

Public Land Auction

Eastern Upper Peninsula

August 18th, 2025

Alger (Dnr), Alger, Chippewa, Delta, Luce (Dnr), Luce, Mackinac,
Schoolcraft (Dnr), and Schoolcraft Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Alger
- Chippewa
- Delta
- Luce
- Mackinac
- Schoolcraft

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Alger DNR
- Luce DNR
- Schoolcraft DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked.** You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Alger

Lot #	Lot Information	Address	Min. Bid
300	Parcel ID: 001-008-001-70; Legal Description: SEC 8 T44N R19W, 10.10 A, SE 1/4 OF SW 1/4 OF NW 1/4. Comments: ~10 acre square, ~8 miles south of Coalwood. No known road access or easements. Good purchase for a neighboring property owner. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$51.90		\$853.36
301	Parcel ID: 001-180-012-00; Legal Description: SEC 30 T47N R19W, 15 A, SE 1/4 OF NW 1/4 EXC W 1/2 OF SE 1/4 OF NW 1/4. Comments: Parcel fronts about 660' along the north side on M-28, just a few miles west of Christmas. It's about 45 minutes to Marquette from here. The property is nicely wooded with a nice variety that includes some hardwoods. Topographical maps indicate that the rear portion of the property may be marshy, but we found no trails back there to examine it in person during our visit. There is a collapsed mobile home and a healthy amount of other "man stuff" debris here. It will require a good amount of work to get this cleaned up. There is a 30x40 (approximate) metal barn that is in surprisingly good condition ... also full of trash (we know, shocking). The barn has a VC tile floor in areas that we could see. This structure may have some potential for conversion to a hunt camp! Clean this one up ... it could be a gem !! The mobile home (collapsed, dozer bait) appears to have been occupied at one point and isn't just stored here. So we think it is probable that there is at least a well here, if not a septic too. There IS a power service here, which suggests a well. But that's just speculation. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$363.04	7450 ST HWY M28	\$3,001.94
302	Parcel ID: 002-118-015-00; Legal Description: SEC 18 T49N R13W, .11 A, N 1/2 OF N 1/2 OF NW 1/4 BEG AT NW COR, TH E 750' WH IS POB, S 80', E 60', N 80' TH W 60' TO POB. Comments: Small 60' x 80' parcel is located on the South side of Airport Road, just east of M-77. There are wood survey flags at the two roadfront corners, and the lot is easily distinguished because it is wooded, and the land around all three sides of it is wide open and mowed. You will want to check zoning to see if this is large enough to build on, if that is your concept.. Level uplands here. Summer Tax Due: \$108.20	E 21757 AIRPORT RD	\$1,047.02
304	Parcel ID: 005-119-069-30; Legal Description: SEC 19 T44N R21W, TH N 150' OF THE S 930.08' OF THE SE 1/4 OF SE 1/4 LYG E OF SCOTTS CREEK & W OF BLK 5 OF SUPERVISOR'S ADDN TO TRENARY. Comments: Parcel sits west of Trenary Avenue. There is a two track trail in along the south line of the parcel that winds back to the north, and then in to a spot where a collapsed camper sits. The parcel has roughly 150' feet on the road and is about 300' feet deep. The west line of the property sits along Scotts Creek, which is nice in this stretch. Would be a perfect camping spot for your summer adventures! The cleared section of this property is covered with rock. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$93.55	N-943 Trenary Avenue (Old US 41)	\$1,506.84
305	Parcel ID: 048-128-003-00; Legal Description: SEC 28 T46N R21W, SE 1/4 OF NE 1/4 EXC BEG AT SE C, TH W TO SW C, TH N 220.45', TH E TO PT 168' N OF SE C, TH S 168' TO POB & EXC BEG 168' N OF SE C, TO N 150', TH W 200', TH S 140', TH ELY TO POB OF EXC, & EXC COM AT PT 33' W & 488' N OF SE C, TH N 120', W 150', S 120', E 150' TO POB OF EXC. Comments: Modern 2BR/1BA woodframe home with attached oversized steel garage and workshop on 30 country acres. This one looks like they just got up and left. Pretty clean inside, and mostly still furnished (see notes), but cluttered. Once you sort it out and do a little light cleaning, you should be able to move right in. Solid, straight buildings here. A couple of localized roof leaks ... one in the bathroomn by the fan and another in the hallway that connects the garage to the house. Full walkout basement. The land is essentially square in shape, with a couple small parcels chopped out where Valley Drive meets with Rock River Road. Much of the parcel is open and tillable. Has been in corn. We found a trail into the centyer of the parcel off Rock River Avenue about 600 feet north of the intersection with Valley Drive. There is a woodlot at the NE corner and it becomes slightly marshy at exactly the NE corner. The parcel ends on Rock River Road at the point where the pavement ends. Last occupancy of this property seems to be about 2021 based on the date of things we saw inside. Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$1,085.40	3628 VALLEY DRIVE	\$9,565.38

Alger DNR

Lot #	Lot Information	Address	Min. Bid
10000	<p>Parcel ID: 008-130-052-00; Legal Description: That part of SW 1/4 of SE 1/4 described as follows: Beginning at the SW corner of said SW 1/4 of SE 1/4 thence Easterly along South line of said forty to SE corner thereof thence Northerly along East line of said forty Westerly parallel with and forty feet distant from said South corner line to West line 40 feet to point of beginning being a strip of land 40 feet wide containing 1.2 acres more or less Comments: 40' foot wide (N-S) x 1320' foot (E-W) (1/4 mile) deep = 1.2-acre parcel that is adjacent to 4 private landowners. It's located east of the curve on Koski Road south of the M94 intersection about 3 miles west of Chatham MI. The property is composed of poorly drained muck soils to the west near the South Branch of Slapneck Creek. The property has moderately well drained silt loam soils with 1 to 12% slopes to the east. Zoned within the Resource Production District which requires 1 acre and a minimum lot width of 200 foot to meet local zoning to build requirements. This parcel does NOT meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Rock River Township if interested in building on the property. There is a two-track and bridge/culvert that allows the public to cross the South Branch Slapneck Creek from Koski Road. It appears the adjacent landowner to the south uses this crossing for access to their property. This trail was submerged when we visited the property in early June. NOTE: This parcel is roughly along the same path that the overhead power lines follow. It is very possible that this parcel is subject to an easement for that. The parcel may actually be an unimproved section of Koski Road. Additional Disclosures: 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Koski Road	\$1,800.00

