

# Public Land Auction

Western Upper Peninsula

*August 19th, 2025*

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



***Location:***

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

***Time:***

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

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





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

There are two ways to bid in our auctions:

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

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

## **Important Information Regarding Rules and Regulations**

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

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

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **A. Payment**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **5. Purchase Receipts**

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

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

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

### **7. Special Assessments**

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

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

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

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

on the site other than:

**I. Securing the Property**

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

**II. Assessing Potential Contamination**

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

**B. Occupied Property**

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

**9. Additional Conditions**

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

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

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

**10. Deeds**

**A. Deed Execution and Delivery**

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

**B. Restrictive Covenants**

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

**11. Property Taxes & Other Fees**

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

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

**12. Other**

**A. Personal Property**

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

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

### **B. Mineral Rights**

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

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

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

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

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

## **Important Information Regarding Rules and Regulations**

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

- Gogebic DNR
- Marquette DNR

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

## 3. Bidding

### A. Overview

#### Live Bidding Auctions:

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

#### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

### B. Starting Bid Price

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

### C. Bid Increments

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

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

### D. Eligible Bidders

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

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

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

### E. Absentee Bidding

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

### F. Auction Location

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

### G. Bids are Binding

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

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

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

### D. Eligible Buyers

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

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

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

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

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

### E. Cancellation Policy

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

### F. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

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

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

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

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

### B. Occupied Property

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

## 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

### B. Applicability of These Rules and Regulations

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

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

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

# Baraga

Lot #	Lot Information	Address	Min. Bid
800	<p><b>Parcel ID:</b> 001-078-005-00; <b>Legal Description:</b> AR-28 2/0 202A SEC 28 T52N R30W E 1/2 OF NW 1/4 OF NW 1/4. 20 ACRES. <b>Comments:</b> ~20 Acres NW of MCcomb Corner. No known road access. Good buy for a neighboring property owner. <b>Additional Disclosures:</b> 7 (see key for full text)  <b>Summer Tax Due:</b> \$43.39</p>		\$1,022.73
801	<p><b>Parcel ID:</b> 003-220-018-00; <b>Legal Description:</b> SEC 20 T48N R34W SW 1/4 OF SW 1/4 LYING N OF THE N R/W LN OF HWY M-28. 14 ACRES M/L. <b>Comments:</b> Has frontage on M-28 at Watton. 14 acres in size. There is a camper here that we do not have title to, and it is not included in this sale. The parcel fronts about 1320 feet on M-28, and also has about 500 feet of frontage on Risku Road along the west boundary. There is a collapsed mobile loaded full of trash, of no value here as well. There are likely to be a well and septic that may be repurposeable. Topographic maps suggest the land is upkands, tho there are wet and marshy areas to the east of this on the next parcel. Some mature apple trees (we think they're apple, maybe pear ?) in the front yard. Property runs from the intersection of M-28 and Risku Road, then east 1/4 mile (1320 feet). Several vehicles, boats etc here to deal with the disposal of. We have no title to any of it. <b>Additional Disclosures:</b> 21; 22; 17 (see key for full text)  <b>Summer Tax Due:</b> \$306.64</p>	12053 M 28 WATTON	\$1,650.89
802	<p><b>Parcel ID:</b> 004-359-037-10; <b>Legal Description:</b> TLA-9 0/3 301A SEC 9 T50N R33W E 150' OF N 300' OF NE 1/4 OF SW 1/4. 1.3A <b>Comments:</b> This property was occupied at the time of our visit in early June, Newer singlewide mobile home on a one acre parcel on Golden Road. Fronts 150' feet on the road, and runs 300' deep. On the first curve on Golden Road south of US-41. Because of the occupancy we could not review this property in detail. Has a steel roof. A little damage to the siding. Needs some overall maintenance and appears cluttered. <b>Additional Disclosures:</b> 17; 33; 21; 6 (see key for full text)  <b>Summer Tax Due:</b> \$537.09</p>	15744 GOLDEN RD LANSE	\$3,245.15
803	<p><b>Parcel ID:</b> 044-721-067-00; <b>Legal Description:</b> TLA-P30 LOT 67 VILLAGE OF L ANSE SAMARDJIC'S ADD NO 1 LOT 67. <b>Comments:</b> Home needs a roof. There is some decay along the eaves and roof edge on the two sides. Leaks in the bathroom and stairway to upper floor. Three bedrooms and a bath up. On a crawlspace with a wood pier footing foundation. Natural gas space heat. There is some noticeable deflection in the walls and roof ... probably some settling of the structure as the wood foundation elements slowly erode. Didn't notice it too much inside, but we're sure there will be a couple wavy spots in the floor. Was occupied this spring. <b>Additional Disclosures:</b> 34; 21 (see key for full text)  <b>Summer Tax Due:</b> \$1,290.58</p>	15 N BIRCH ST LANSE	\$5,789.54

