front of the building. Grassy lot surrounds the building. Gas meter and electric meter are still hooked up and appear active. Good amount of debris piled up along the rear of the building. Trailers, campers, boats and vehicles parked on property. This is a large commercial building that will most likely need some repairs and renovations but as it sits looks like a decent building. Spoke with former owners and they stated they were going to attempt to buy back at the auction. Commercial land use code 201. Located in the Lawton Community School District.</p> <p><b>Additional Disclosures:</b> 21; 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,239.22</p>	619 N NURSERY ST LAWTON	\$11,558.67
6430	<p><b>Parcel ID:</b> 80-51-303-008-00; <b>Legal Description:</b> 25-C2 19-1-13 611-284 669-605 1437-437 1711-332 1724-2 1730-626 *** LOTS 8 &amp; 9 BLOCK 3 KILLEFER'S ADDITION.</p> <p><b>Comments:</b> This vacant lot is approximately 0.34 acres of land. The property is located on a platted subdivision Alley but the road has not been constructed. Was able to gain access by going onto a hospitals private parking lot. The property has legal road frontage on N State St in the Killefer's Addition Subdivision. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. All utilities are in the area. Located in the Gobles Public School District. Auction lot 6431 is adjacent to the East. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$144.46</p>	N STATE ST GOBLES	\$1,886.96
6431	<p><b>Parcel ID:</b> 80-51-719-035-00; <b>Legal Description:</b> B-227-D 19-1-13 733-804 1437-437 1711-332 1724-2 1730-626 *** BEG AT NE COR OF LOT 10 BLOCK 3, TH ELY 160' ALG N L OF SD LOT 10 IF EXTENDED TO THE EAST, TH N AT RT ANG 148.50', TH W 160' TO NE COR OF LOT 9, BLK 3 OF SD KILLEFER'S ADD, TH S ON E L OF SD LOT 9 TO BEG. UNPLATTED. <b>Comments:</b> This vacant lot is approximately 0.55 acres of land. The property is located on a platted subdivision Alley but the road has not been constructed. Was able to gain access by going onto a hospitals private parking lot. Plat map is provided in the photos. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. All utilities are in the area. Small amount of dumping found. Remains of an old shed possibly. Boards, cinder blocks, and glass. Located in the Gobles Public School District. Auction lot 6430 is adjacent to the West. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$92.67</p>	406 N STATE ST GOBLES	\$1,396.81
6432	<p><b>Parcel ID:</b> 80-54-102-008-00; <b>Legal Description:</b> A-484-A 2-15 1327-335 1573-70 LOT 8. ALSO W 1/2 OF THAT PT OF VACATED ALLEY LY E OF LOT 8. BLOCK 2 MONROE'S ADDITION <b>Comments:</b> This vacant lot is approximately 0.19 acres of land. ~65 feet of road frontage. No observed structures. There is an old swing set on the East side of the property. Small tree has fallen over and still remains on the lot. Close to downtown Bangor. Open grassy lot with a handful of trees. Would be a great spot to build a small home. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District.</p> <p><b>Additional Disclosures:</b> 23; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$58.83</p>	CHASE ST BANGOR	\$1,020.40