Chippewa

Lot #	Lot Information	Address	Min. Bid
1800	Parcel ID: 002-004-002-00; Legal Description: SEC 4 T45N R1E N 13 RODS OF E 6 RODS OF NE 1/4 OF NE 1/4. 0.5 A M/L. Comments: This parcel has been in the same ownership since 1930, and was titled to a long-defunct "School District 23" and may have contained a one-room school at one time. Taint nothin' here now but brush. Parcel is ~99' feet (E-W, along 12 Mile Road) x ~214.5' feet (N-S).. The land is open, level and dry, with a few mature trees near the center. Summer Tax Due: \$24.41	W 12 Mile Road, Sault Ste Marie	\$719.86
1801	Parcel ID: 003-300-015-00; Legal Description: SEC 22 T46N R6W SUPERVISOR'S PLAT #1 OF ECKERMAN LOT 15. Comments: Parcel is ~1/4 acre, and may not be large enough for construction if Eckerman is subject to zoning ordinances. There is a small shed and an inoperable vehicle parked here. Located at the intersection of S Fish Hatchery Road and W Company Street Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1.58	S Fish Hatchery Rd @ W Company Street	\$378.99
1802	Parcel ID: 008-076-012-50; Legal Description: SEC 26 T45N R2W PART OF NE 1/4 OF NW 1/4 COM AT N 1/4 COR OF SD SEC TH S 01 DEG 52'35"W 476.14 FT TO POB TH CONT S 1 DEG 52'35"W 512.65 FT TH S 57 DEG 42'19"W 417.06 FT TH N 1DEG 52'35"E 532.19 FT TO PT ON S LI OF H-63 TH N 59 DEG 59'5"E 406.40 FT TO POB. Comments: Parcel is 4.25 acres +/- in size., and has ~400+ feet along the east side of S Mackinac Trail, just south of the post office at Kinross. The land is level and wooded. We noticed some pockets of mucky soils, but it is overall firm and walkable. There is a circle drive from the county road that passes thru this property near the center, and we found a few piles of rubbish, including a few tires. There was a camper located here in the past, but we see no evidence of any power or water sources. The forestry here is a mix and mostly in softwoods and conifers with some maple and oak mixed in. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$89.84	16125 S MACKINAC TR KINROSS	\$1,614.16
1803	Parcel ID: 008-250-205-00; Legal Description: CEDAR GROVE ESTATES #1 LOT 205. Comments: This is a 4 bedroom, 1 bath, tri-level half-of-a-duplex at the former Kincheloe AFB community halfway between the bridge and the Soo, just east of I-75. This is one dirty girl. There is some vandalism here, but structurally, it is actually not in horrible condition. Needs a complete resurfacing, as the walls and flooring are filthy. There are broken windows and holes in the walls. Busted up door casings and the usual aftereffects of tough use. There is potential for this one to be rehabbed. It appears this was occupied through the end of 2023. The nearby airport is still active as a commercial jet hub. Additional Disclosures: 47; 21 (see key for full text) Summer Tax Due: \$192.66	88 KINCHELOE DR KINCHELOE	\$2,579.18
1804	Parcel ID: 009-323-002-00; Legal Description: VILLAGE OF PICKFORD W 18 FT OF LOT 2 & ALL OF LOTS 3, 4 & 5 BLK 3. Comments: Abandoned funeral home property located on the main drag in Pickford. Has been vacant for many years. Adjacent parking lot fronts along the east side of the Munuscong River. There are two buildings here. The modern shop building to the rear belongs to the neighbor, and is not a part of this parcel. The structures here are both vandalized and the primary building has structural issues. That building has no footings under the foundation walls, and as a result it is shifting and sinking into the soft soils below. The basement contains about 3 feet of water, and it is occupied by raccoons. The floors are buckled and the interior is full of mold. The secondary building is a garage with a partial second floor toward the front. This structure is in redeemable condition with some work, but the primary building is dozer bait. The property is 3 platted lots and fronts on the Munuscong River. It holds potential for a home or residential use under local zoning any commercial use would require zoning review. The last commercial use of this property closed 20+ years ago. Additional Disclosures: 47; 63; 19; 22 (see key for full text) Summer Tax Due: \$536.61	260 E MAIN PICKFORD	\$7,092.54
1805	Parcel ID: 013-024-027-00; Legal Description: SEC 24 T47N R1E PART OF GOV'T LOT 1, BEG AT A PT IN GOV'T LOT 1 SEC 24 ON ST MARY'S RIVER WHERE A LINE DRAWN 344 FT N PAR WITH S LI OF GOV'T LOT 1 INTERSECTST MARY'S RI TH E 235 FT TH S 50 FT TH W PAR WITH S LI OF SD GOV'T LOT 1 235 FT TO ST MARY'S RI TH NLY ALG ST MARY'S RI TO POB. 0.30 A. Comments: Parcel is only~ 50' feet wide, and runs ~235' deep from Westshore Drive to the shoreline of the St Mary's River. It is unclear if this parcel extends to the water's edge or not, and you may want to verify that before bidding. This parcel has been in the same name since 1922. Soils here are moist, but there is new construction on nearby parcels, so it is likely feasible. However, we would check zoning for lot area and dimension requirements Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$77.68	S WESTSHORE DR SAULT SAINTE MARIE	\$1,446.60

1806	<p>Parcel ID: 051-107-009-00; Legal Description: ROBT NEWTON ADAMS ADD NO 2 LOT 9 BLK 7. Comments: We've sold this one before, and juuuuust like a bad penny, it's back. Older, vinyl sided wood frame house sits atop a foundation that is caving in to the basement. 3BR/1BA (up). The house is in substantial disrepair, and the lack of a good foundation adds significantly into the rehab math. We will let the pictures speak for themselves on this one. Could it be saved ? Yes. It would need to be lifted, and a new foundation poured underneath. Is it worth doing that ? That part is up to you. Additional Disclosures: 34; 36 (see key for full text) Summer Tax Due: \$79.29</p>	917 YOUNG ST SAULT SAINTE MARIE	\$1,843.52
1807	<p>Parcel ID: 051-127-001-00; Legal Description: ROBT NEWTON ADAMS ADD NO 3 LOTS 1 TO 4 INCL EX THE W 7 THEREOF BLK 7 EX THAT PART IN I-75 BUS SPUR ROW. 0.300 AC. Comments: We have several mid-century motel properties in this years sale. Like the others, this has fallen from the condition that makes it viable as a daily rental, so was in the process of being converted to a transient rental property. The work that was started here appears to be of better workmanship than what we saw at the other motel properties we visited today, but it is far from complete. Does have a newer roof, but the exterior otherwise is a patchwork of finishes. It appears this was originally a 12 unit motel, and it was likely headed toward being a 5-6 unit property when done. It isn't clear if there were any permits pulled for the work underway. The entire building along Court Street is open and connected, and appears to be planned as two or three units. This particular property would not be viable as a daily rental because of its design and limited visibility. Much of this project is incomplete. Additional Disclosures: 50; 21; 18 (see key for full text) Summer Tax Due: \$3,113.66</p>	100 NEWTON AVE SAULT SAINTE MARIE	\$18,191.93
1808	<p>Parcel ID: 051-139-013-00; Legal Description: SEC 11 T47N R1W ALGONQUIN SUBD OF SW 1/4 OF NE 1/4 LOT 13 BLK 2. 0.143 AC. Comments: Located in a neighborhood just west of I-75, this small 2 bedroom one bath home has potential with a good cleaning and resurfacing. Right now, she's a real dirty girl, and there is some accumulation of garbage and general rubbish to remove. There is (we think) animal poo smeared on the floor. Yeah ... bring the mop, AND the Lysol. Underneath, there is what seems to be a pretty solid, straight wood frame house waiting to be restored. Three unlicensed/inoperable vehicles in the driveway that we do not have title or rights to. Yard is overgrown and needs attention. Shingle roof and siding are weather-beaten, but still merchantable. With some attention, this could be a cute little place. We did not see access to a basement/crawl, but it could be buried in the accumulation or outside under brush. Did not ascertain the heating source, but it has natural gas, so we believe there is forced air heat or a boiler ... Additional Disclosures: 66; 63; 21 (see key for full text) Summer Tax Due: \$904.81</p>	1829 CHESTNUT ST SAULT SAINTE MARIE	\$4,523.98
1809	<p>Parcel ID: 051-153-565-00; Legal Description: ASSESSORS SUBD NO 13 LOT 565 EX THE W 5 FT AND EX THE N 150 FT THEREOF. 0.599AC. Comments: Like others in this sale, this is a mid-century period motel that has been used for some time as low grade transient housing. It is located in the heart of the downtown district. This was originally 13 or 14 units, more recently combined into fewer, more "deluxe" units. The property has potential but is cosmetically challenged and generally tired. Needs a roof, parking lot, and attention to mechanicals, plumbing and electrical. There has been some modernization done at this property, but the execution was pretty average. We assume there is a boiler system located in the basement. Power and water were still on when we visited in early June, and we believe that this property was occupied until mid-May. This will require substantial investment to make into daily rentals again. NOTE: Unit #2 was noted as being an active methamphetamine "lab" in 2019. We aren't sure if this was properly cleaned after that discovery or not. Additional Disclosures: 18; 21; 13; 5 (see key for full text) Summer Tax Due: \$3,986.30</p>	331 E PORTAGE AVE SAULT SAINTE MARIE	\$23,554.37
1810	<p>Parcel ID: 051-243-010-00; Legal Description: CODY HEIGHTS ADDITION LOTS 8 THRU 13 INCL PLUS ADJ VAC N/S ALLEY & E/W ALLEY; ALSO N 1/2 ADJ VAC 9TH ST EXCEPTING THAT PART IN I-75 BUS SPUR ROW BLK 3. Comments: We have 4 mid-century motel properties in this years sale. Of the 4, this one is probably in the most merchantable condition, but we did not see the interior. There appeared to still be occupancy-related activity here, so we did not have the chance the wander around ... There are two flat-roofed buildings here, each containing about 12 mid-sized motel rooms. We couldn't tell if any of them had been combined into larger suites. The sign out front indicated that they were being offered recently, starting at \$700/mo. The overall condition of the property we would call fair. Needs a parking lot resurfacing and general exterior maintenance, and repair. We can only speculate about the interior conditions, but we assume they're dated and worn based on what we see outside. We will attempt to get back for a deeper look after the property is fully vacated. The property may hold daily rental potential with substantial investment. Has some curb appeal even though neglected, and is in a decent commercial location. Additional Disclosures: 6; 33; 21; 18 (see key for full text) Summer Tax Due: \$6,395.92</p>	1707 ASHMUN ST SAULT SAINTE MARIE	\$36,421.51

1811	<p>Parcel ID: 051-272-001-00; Legal Description: REPLAT OF CODYS SUBD LOTS 1 TO 4 INCL PLUS E 1/2 ADJ VAC ALLEY BLK 12. Comments: This home was juuuust being vacated when we visited in early June. This is newer construction and is in excellent overall condition, but needs a cosmetic facelift. It is clean (by our norms) but has some cooking odors and a two square foot area of light mildew in the sub-basement. Living room features a fireplace. Fenced yard and rear deck, which needs decking replaced. Tri-level design and attached two-car garage on a nice corner lot. The uppermost level has four medium sized bedrooms and a bath, mid level is the living space, lower west is a gargantuan master suite with a rec room, and the sub-basement is ginormous and holds much potential. The property is cosmetically challenged as to colors, and the whole house has laminate flooring which is cold and stark, albiet low maintenance. Has a newer roof. 5 total bedrooms, 3 baths Mudroom/shop to rear of the garage. 200A electric service and dual water heaters for redundancy.</p> <p>Summer Tax Due: \$5,044.87</p>	404 E 10TH AVE SAULT SAINTE MARIE	\$22,227.26
1812	<p>Parcel ID: 051-543-005-00; Legal Description: MC EVOYS ADDITION LOTS 5 TO 7 INCL BLK 1. Comments: This is an older, lower quality, 12 unit motel property that has had some better days. Also includes a 2 story building that contains the "office" and two units on the upper floor. The property was occupied when we were there in early June, including a camper in the parking lot that appeared to be in use. The 12 motel rooms are of the low ceiling variety. We could not be certain if they had been combined into fewer, larger units for transient housing, but we assume that was highly likely. This property exhibits substantial deferred maintenance. Parking lot needs resurfacing. Additional Disclosures: 18; 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$3,396.25</p>	1712 ASHMUN ST SAULT SAINTE MARIE	\$22,594.56
1813	<p>Parcel ID: 051-671-001-00; Legal Description: HENRIETTA A SCRANTONS ADDITION LOT 1 EX N 7 FT; ALSO E 1/2 LOT 2 EX N 7 FT THEREOF BLK 1. Comments: Mid-century motel property near the Soo Locks in Sault Ste Marie. It has been operated as transient housing for some time, as it is somewhat an obsolete property by today's motel standards. Substantial deferred maintenance evident on the exterior. The face brick has deterioration on the backsides of the structures. There were occupants in some of the rooms here thru the spring of '25, so we believe most mechanical plants should be operable. This was originally an 18 to 20 unit motel. As a transition was made to transient housing, rooms were combined into slightly larger quarters, resulting in fewer units. There are dozens on lockets here, and we didn't take the time to open them as the rooms are pretty much all the same story... beaten, tired and worn. Kitchen facilities are spartan and low grade. The property overall is of low grade and in poor condition It would take a significant investment to bring this back to daily rental quality, including new roofs and HVAC systems. The parking lot is in poor condition, and we assume that the plumbing and electrical also need attention. This is on the east lakeshore loop of the Soo, across from the Soo Locks, and in view of Canada (Oh, Canada !!) Auction lot 1814 is adjacent to the South. Additional Disclosures: 18; 5; 33 (see key for full text)</p> <p>Summer Tax Due: \$2,290.94</p>	722 E PORTAGE AVE SAULT SAINTE MARIE	\$13,293.31
1814	<p>Parcel ID: 051-671-015-50; Legal Description: HENRIETTA A SCRANTONS ADDITION N 28 FT OF E 1/2 LOT 15 & N 28 FT LOT 16 BLK 1. Comments: Assessor card indicates this is ~0.02 and of little use, as there is no known legal road access. We were able to access the parcel off of an alley, but are unsure if this constitutes legal road access, More suited for adjacent property owners. Has a garage/storage building that was being utilized by the neighboring motel. We do not have title to any of the vehicles present and they are not included in the auction. Additional Disclosures: 21; 9; 7 (see key for full text)</p> <p>Summer Tax Due: \$34.55</p>	MAPLE ST SAULT SAINT MARIE	\$527.03

Delta

Lot #	Lot Information	Address	Min. Bid
7301	Parcel ID: 004-121-018-00; Legal Description: SEC 21 T41N R22W. .23 A N 100' OF E 100' OF NE 1/4 OF SW 1/4. Comments: Beat up, stinky old singlewide on a 100' x 100' lot near Brampton. There is a load of debris in the yard to remove, and another load inside ... OR you can load what's in the yard inside and have the whole mess hauled off. There is a wood frame addition that has noticeable floor deflection. You'd need a miracle to make this into a decent living space again. The value here is in the land, well and septic Additional Disclosures: 22; 17; 66; 21 (see key for full text) Summer Tax Due: \$30.85	5939 BRAMPTON 27.5 RD BRAMPTON	\$1,127.91
7302	Parcel ID: 005-106-003-00; Legal Description: SEC 6 T40N R24W. 40 AC SW 1/4 OF NE 1/4. Comments: Parcel does not front on any improved public road. Nearest trail that we saw was about 100 feet off the NW corner of the parcel. And that is a gated road, controlled by the former owner of this parcel, who also owns property to the north. A square 40 acres more or less. The east 1/4 of the property is marshlands. Off Truax D Lane. Additional Disclosures: 43; 7; 41 (see key for full text) Summer Tax Due: \$71.12	TRUAX D LN CORNELL	\$1,672.85
7303	Parcel ID: 008-300-086-00; Legal Description: SEC 13 T39N R19W LOT 86 OF LASALLE'S HOLIDAY COVE SUBD. Comments: Parcel is a platted lot in Fairbanks Township, near Garden. This is a very nice, ~1/2 acre wooded lot near the Puffy Bay boat launch in Big Bay deNoc / Lake Michigan. The lot is literally a couple hundred feet from the boat launch. Let your imagination run wild! An area of mostly well-maintained seasonal residences. Summer Tax Due: \$24.72	LL.25 LN GARDEN	\$968.13
7304	Parcel ID: 012-169-043-00; Legal Description: SEC 19 T41N R21W. .93 A COM AT NE COR OF NE 1/4 OF SE 1/4, TH S 227', TH W AT R ANG 191.6', TH N ALG HWY 41 229.3', TH E TO POB. Comments: Parcel sits a couple feet below road grade and is brush covered. ~229 feet along the road and ~191' feet or so deep. Summer Tax Due: \$32.17	US 41. Rapid River	\$1,123.61
7305	Parcel ID: 014-076-015-00; Legal Description: SEC 26 T39N R23W. .29 A COM AT INT OF S LN OF US 2 & W SEC LN, TH E ALG US 2 210' TO POB, TH S 150', TH W 10', TH S 50', TH E 70', TH N 200' TO US 2, TH W ALG US 2 60' TO POB. Comments: Older wood frame home that has had some updating done. It is occupied, so we could not view it in great detail. Has a newer roof, but there is a noticeable deflection and some discoloration. Steel barn to the rear is missing the doors. Some accumulation of "man stuff" in the yard. Appears to be a bi-level design. 1/4 acre lot is irregular in shape and has only 60' feet on the road. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$310.30	4909 US HIGHWAY 2 41 ESCANABA	\$3,029.66
7306	Parcel ID: 014-078-009-30; Legal Description: SEC 28 T39N R23W. 1 A BEG 1765' N OF S 1/4 COR OF SEC 28, TH N 208.75', TH W 208.75', TH S 208.75', TH E 208.75' TO POB. Comments: One square acre, 208.75' x 208.75'. Fronts on K.5 Road. Knee deep in marsh. A perfect gift for the frog farmer or cattail rancher on your gift list. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$81.62	K.5 RD ESCANABA	\$1,748.78
7307	Parcel ID: 014-669-007-00; Legal Description: SEC 18 T39N R22W. LOT 7 BLK 19 OF SUPERVISOR'S PLAT OF I STEPHENSON COS 1ST ADDITION TO WELLS. Comments: Older 2 story home in Wells. There are visible issues with the roof that you can see from the roadside. The property is occupied, so we could not view it in great detail. There are accumulations in the yard that include inoperable vehicles, a half dozen campers and RVs, some piles of garbage, and other "man stuff" items ... some of which are titled items that we do not have title rights that we can include. We assume that the interior mirrors the exterior as to accumulation and condition. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$263.02	6357 S 2ND ST WELLS	\$2,559.42
7308	Parcel ID: 051-010-2930-430-006; Legal Description: W 1/2 OF LOT 3 OF BLK 65 OF THE ORIGINAL PLAT. Comments: Recently demoed building, now a vacant lot in downtown Escanaba. ~25' of frontage on Ludington St. and ~140' deep. Please check with the local building officials to ensure property is suitable for your intended use. SEV does not reflect the current value of the property with the building removed. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$1,221.11	1011 LUDINGTON ST ESCANABA	\$6,925.72