6433	<p><b>Parcel ID:</b> 80-54-407-063-00; <b>Legal Description:</b> A-567 7-2-15 453-285 502-302 962-461 1542-139 1585-709 1591-703 1702-418 * BEG AT NW COR OF SEC, TH S ALG W SEC L TO CEN L CEMETERY RD, TH ELY ALG SD CEN L TO N SEC L, TH W ALG SD SEC L TO HIGH WATER L OR MILL POND, TH WLY ALG SD HIGH WATER L TO N SEC L, TH W ALG SD SEC L TO BEG. EX CENTER ST AND CEMETERY RD R.O.W. UNPLATTED. <b>Comments:</b> This vacant lot is approximately 0.55 acres of land. Close to downtown Bangor. Great fishing spot. Plenty of road frontage and plenty of water front There are a few flat areas off the road but most of the land is terrain challenged. I'm not positive you would be able to build something on the lot. If you did it would have to be small. Really cool spot. Beautiful views and so close to downtown. Someone needs to do something cool with this property. Residential land use code 402. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Located in the Bangor Public School District. <b>Additional Disclosures:</b> 49; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$170.63</p>	N CENTER ST BANGOR	\$3,147.80
6434	<p><b>Parcel ID:</b> 80-54-550-016-01; <b>Legal Description:</b> 619 2-16 653-10 1026-918 1415-74 1554-685 1589-824 1686-234 *** BEG ON S L LOT 13 AT PT 10' N 65 DEG 4'W OF SE COR SD LOT 13, TH N 21 DEG 28'45"E 164.42' TO PT ON W L OF LOT 15 24.08' SLY OF NW COR LOT 15, TH S 64 DEG 28'40"E PAR N L LOT 15 45.45', TH S 25 DEG 07'30"W 64.64' TO NE COR LOT 16, TH N 65 DEG 04'W ALG N L SD LOT 16 0.50', TH S 25 DEG 40'30"W 91.79', TH N 64 DEG 15'W 0.70', TH S 25 DEG 45'W 1.30', TH S 64 DEG 15'E 2.1' TO W L OF LOT 17, TH S 25 DEG 07'30"W TO S W COR OF SD LOT 17, TH NWLY ALG N L OF MONROE ST TO BEG. ASSESSOR'S PLAT OF PART OF THE VILLAGE OF BANGOR. <b>Comments:</b> This commercial building sits on approximately 0.15 acres of land. About 35 feet of road frontage on M-43. There is a small section of parking lot behind the building that offers additional parking beyond the street parking on M-43. Unfortunately the building's plumbing froze which broke some pipes allowing water to flood the building. The excess moisture allowed severe mold/mildew to grow in most of the building and will require a full rehab. A third party stated that water filled the building until it started to pour out into the street causing people to contact the water department. It was kept locked up tight after the water was shut off. 4 offices and one bathroom. 200 amp break. Large Air conditioner inside the building. Nice long windows in each office. Metal and stone siding looks good. Flat roof looks fine but was unable to get on the roof for a better view. Foundation looks and feels solid. Three door entrances. This is a nice building and should be gutted and renovated. Its a shame the previous residents didn't let the place dry out before locking it up. It could be split into individual offices to rent or would be a good commercial building for a small company. On a busy road with plenty of eyes passing by. Commercial land use code 201. Located in the Bangor Public School District. <b>Additional Disclosures:</b> 32; 35 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$31,808.86</p>	228 W MONROE ST BANGOR	\$11,356.52
9996421	<p><b>Parcel ID:</b> 80-17-084-038-00; <b>Legal Description:</b> 538-C 34-1-17 951-434 1605-467 1608-942 *** S 1 A OF N 3 A OF S 5 A OF S 14 A OF N 32 A NW 1/4 SE 1/4 EX RR ROW. 1 A. <b>Comments:</b> The trailer sits on approximately 1.00 acres of land. About ~30 feet of road frontage. Backs up to the Van Buren Trail to the West. Unfortunately the trailer is in very poor condition and should be removed from the property. This lot is made up of mostly deciduous forest, grass lands, and wooded wet lands. Thick vegetation throughout. Although there are some clearings. There are the remains of a old tree that fell over. Some debris and garbage but nothing to crazy. Evidence people have had fires back on the property. Appears to be mostly flat ground. Adjacent to Auction Lot #6422 directly South of this lot. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Residential land use code 402. Located in the Covert Public School District. <b>Additional Disclosures:</b> 17; 69 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	M 140 HWY SOUTH HAVEN	\$693.24