7309	Parcel ID: 051-260-2919-333-009; Legal Description: LOT 10 OF BLK 3 OF A R MOORES 1ST ADDITION. Comments: Corner lot at the NW corner of the intersection of 10th Avenue N and Stephenson Ave. It appears that the neighbor drives across this property to access their back yard. They really don't have that right Level, open lot. The SEV here is crazy high for a vacant lot, so we assume that a home has been removed from this parcel. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$69.39	1002 STEPHENSON AVE ESCANABA	\$26,730.57
7310	Parcel ID: 051-420-2825-300-001; Legal Description: SEC 25 T39N R23W [MAP# 167] [16A± AC] NW 1/4 OF SW 1/4 LYING S OF HWY EXC EAST 622 FT. Comments: ~15.83 Acres on Ludington St in Escanaba. Located West of town on US-2. Front of parcel is mostly clear while the back is wooded. USGS topographical map suggests a portion of the parcel contains wetlands. Could be a great site for development, check with the local zoning folks to ensure property is suitable for your intended use. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$4,148.41	3601 LUDINGTON ST ESCANABA	\$28,759.53
7311	Parcel ID: 051-420-2931-300-020; Legal Description: SEC 31 T39N R22W E 44.95 FT W 466.6 FT S 65 FT N 260 FT N 1/2 NW 1/4 NW 1/4 SW 1/4 AC #300. Comments: Vacant Lot with frontage on S 22nd Street. There is a narrow strip of property north of the row of pines that is *not* part of this parcel. Municipal water/sewer and natural gas here. Nice area of modern, well kept homes. There is a pile of building materials there... not sure who they belong to, but we have no title to them. Not sure if this is buildable due to the size, but Lot 7312 is adjacent to the East. Pick them both up! Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$152.51	S 22ND ST ESCANABA	\$1,668.90
7312	Parcel ID: 051-420-2931-300-021; Legal Description: SEC 31 T39N R22W W 115 FT E 200 FT S 65 FT N 260 FT N 1/2 NW 1/4 NW 1/4 SW 1/4 1307 SOUTH 22ND STREET AC #299. Comments: Vacant Lot near 22nd St. There is a narrow strip of property north of the row of pines that is *not* part of this parcel, preventing it from having any legal road access on Municipal water/sewer and natural gas here. Nice area of modern, well kept homes. Lot 7311 is adjacent to the West and would provide lead access to this parcel. Pick them both up! Additional Disclosures: 7; 23 (see key for full text) Summer Tax Due: \$169.56	1305 S 22ND ST ESCANABA	\$1,961.96
7313	Parcel ID: 052-012-027-00; Legal Description: LOT 27, 28 BLK 12 ORIGINAL PLAT OF CITY OF GLADSTONE. Comments: 1.5 story, low maintenance exterior. Glass enclosed front porch. This home was still occupied at the time of our visit in early June. Located in a pleasant, clean, quiet neighborhood in Gladstone. One car attached garage and the rear one story portion of the home appear to be newer than the front section. Upper roof is steel, and lower/garage roof are shingled and appear to be in pretty decent condition. Vinyl siding and well cared for yard. This property shouldn't need much work. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,040.61	402 MINNESOTA AVE GLADSTONE	\$6,863.14
7314	Parcel ID: 052-243-014-00; Legal Description: LOTS 13 & 14 BLK 3 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. Comments: Two platted lots in Gladstone, on N 15th Street. The soils here would require filling and may be wetlands. Investigate prior to bidding as to your intended use Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$9.00	N 15th Street	\$1,187.20
7315	Parcel ID: 052-243-016-00; Legal Description: LOT 16, 17 BLK 3 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. Comments: Two platted lots in Gladstone, on N 15th Street. The soils here would require filling and may be wetlands. Investigate prior to bidding as to your intended use Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$53.22	N 15th Street, Gladstone	\$1,501.94
7317	Parcel ID: 004-222-004-00; Legal Description: SEC 9 T40N R22W. LOT 4 BLK 22 GLADSTONE COMPANY'S FURNACE ADDN. Comments: Vacant Platted Lot w/ Access Issues, Gladstone Area. Parcel has frontage on White Ave, an unbuilt platted road. Likely too small to be buildable, no practical use to anyone other than an adjacent property owner. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: TBA	GLADSTONE	\$100.00
7318	Parcel ID: 052-241-011-00; Legal Description: LOT 11 12 13 14 BLK 1 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. Comments: 4 platted lots in the Gladstone area. Right off of US-41, although it appears to front only on unbuilt roads. According to plat maps, an unbuilt alley runs through the parcel. Please do your research on this one to ensure it is suitable for your intended use. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA	GLADSTONE	\$100.00

7319	<p>Parcel ID: 052-618-001-60; Legal Description: SEC 18 T40N R22W COM E 1/4 COR OF SEC; TH S 87°56'55 W ALG 1/4 LN OF SEC 142.36'; TH S 00°5'24 E (REC AS S 00°11'45E) PARL W E LN OF LOT 6 PLAT OF NORTH BLUFF IND PARK 359.99' (REC AS 359.8'); TH CONT S00°15'24 E (REC AS S 00°11'45E) PARL TO E LN OF LOT 6 PLAT OF NORTH BLUFF IND PARK 399.47' (REC AS 400') TO A PNT ON W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK THIS PNT ALSO BEING ON N ROW LINE OF SJOQUIST DR; TH N 89°51' 05W (REC AS N 89°49'24W) ALG W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK AND ALG N ROW LN OF SJOQUIST DR 318.5' TO THE POB; TH CONT N 89°51'08W (REC AS N 89°49'24W) ALG W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK AND ALG N ROW OF SJOQUIST DR 301.11'; TH N 04°41'25W (REC AS N 04°42'37 W) 401.45'; TH S 89°48'08E (REC AS S 89°49'24E) 332.15'; TH S 00°15'24 E 399.74' TO THE POB. 2.907 A M/L. Comments: This was Jakes Boneyard, a scrap metal and other general accumulator of debris. This site was contaminated with numerous things such as waste oil, coolants and other liquids that were leaching into the water table. The EPA stepped in to assist Delta County with site remediation and they removed 300 tons of contaminated soil from this site. The complete report is attached below under related documents. The property is fenced, and is within the Delta County Industrial Park About 2.3 acres in size. We are unsure if the site is ready for redevelopment or if additional remediation efforts are necessary. Please review the attached report and perform your own due diligence. Many industrial uses are permitted here. Check with the zoning folks to see if yours would be. Additional Disclosures: 13 (see key for full text) Summer Tax Due: TBA</p>	3610 SJOQUIST DR GLADSTONE	\$35,800.00
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Luce

Lot #	Lot Information	Address	Min. Bid
4200	Parcel ID: 002-001-012-0900; Legal Description: SEC 12 T45N R11W W 40' OF SW 1/4 OF NW 1/4. 1.2 A. Comments: This parcel is only 40' feet wide, but runs 1320' feet (that's a quarter-mile) deep from the road. Your chance for a lawn bowling spot in McMillain ! This is located directly east of the driveway for 20028 M-28. The western boundary of the land is essentially an extension of the centerline of County Road 427 from the south. The property is nicely wooded and level , well drained soils. ~1.2 acres. You'll want this surveyed if you're doing anything at all so you can be sure that you're on it ! Summer Tax Due: TBA	M-28 MC MILLAN	\$761.38
4201	Parcel ID: 004-003-011-0200; Legal Description: SEC 11 T45N R10W THE S 200 FT OF N 520 FT OF E 375 FT OF NE 1/4 NE 1/4. 1.7 A. Comments: Parcel fronts 200' on M-123, just south of Newberry. It runs 375' feet deep. This is vacant land on a paved state road. There is probably some commercial potential for this property, but you'll want to check the zoning to be certain. Located directly south of the Jehovahs Witness property on M-123. Nicely wooded property that sits about 5 feet above road grade. Summer Tax Due: TBA	M-123	\$866.82
4202	Parcel ID: 041-100-030-1100; Legal Description: LOT 11 BLK 3 ORIGINAL PLAT OF VILLAGE OF NEWBERRY. Comments: We are told that this home IS occupied, even though it appears very unkept from a distance. The interior, through the window had visible trash and appeared to be in disrepair. Older roof and siding will need attention. Near the grocery and other village amenities. Small and efficient ... could be rehabbed in the right hands. We did not investigate in detail because we were told that it was occupied by a neighbor. There are a couple of dogs at the property west/left of this house that you should be mindful of. If their owner isn't there to call them off, you could be vulverable. Exercise caution. Additional Disclosures: 6; 45; 21; 33 (see key for full text) Summer Tax Due: TBA	216 W HELEN ST NEWBERRY	\$2,600.91
4203	Parcel ID: 041-134-430-1600; Legal Description: LOT 16 BLK 43 FIRST ADD TO VILLAGE OF NEWBERRY. Comments: Older wood frame home in Newberry. 4 bedrooms (3 up). The house is really, really grubby and has literal pounds of animal feces all over the place. Some doors we could not open because of the accumulation of debris. This is a quasi-hoarder house with mounds of clothing and stuff from wall to wall. It is very difficult to assess the condition of this property until it is emptied. It appears to be structurally straight and solid, but simply overloaded with debris. Roof is older but does not have visible leaks. Old low maintenance siding in decent condition. Some paint needed at trim. Natural gas forced air heat. 100A breaker panel. Will need to be emptied, deep cleaned and resurfaced. One car, detached garage in fair condition, accessible by alley. Overgrown yard with debris strewn about. Quiet neighborhood in a rustic small town. Additional Disclosures: 66; 63; 21 (see key for full text) Summer Tax Due: TBA	108 E AVE A NEWBERRY	\$7,222.30

Luce DNR

Lot #	Lot Information	Address	Min. Bid
10066	<p>Parcel ID: 003-005-011-0200; Legal Description: NE1/4 of the SW1/4 Comments: The subject property is a landlocked vacant parcel of land (i.e. has no legal road access). The subject parcel measures approximately 40.0 acres. The subject property is covered by wetlands. The subject property is primarily wooded with very poorly drained mucky swamp soils. The perimeter of the subject property is poorly drained sandy soils and some well drained fine sandy soils. The parcel is surrounded by one adjacent landowner on all four sides (i.e. GREAT LAKES FORESTS 1 LLC). This property does share a corner (southeast) with State of Michigan land but is not one contiguous block of land due to only sharing the one corner. The parcel is zoned Recreational-Forested (District). The subject parcel is situated in the Township of McMillian within the County of Luce. Located east of US-123 and north of Murphy Creek Road. Approximately 10-miles northeast of Newberry.</p> <p>Additional Disclosures: 7; 41; 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$15,750.00

Mackinac

Lot #	Lot Information	Address	Min. Bid
7900	Parcel ID: 001-520-013-00; Legal Description: LOT 48 BLOCK 22 FIRST ADDITION TO BOB-LO GARDENS. Comments: The property is ~0.07 acres and has no known legal road access. You have to take a Ferry to get to this Island, and we did not make it over there. Interested bidders should do their thorough research through the local government units before bidding to ensure suitability, usability, if any. Additional Disclosures: 7; 81 (see key for full text) Summer Tax Due: \$4.18	MACKINAC BOIS BLANC ISLAND MI	\$413.47
7901	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 001-720-177-15; Legal Description: LOTS 43 & 44 BLOCK 19 FRUITLAND SUB. Comments: The property is a bundle of 2 parcels. One Measures ~0.20 acre, and the other ~0.10 acres, for a combined ~0.30 acres that has no known legal road access! There may be a dirt road or Two-Track (Erie Trail), but you will want to do your research. You have to take a Ferry to get to this Island, and we did not make it over there. Interested bidders should do their thorough research through the local government units before bidding to ensure suitability, usability, if any. Additional Disclosures: 81; 7 (see key for full text) <i>(2 of 2)</i> Parcel ID: 001-720-177-20; Legal Description: LOT 42 BLOCK 19 FRUITLAND SUBDIVISION. Summer Tax Due: \$9.77	FLORENCE BOIS BLANC ISLAND MI; FLORENCE BOIS BLANC ISLAND MI	\$842.40
7903	Parcel ID: 001-740-103-00; Legal Description: LOTS 21 TO 25 INCL BLOCK 38 HURON SHORES SUBDIVISION. Comments: ~0.36 acres with no known legal road access on the north portion of Bois Blanc Island. You have to take a Ferry to get to this Island, and we did not make it over there. There may be two tracks running near this property; however, you will want to research that on your own. Interested bidders should do their thorough research through the local government units before bidding to ensure suitability, usability etc. Additional Disclosures: 7; 81 (see key for full text) Summer Tax Due: \$15.60	NORTH BOIS BLANC ISLAND MI	\$540.49
7904	Parcel ID: 009-428-036-80; Legal Description: SEC 28 T43N R12W COMM AT SE COR OF LOT 4 TH N 466.4 FT ALONG E LINE OF LOT 4 TO POB TH N 60 DEG 07'W 100 FT ALONG EBERHART DR TH S 23.88 FT TH N 60 DEG 07'W 93 FT ALONG DR TH N 02 DEG 28'40E 224.78 FT TH S 58'30E 185 FT TH S 200 FT TO POB PART OF LOT 4. Comments: ~3/4 of an acre. At the verrrrry end of Duck Pointe Drive, off Milakokia Lake Road. Last place on the left ... The parcel has some uplands right at the road, but is predominantly marsh. Probably won't perc as it sits. If you would conceptualize building here, you'll want to consult with the district health department about septic system requirements. Additional Disclosures: 41; 73 (see key for full text) Summer Tax Due: TBA	Duck Pointe Drive	\$680.42
7905	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 011-312-007-00; Legal Description: SEC 12 T41N R4W BEG AT A PT 61.25 FT E AND 16 FT S OF THE NW COR OF SW 1/4 OF NW 1/4 TH E 43 FT TH S 177.5 FT TH W 82 FT TH NE'LY TO POB. PART OF SW 1/4 OF NW 1/4 .10 A. Comments: Bundle of two adjacent parcels here. About 1/4 mile west of I-75 exit (Exit 352, Moran/Trout Lake) and just east of Belonga Road. Old topo maps suggest that there were structures here at one time, but we don't see anything now but brush and trees. We did find the old address marker in the weeds ...Level, wooded property that is irregular in shape. Located on M-123 (Old Mackinac Trail). <i>(2 of 2)</i> Parcel ID: 011-312-009-00; Legal Description: SEC 12 T41N R4W BEG 16 FT S OF NW COR OF THE SW 1/4 OF NW 1/4 TH S 208.5 FT TH E 104.25 FT TH N 31 FT TH W 82 FT TH NELY 178 FT TO A PT 61.25 FT DUE E OF POB TH W TO PO?. PART OF SW 1/4 OF NW 1/4 .40 A. Summer Tax Due: \$14.20	W-883 M-123; M-123 SAINT IGNACE MI	\$907.20

7907	<p>Parcel ID: 052-640-029-00; Legal Description: PARTITION PLAT OF PC NO. 5 THE E'LY 61 FT OF LOT 6 BLOCK 5 ALSO INCLUDING THE VACATED N'LY 17 FT AND S'LY 17 FT OF ADJACENT HAMLIN AVE. Comments: Last occupancy about October 2023. Cute little place with some nice features like wood floors and coved plaster ceilings. Two bedrooms and a bath. On a crawlspace. There is a wood frame addition to the rear that is on a wood pier footing of some sort, and it's sinking a little and deteriorating from the front section of the home. Very repairable with a little work. The interior is a bit hoarded, but once you clean it out, you'll likely discover a pretty solid little place here. Roof is mid-life and shows no signs of leaking. The main section of the foundation is solid with no deflection in the floors or walls. Two storage buildings that are merchantable. Overall, this is a nice place that could shine with just a little elbow grease. Natural gas forced air heat and 100A electric service.</p> <p>Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$1,133.93</p>	258 BERTRAND ST SAINT IGNACE MI	\$16,957.11
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Schoolcraft