9996422	<p><b>Parcel ID:</b> 80-17-084-057-00; <b>Legal Description:</b> 539-C 34-1-17 951-434 1605-467 1608-942 *** S 66' OF N 32 A OF NW 1/4 SE 1/4 EX RR ROW <b>Comments:</b> The house sits on approximately 2.09 acres of land. 66 feet of road frontage. Unfortunately the house is in poor condition and has been abandoned. A tree has knocked over the powerline pull in front of the home and landed on the roof just above the entryway. Difficult to see the extent of the damage due to foliage. The block foundation looks solid. Cement sidewalk wraps around most of the house. Electric meter still hooked up but the gas meter has been removed. Vinyl siding is dirty but in fair shape. Thick vegetation and overgrowth around the home. The yard has been allowed to grow for some time. Septic tank located on South side of house. Wood gazebo and a few burn piles behind the home. Small wood porch on the back entrance. The interior of the home is in poor shape. There are multiple holes in the ceilings from unwanted animals. Animal damaged. The inside of the home needs to be deep cleaned. 100 amp breaker box. Old furnace. Floors felt soft in certain areas. Master bedroom has an en suite bathroom. Two other bedrooms and another full bath. The interior of the home needs a deep clean and repairs but its not too far gone yet. This property has a lot of potential. Large back yard that leads into a forest. Would be a fun spot for kids to play. Tucked away from the busy road. Adjacent to Auction Lot #6421 North of this property. If purchasing this lot it would be wise to purchase the other as well. In order to keep your privacy. Lands backs up to the Van Buren Trail. Did not see a well due to the over growth, but I imagine that is the source of water. Residential land use code 401. Located in the Covert Community School District. <b>Additional Disclosures:</b> 5; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	22752 M 140 HWY SOUTH HAVEN	\$6,918.25
9996434	<p><b>Parcel ID:</b> 80-54-550-016-01; <b>Legal Description:</b> 619 2-16 653-10 1026-918 1415-74 1554-685 1589-824 1686-234 *** BEG ON S L LOT 13 AT PT 10' N 65 DEG 4'W OF SE COR SD LOT 13, TH N 21 DEG 28'45"E 164.42' TO PT ON W L OF LOT 15 24.08' SLY OF NW COR LOT 15, TH S 64 DEG 28'40"E PAR N L LOT 15 45.45', TH S 25 DEG 07'30"W 64.64' TO NE COR LOT 16, TH N 65 DEG 04'W ALG N L SD LOT 16 0.50', TH S 25 DEG 40'30"W 91.79', TH N 64 DEG 15'W 0.70', TH S 25 DEG 45'W 1.30', TH S 64 DEG 15'E 2.1' TO W L OF LOT 17, TH S 25 DEG 07'30"W TO S W COR OF SD LOT 17, TH NWLY ALG N L OF MONROE ST TO BEG. ASSESSOR'S PLAT OF PART OF THE VILLAGE OF BANGOR. <b>Comments:</b> This commercial building sits on approximately 0.15 acres of land. About 35 feet of road frontage on M-43. There is a small section of parking lot behind the building that offers additional parking beyond the street parking on M-43. Unfortunately the building's plumbing froze which broke some pipes allowing water to flood the building. The excess moisture allowed severe mold/mildew to grow in most of the building and will require a full rehab. A third party stated that water filled the building until it started to pour out into the street causing people to contact the water department. It was kept locked up tight after the water was shut off. 4 offices and one bathroom. 200 amp break. Large Air conditioner inside the building. Nice long windows in each office. Metal and stone siding looks good. Flat roof looks fine but was unable to get on the roof for a better view. Foundation looks and feels solid. Three door entrances. This is a nice building and should be gutted and renovated. Its a shame the previous residents didn't let the place dry out before locking it up. It could be split into individual offices to rent or would be a good commercial building for a small company. On a busy road with plenty of eyes passing by. Commercial land use code 201. Located in the Bangor Public School District. <b>Additional Disclosures:</b> 35; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	228 W MONROE ST BANGOR	\$11,356.52

## 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 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

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

**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.

**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.

**40:** This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1)** Not regularly graded; and/or **2)** Not snow plowed in winters; and/or **3)** Appears subject to fallen trees or other events which have not been addressed by the county road commission. You should conduct your own research into this issue prior to bidding.

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

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

**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.

**45:** Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please **exercise caution** if you choose to assess this property in person.

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

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

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

**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.

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

**62:** This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

**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.

**69:** This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.