Lot #	Lot Information	Address	Min. Bid
6401	Parcel ID: 006-225-009-00; Legal Description: SEC 25 T43N R13W NW1/4 OF SW1/4. 40 ACRES. Comments: This is a square 40 ... mostly marshland/recreational property. It is on a GATED road called "Big Bear Lane" that runs off US 2. We did not have access to this road. The parcel sits about a half mile up the gated road. Topo maps suggest that there are some uplands here when you reach the property, but it has marshlands to the NE and SW corners. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$168.55	Big Bear Lane	\$2,571.95
6402	Parcel ID: 051-005-006-00; Legal Description: PRT OF LOT 3 BLK 5 OF VILL OF MANISTIQUE, BEG 203' N OF SE COR OF BLK 5, TH W 151', TH N 44.5', TH E 10' TH N 13.5' TH E 141' TH S 58' TO POB. Comments: Directly west and across the street from the Schoolcraft County Courthouse and office complex, adjacent to the phone company property. Level, open vacant 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$104.01	S MAPLE ST MANISTIQUE	\$3,608.50
6403	Parcel ID: 051-213-001-00; Legal Description: LOT 1 BLK 13 OF LAKESIDE ADD TO TH VILL (NOW CITY) OF MANISTIQUE Comments: This house has a structural failure in the foundation on the west wall, with a resulting big ole crack running up the wall. The roof leaks in one place, which is surprising ... because most of it is actually missing. There aren't many redeeming qualities here, and this one should probably just be demo'd. It would cost more to bring it up to code than it would be worth when done. We also have the parcels behind it for sale as #6404. Additional Disclosures: 22; 5; 34; 32 (see key for full text) Summer Tax Due: \$1,943.59	831 MANISTIQUE AVE MANISTIQUE	\$7,796.37
6404	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 051-213-016-00; Legal Description: LOT 16 BLK 13 OF LAKESIDE ADD TO CITY OF MANISTIQUE. Comments: 3 platted lots at the intersection of Michigan Avenue and Saginaw Street (NW corner). There is a creek running through the property which impacts its ability to be built on ... so you'll want to measure things out and be sure that your dream will work. We are also offering sale #6403 to the north if you'd like a little more room! 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. Additional Disclosures: 41 (see key for full text) (2 of 3) Parcel ID: 051-213-017-00; Legal Description: LOT 17 BLK 13 OF LAKESIDE ADD TO CITY OF MANISTIQUE. (3 of 3) Parcel ID: 051-213-018-00; Legal Description: LOT 18 BLK 13 OF LAKESIDE ADD CITY OF MANISTIQUE. Summer Tax Due: \$312.66	MICHIGAN AVE MANISTIQUE; MICHIGAN AVE MANISTIQUE; 831 MANISTIQUE AVE MANISTIQUE	\$2,640.08
6407	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 051-581-006-00; Legal Description: LOT 6 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: This property was still occupied at the time of our visit in early June. Wood frame house, likely an older unit that has been upgraded with a garage added. Two-car attached garage. The roof is older and looks sketchy. We didn't get to see this one up close due to the occupancy. Includes an adjacent wooded lot. There is some accumulation around the home and yard. The property in this area is marshy and subject to seasonal high water. Additional Disclosures: 21; 6; 5; 41; 33 (see key for full text) (2 of 2) Parcel ID: 051-581-007-00; Legal Description: LOT 7 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$471.59	515 N MACKINAC AVE MANISTIQUE; 515 N MACKINAC AVE MANISTIQUE	\$3,466.54
6409	Parcel ID: 051-581-015-00; Legal Description: LOT 15 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: This property sits off of E Mackinac, but there is no known legal access. Best used for adjacent property owners to expand their property. Properties in area are Marshy Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$9.97	TULLY ST MANISTIQUE	\$507.39

6411	<p>Parcel ID: 051-700-158-00; Legal Description: SEC 12 T41N R16W BEG 1,078' S OF N LN OF SEC & 1,329.7' W OF E LN, TH S 99', TH E 126', TH N 99', TH W 126' TO POB (PRT OF GOV'T LOT 1). Comments: Why rent when you can buy ? This large, solid 4 bedroom house has a detached two car garage and lots and lots of room ! There is still personal property here in the house and garage that we do not have title to, and technically still belongs to the former owner of this property. Hot water heat. This one is "cosmetically challenged" and still shows the result of a mid-century period remodel, but it could easily be updated. This is a solid, straight, square house that needs a new family! Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$2,751.73</p>	352 N CEDAR ST MANISTIQUE	\$10,071.82
6412	<p>Parcel ID: 051-700-209-00; Legal Description: SEC 12 T41N R16W PRT OF GOV'T LOT 2 BEG 1,436.9' NE'LY FROM INT OF N LN OF DEER ST & W LN OF WESTON AVE TH N'LY ON AN ANGLE OF 64 DEG07' ALG SD WESTON AVE R/W LN 107' TO POBTH CONT N 60' TH W 175' TH S 60' TH E 175' TO POB. Comments: This years annual offering of a stellar marshland parcel on Weston Avenue. We almost always have a Weston parcel in the sale ... the lands here are not very stable, and poorly suited to construction. This is 60' feet wide x 175' feet deep. Not good speculation property. 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. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$39.98</p>	WESTON AVE MANISTIQUE	\$529.23

Schoolcraft DNR

Lot #	Lot Information	Address	Min. Bid
10102	<p>Parcel ID: Part of 001-164-007-00; Legal Description: All that part of the SE1/4 of NW1/4 lying southeasterly of the thread of the Manistique River Comments: The subject property is a landlocked (no road access) vacant riverfront parcel. The subject parcel measures approximately ~4.25 acres of which approximately ~1000â€™ consist of frontage on the Manistique River. The property consists of frequently flooded moderately well drained fine loamy sands with 0 to 4 percent slope and poorly drained mucky silt loam soil with 0 to 1 percent slope and is a mostly wooded parcel. The parcel is surrounded by one adjacent landowner (Weber) located to the east. The parcel is serviced by the Manistique Area School District. The property is irregular in shape. The parcel is zoned Resource Production (District). The listing is Part of local parcel # 001-164-007-00 and does not include property not listed in the legal description. The subject parcel is situated in Schoolcraft County Doyle Township. Located east of Port Inland Road (across Manistique River) and West of Floodwoods Road (M-436) approximately 12-miles east of Hiawatha and 10-miles southwest of Germfask. There is no road frontage/access and the only way to access the parcel is via floating the river. Additional Disclosures: 75; 42; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$5,750.00
10103	<p>Parcel ID: 001-130-019-00; Legal Description: Government Lot 3 Comments: The subject property is a landlocked (no road access) vacant waterfront parcel. The subject parcel measures approximately 32.78 acres of which approximately ~2000â€™ consist of frontage on Palmer Lake. The property consists of half moderately well drained sandy loam and silt loam soils with 1 to 6 percent slopes. Also half somewhat poorly drained silt loam soils and poorly drained mucks with 0 to 3 percent slopes. The parcel is surrounded by two adjacent landowners located to the northwest and north northeast and east of the subject parcel. The parcel is serviced by the Manistique Area School District. The property is irregular in shape and is zoned Resource Production (District). The subject parcel is situated in Schoolcraft County Doyle Township. More specifically the property is located over 1 and 1/4 miles NW of the US2 and Kelly Road intersection on Palmer Lake. Approximately 8-miles northeast of Manistique and 4-miles northwest of Gulliver. Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$14,750.00
10104	<p>Parcel ID: 001-130-020-00, 001-129-010-00; Legal Description: Section 29 - Government Lot 1 AND Section 30 - Government Lot 4 Comments: The subject property is a landlocked (no road access) vacant waterfront parcel. The subject parcel measures approximately 41.20 acres of which approximately ~3000â€™ consist of frontage on Palmer Lake. The subject parcel also has a creek that runs through the property (east/west) connected to Palmer Lake. The property consists of mostly swamp very poorly drained mucky soils with 0 to 1 percent slopes. Small amount of somewhat poorly drained silt loam soils to the southeast with 0 to 3 percent slopes. The parcel is surrounded by four adjacent landowners located in all four directions. The parcel is serviced by the Manistique Area School District. The property is irregular in shape and is zoned Resource Production (District). The listing is composed of both local parcel #s 001-130-020-00 and 001-129-010-00. The subject parcel is situated in Schoolcraft County Doyle Township. Located north of US-2 and east of Townline Road (438). Approximately 8-miles northeast of Manistique and 4-miles northwest of Gulliver. Additional Disclosures: 41; 7; 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$15,000.00
10105	<p>Parcel ID: 002-016-013-00, 002-021-010-00; Legal Description: Section 16: SW1/4 excluding the NE1/4 of the SW1/4 AND Section 21: NW1/4 of the NW1/4 Comments: The subject property is a vacant 160-acre parcel that is surrounded by 5 private landowners. The parcel is located southwest of the County Road 436 and M-77 intersection about 5 miles southwest of Germfask MI. The property does not have legal road access (i.e. landlocked). Most of the property is composed of level very poorly drained muck soils. A moraine does cross the center part of the property where well drained fine sandy loam soils are present. These soils are also present in the northern part of the property. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but would likely require legal road access (or an easement). Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$108,000.00

10106	<p>Parcel ID: Part of 002-017-006-00, 002-020-001-00; Legal Description: Section 17: W1/2 of the SE1/4 AND Section 20: NE1/4 excluding the SW1/4 of the NE 1/4 Comments: The subject property is a vacant 200-acre parcel that is surrounded by 6 private landowners. The parcel is located southwest of the County Road 436 and M-77 intersection about 5 miles southwest of Germfask MI. The property does not have legal road access (i.e. landlocked). Most of the property consists of level very poorly drained muck soils. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but would likely require legal road access (or an easement) and some type of fill to be brought in for a building location. Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$120,000.00
10107	<p>Parcel ID: Part of 002-017-006-00, 002-018-002-00, Part of 002-019-002-00; Legal Description: Section 17: SW 1/4 of the NW 1/4 AND SW 1/4 of the SW 1/4; That part E1/4 of Section 18 and the NE 1/4 of NE 1/4 of Section 19 lying S and E of centerline of Riverside Truck Trail which is described by metes and bounds as follows: Beginning at a point on the E line of E1/2 NE1/4 at its intersection with the c/l of the Riverside Truck Trail S 0D12' W .38 ch from the NE cor of Sec 18 th along the c/l of said Truck Trail with the meanders thereof S 87D37' W 3.62 chs; S 71D55' W 1586 chs; S 33D56' W 1.14 chs; S 0D41' E 12.29 chs; S 16D04' W 3.57 chs; S 2D45' E 1.566 chs; S 19D42' E 9.06 chs; S 4D00' W 1728 chs; S 24D40' W 7.07 chs; S 7D15' E 1.778 chs; S 35D09' E 3.41 chs to the intersection with the E-W centerline of Sec 18; which bears S 89D18' W 4.22 chs from the E 1/4 corner of said Sec 18 thence along the centerline of said Truck Trail with the meanders thereof S 35D09' E 1.794 chains S 24D04' E 7.56 chains S 7D41' W 4.64 chains S 9D31' W 8.76 chains S 37D20' W 1.53 chains S 47D32' W 2.391 chains S 38D06' W 4.85 chains S 66D33' W 2.455 chains S 1D46' W 5.02 chains S 22D39' E 5.13 chains S 36D16' E 1.466 chains to a point at the intersection of the centerline of said Truck Trail and the line common to Section 18 and Section 19 S 89D21' W 7.25 chains from the Southeast corner of said Section 18 thence continuing with the meanders of said centerline through Section 19 S 36D16' E 1.303 chains S 31D24' E 3.14 chains S 28D49' E 6.88 chains S 17D00' E 5.131 chains S 24D09' W 1.587 chains S 52D15' W 3.25 chains S 30D52' W 2.345 chains S 19D38' W 5.32 chains S 42D14' W 3.90 chains S 56D47' W 6.46 chains S 23D59' W 9.23 chains to a point on the East-West centerline of Section 19 at its intersection with the centerline of said Truck Trail S 89D19' W 18.01 chains from the East 1/4 corner. Comments: This sale includes parts of three taqx ID parcels, totaling 124-acres. The vacant parcel is adjacent to 5 private landowners. The US Forest Service manages property across Riverside Truck Trail which provides public access to the Manistique River. The parcel has frontage on the east side of Riverside Truck Trail (aka Floodwoods Road), beginning near the bend where it meets CR 436, about 4.5 miles southwest of Germfask MI. The property is legally accessible via Riverside Truck Trail which is the western boundary of the property. The area consists of level well drained sandy soils near the road and very poorly drained mucky peat soils in back 80-acres to the east. The parcel is zoned within the Resource Production (the back 80-acres) & Timber Production Districts (strip near the road). The Resource Production District requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The Timber Production District requires a minimum size of 40-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 42; 30; 41; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Riverside Truck Trail / Floodwoods Road	\$74,500.00
10108	<p>Parcel ID: 003-112-004-00; Legal Description: SW1/4 of the NW1/4 Comments: The subject property is a 40 acre vacant parcel with road access on both sides of Hendrickson Road. The southern middle and northern portions of this parcel are swampy very poorly drained muck soils with 0 to 2 percent slopes. The southwest and southeast portions of the parcel are well drained sandy soils. The northeastern portion of this parcel is moderately well drained sandy soils. The parcel is surrounded by three adjacent landowners located on all four sides. The parcel is serviced by the Manistique Area School District. The parcel is zoned Resource Production (District). The subject parcel is situated in Schoolcraft County Hiawatha Township. Located north of M-94. Approximately 1.50-miles northeast of Hiawatha and 12.25-miles north of Manistique. The property has road frontage near the dead end of Hendricks Road which is county maintained per county the Act 51 map. Additional Disclosures: 75; 42; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Hendrickson Road	\$38,000.00

10109	<p>Parcel ID: 003-114-021-00; Legal Description: S3/4 of the SW1/4 of the NE1/4</p> <p>Comments: The subject property is a landlocked (no road access) 30 acre vacant parcel. The property consists mostly of well drained sandy soils with 6 to 15 percent slopes. The parcel is surrounded by 5 adjacent landowners in all four directions. The parcel is serviced by the Manistique Area School District. The parcel is zoned Resource Production (District). The subject parcel is situated in Schoolcraft County Hiawatha Township. The property is located SW of the M94 and Ruggles Road intersection and does not have road access (i.e. landlocked) approximately 11 miles North Northwest of Manistique. Additional Disclosures: 75; 42; 7; 41; 43 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	No improved road access.	\$15,500.00
10110	<p>Parcel ID: 008-131-006-00; Legal Description: Part of Govt Lots 1 & 2 com at the W1/4 cor th E 793.86 ft th N 36d 25' 33 E 650 ft th N 36d 29' E 301.14 ft th E 143 ft th N 566 ft to POB th W 195 ft th N 100 ft th E 195 ft th S 100 ft to POB</p> <p>Comments: The subject property is a vacant 0.45-acre parcel that is surrounded by 3 private landowners. The parcel is located at the end of Ash Road north of the County Road 455 intersection about 10 miles northwest of Manistique MI. The property has approximately 100 feet of frontage on the canal to the east which runs into Indian Lake. The canal itself is privately owned and Legal access to/from this parcel via the canal is unknown. We've been told that approximately 5 feet off the east side of the canal is privately owned and would prevent legal access to/from this parcel via the canal however a survey would need to be done to validate this claim. Most of the area is composed of poorly drained muck soils. The parcel is zoned within the Lakeshore and River 3 District which requires a minimum size of 1.38-acres and a width of 200 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Property dimensions are 100 ft (north-south) X 195 ft (east-west). Additional Disclosures: 42; 75; 41; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Ash Road	\$15,000.00
10111	<p>Parcel ID: 008-131-002-00; Legal Description: Prt of Govt Lot 1 com at W 1/4 cor th E 793.86' th N 36d 25' 33 E 650' th N 36d 29' E 301.14' th E 143' th N 750' to pob th N 100' th W 195' th S 100' th E 195' to pob</p> <p>Comments: The subject property is a vacant 0.45-acre parcel that is surrounded by 3 private landowners. The parcel is located at the end of Ash Road north of the County Road 455 intersection about 10 miles northwest of Manistique MI. The property has approximately 100 feet of frontage on the canal to the east which runs into Indian Lake. The canal itself is privately owned and Legal access to/from this parcel via the canal is unknown. We've been told that approximately 5 feet off the east side of the canal is privately owned and would prevent legal access to/from this parcel via the canal however a survey would need to be done to validate this claim. Most of the area is composed of poorly drained muck soils. The parcel is zoned within the Lakeshore and River 3 District which requires a minimum size of 1.38-acres and a width of 200 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Property dimensions are 100 ft (north-south) X 195 ft (east-west). Additional Disclosures: 75; 42; 41; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Ash Road	\$15,000.00
10112	<p>Parcel ID: 008-286-057-00; Legal Description: Part of SE1/4 of SE1/4 beg at Town corner N 210 ft th W 300 ft to pob th cont. W 100 ft th N 150 ft th E 100 ft th S 150 ft to pob.</p> <p>Comments: The subject property is a vacant 0.34-acre parcel that is surrounded by 3 private landowners. The parcel is located south of Poplar Street west of the Ash Road intersection about 9 miles northwest of Manistique MI. The property does not have legal road access (i.e. landlocked). The property is composed of well drained fine sandy loam soils with 1 to 6% slopes. The parcel is zoned within the Lakeshore and River 2 District which requires a minimum size of 1-acre+ and a width of 150 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance and would likely require legal road access (or an easement). Property dimensions are 100 feet (east-west) X 150 feet (north-south). Additional Disclosures: 75; 42; 7; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	(Off) Ash Road	\$2,600.00

10113	<p>Parcel ID: 005-204-003-00; Legal Description: Government Lot 1 Comments: The subject property is a landlocked 0.6 acre (no road access) vacant riverfront parcel. The subject parcel measures approximately 0.60 acre of which approximately ~700' consist of frontage on the Manistique River. The property consists mostly of moderately well drained loamy fine sands and 0 to 4 percent slope. The parcel is surrounded by one adjacent landowner located to the north and east of the subject parcel. The parcel is serviced by the Manistique Area School District. The property is irregular in shape. The parcel is zoned Resource Production (District). The subject parcel is situated in Schoolcraft County Manistique Township. Located East of Highwater Truck Trail and West of Cal's Drive. Approximately 4-miles Northeast of Hiawatha and 15-miles North Northeast of Manistique. Located about a 1/10 mile West of Cal's Drive. Cal's Drive is not county maintained and the legality of the access is unknown - buyers should do their due diligence. Additional Disclosures: 75; 41; 7; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,250.00
10114	<p>Parcel ID: 005-204-007-00; Legal Description: Government Lot 4 Comments: 2000' wonderful, serene feet on the sandy shores of the West Branch of the Manistique River ! Vacant, 18.7-acre parcel that is surrounded by 3 private landowners. The parcel is located along Cal's Drive south of the County Road 448 intersection about 20 miles north of Manistique MI. Cal's Drive intersects the NE corner of the parcel. Cal's Drive is not county maintained and the legality of the access is unknown - buyers should do their due diligence. The property has approximately 2000 feet of frontage on the West Branch Manistique River which is the western property line. The property is composed of well drained fine sandy loam soils with 1 to 6% slopes. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Put a camp here that will be in your family for generations!! Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Cals Drive	\$28,500.00
10115	<p>Parcel ID: 005-208-009-00; Legal Description: Government Lot 3 Comments: This 23-acre parcel is surrounded by 3 private landowners. The north branch of Stutts Creek comprises the entire south border, and is nearly 1850' feet along its thread. The parcel is located along Southside Road west of the Highwater Truck Trail intersection about 16 miles north of Manistique MI. Most of the property is composed of moderately well drained sandy soils with 1 to 6% slopes. Moderately well drained loamy fine sand can be found near the North Branch of Stutts Creek. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Southside Road	\$34,500.00
10116	<p>Parcel ID: 005-210-016-00; Legal Description: NW1/4 of the SE1/4 Comments: The subject property is a forested vacant 40-acre parcel that is surrounded by 2 private landowners. The parcel is located east of Cal's Drive and the West Branch Manistique River about 20 miles northeast of Manistique MI. The property does not have legal road access (i.e. landlocked). Most of the property is composed of level poorly drained sandy to mucky soils. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but would likely require legal road access (or an easement) and fill brought in. Additional Disclosures: 75; 42; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	(Near) Cal's Drive	\$10,500.00
10117	<p>Parcel ID: 005-136-002-00, 005-136-005-00, 005-136-009-00; Legal Description: E1/2 of the NW1/4 AND NW1/4 of the NE1/4 ALSO Part of NE1/4 of SW1/4 18 ft off the North side being a right of way reserved by Inland Lime and Stone Co. to Creek. Comments: The subject property is a landlocked (no road access) vacant waterfront parcel. The parcel measures approximately 120.1 acres of which approximately 80 acres consists of land under Marblehead Lake. The remaining approximate 40 acres surround Marblehead Lake. The mostly flat swampy land surrounding the lake consists of muck and sandy loam soils. Marblehead lake encompasses the center of this property. There is land to the east south and west of the property that surrounds the lake. The parcel is surrounded by 10 adjacent landowners in all four directions. The parcel is serviced by the Manistique Area School District. The property is mostly rectangular in shape. The parcel is zoned Rural Residential (District). The listing is composed of local parcel #'s 005-136-002-00 005-136-005-00 and 005-136-009-00. The subject parcel is situated in Schoolcraft County Manistique Township. The property is located 1/4 of a mile NW of the Gardapee Road and US2 intersection. Approximately 7 miles Northeast of Manistique and 6 miles West-Northwest of Gulliver. Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$43,000.00

10118	<p>Parcel ID: 007-102-001-00, 007-102-016-00; Legal Description: New Seney Subdivision - Block 2: Lots 1 and 16 Comments: The subject property is a vacant 0.4-acre parcel that is adjacent to 3 private landowners. The parcel is located northwest of the Fox River Road and Summit Street intersection in the northern part of Seney MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed and/or are currently being used as private driveways. The area consists of poorly drained sandy soils with 1 to 15% slopes and level very poorly drained muck soils near the Fox River. The parcel is zoned within the Town District & Fox River Natural River Plan district (near the Fox River). The Town District requires a minimum lot area of 20000 sq feet (0.46-acre) and a lot width of 100 foot to meet local zoning to build requirements. The Fox River Natural River Plan District requires a minimum lot area of 5-acres and a lot width of 300 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 8; 41; 9 (see key for full text) Summer Tax Due: TBA</p>		\$1,050.00
10119	<p>Parcel ID: 007-110-001-00, 007-110-015-00; Legal Description: New Seney Subdivision - Block 10: Lots 1 and 15 Comments: The subject property is a vacant 0.2-acre parcel that is adjacent to 2 private landowners. The parcel is located near the eastern side of Summit Street east of the Fox River Road intersection in the northern part of Seney MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed and/or are currently being used as private driveways. The area consists of poorly drained sandy soils with 1 to 15% slopes and level very poorly drained muck soils near the Fox River. The parcel is zoned within the Town District & Fox River Natural River Plan district (near the Fox River). The Town District requires a minimum lot area of 20000 sq feet (0.46-acre) and a lot width of 100 foot to meet local zoning to build requirements. The Fox River Natural River Plan District requires a minimum lot area of 5-acres and a lot width of 300 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 41; 9; 8; 42; 75 (see key for full text) Summer Tax Due: TBA</p>		\$525.00
10120	<p>Parcel ID: 007-112-001-00; Legal Description: New Seney Subdivision - Block 12: Lots 1 to 4 11 to 14 Comments: The subject property is a vacant 0.7-acre parcel that is adjacent to 2 private landowners. The parcel is located between Summit Street and Church Street in the northern part of Seney MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of poorly drained sandy soils with 1 to 15% slopes. The parcel is zoned within the Town District. The Town District requires a minimum lot area of 20000 sq feet (0.46-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 9; 75; 42; 8 (see key for full text) Summer Tax Due: TBA</p>	Church/Summit Street	\$1,850.00
10121	<p>Parcel ID: 007-120-001-00; Legal Description: New Seney Subdivision - Entire Block 20 Comments: The subject property is a vacant 0.1-acre parcel that is adjacent to no private landowners (i.e. entire of Block 20). The parcel is located along Church Street east of the Fox River Road intersection in the northern part of Seney MI. The area consists of poorly drained sandy soils with 1 to 15% slopes. The parcel is zoned within the Town District. The Town District requires a minimum lot area of 20000 sq feet (0.46-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 9; 42; 75 (see key for full text) Summer Tax Due: TBA</p>	Church Street, Seney	\$300.00
10122	<p>Parcel ID: 007-132-025-00; Legal Description: New Seney Subdivision - Block 32: Lot 25 Comments: The subject property is a vacant 0.1-acre parcel that is adjacent to 2 private landowners. The parcel is located along Railroad Street just west of the Fox River in Seney MI. The area consists of poorly drained sandy soils with 1 to 15% slopes and level very poorly drained muck soils near the Fox River. The parcel is zoned within the Town District & Fox River Natural River Plan district (near the Fox River). The Town District requires a minimum lot area of 20000 sq feet (0.46-acre) and a lot width of 100 foot to meet local zoning to build requirements. The Fox River Natural River Plan District requires a minimum lot area of 5-acres and a lot width of 300 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 9; 41; 42; 75 (see key for full text) Summer Tax Due: TBA</p>	Railroad Street, Seney	\$300.00

Additional Disclosures Key

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

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.

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.

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.

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

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

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

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

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

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

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

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.

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.

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

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

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

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

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 doorjams, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

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

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

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

73: This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.