# Dickinson

Lot #	Lot Information	Address	Min. Bid
2100	<b>Parcel ID:</b> 001-008-016-00; <b>Legal Description:</b> SEC 8 T41N R27W PART OF NE 1/4 OF NW 1/4 COM AT SW COR FORTY, TH E ON S LINE 309 FT TO POB, TH E ON S LINE 1020 FT TO SE COR OF FORTY, TH N ON E LINE APPROX 363 FT TO S R/W CO RD, TH NW'LY & SW'LY ALG SD CO RD R/W APPROX 1050 FT TO A PT WHICH IS 300 FT E & 215 FT N OF S FORTY LINE, TH S 215 FT TO S LINE OF FORTY AND POB. 6.72 A. <b>Comments:</b> Parcel has over 1000 feet of frontage on M-69, just east of Foster City and runs a couple hundred feet deep. There is a culvert just east of the center of the lot, that runs diagonally SE uphill to a plateau. It has a couple of fallen trees across it, but would not be too difficult to open back up. The rear of the parcel drops down and is marshy, but there are certainly "high" spots on the eastern side of the parcel. The terrain here rises 45 feet in a run of about 200 feet from low to high lands. <b>Summer Tax Due:</b> \$279.08	M-69, Foster City	\$906.06
2101	<b>Parcel ID:</b> 002-481-015-00; <b>Legal Description:</b> LOTS 15,17-18, 20-21 BLK 1. FIRST ADD TO EAST BREITUNG. <b>Comments:</b> ~1 acre rectangular parcel, north of Superior St and West of Van Buren St. Property has no known road access and sits behind a house. Would be a good purchase for an adjacent property owner. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$155.30	COOLIDGE AVE KINGSFORD	\$1,050.81
2102	<b>Parcel ID:</b> 002-534-005-00; <b>Legal Description:</b> LOT 5 BLK 10. SECOND ADD TO EAST KINGSFORD. <b>Comments:</b> A classic mid-century bungalow in Kingsford in a well-kept, quiet neighborhood. There is a park a few doors away. Home is clean, solid and straight. Great mid-century architectural finishes are untouched and authentic. Some nice built-in storage. Roof is mid-life and not leaking. Might be original forced air natural gas furnace. Older 60A fused electrical service. Detached one car garage. Nice yard. Low maintenance aluminum siding. It's a BEAUTY, Clark! <b>Summer Tax Due:</b> \$1,010.27	721 E SAGOLA AVE KINGSFORD	\$4,895.73
2103	<b>Parcel ID:</b> 002-808-007-00; <b>Legal Description:</b> LOT 7 BLK 8. H WITBECK CO'S 1ST ADD TO THE VILLAGE OF QUINNESEC. <b>Comments:</b> Older wood frame home in Quinnesec. We are told this one is still occupied as of the time of our inspection visit in June. Has a baaaaad roof, especially over the one story back shed. Visible rot and sagging here. The back section probably has serious interior damage. There is some deflection here that could suggest foundation problems, but we did not view it in detail because of the occupancy. Front storm door is discombobulated, and the rear one is partly missing. Appears to possibly be a half-story dormer on the back side ... tho that may just be attic space with a window. Some debris around the house ... we assume the inside is a mess as well. This one needs some help. <b>Additional Disclosures:</b> 5; 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$155.82	914 QUINNESEC AVE QUINNESEC	\$1,486.74
2104	<b>Parcel ID:</b> 003-410-001-00; <b>Legal Description:</b> LOT 1 BLK 10 VILLAGE OF METROPOLITAN. <b>Comments:</b> Single platted lot in Felch. Recreational use most likely as it is probably too small to build on. About 3500 square feet. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$8.87	Vanlear Dr @ Andys Lane, Felch	\$398.15
2105	<b>Parcel ID:</b> 004-318-001-00; <b>Legal Description:</b> LOT 1 BLK 18 VILLAGE OF CENTRAL VULCAN. <b>Comments:</b> Live long and prosper with this wooded lot in Vulcan. It appears that a structure has been removed here in the past, and a little debris remains. This is a roughly triangular shaped parcel that may not be large enough to build on. Check the size and zoning if that's your intent. Wooded hillside to the rear. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$47.33	2130 5TH AVE NORWAY	\$570.59
2106	<b>Parcel ID:</b> 005-133-024-00; <b>Legal Description:</b> SEC 33 T42N R30W PART OF NE 1/4 OF SE 1/4 LYING BETWEEN E LINE OF C M ST P & P RY & W LINE OF SPUR TRACK & S LINE OF FORTY. .50 A. <b>Comments:</b> Irregularly shaped parcel. Lies between the railroad right-of-way, and the spur. Could actually be completely covered by railway easements. May not hold much practical use. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$28.81	N 7751 NORWAY LAKE RD FELCH	\$480.77

2107	<b>Parcel ID:</b> 005-155-016-00; <b>Legal Description:</b> SEC 5 T43N R30W PART OF NE 1/4 OF SW 1/4 BEG AT NE COR OF FORTY, TH W ON N LINE 140 FT TO M-95 R/W, TH SW'LY ALONG SAID R/W 208 FT, TH DUEE APPROX 208 FT TO E LINE OF FORTY, TH N ON E LINE TO NE COR & POB. 1.00 A. <b>Comments:</b> One acre parcel, 208' feet square, on M-95 just north of Channing. There is an older singlewide mobile home here, as well as a two-holer. The mobile has a collapsed roof and is of little value. This is a decent uplands parcel and nicely wooded. There is some value here in the well, septic and electric service, tho their condition is unknown. <b>Additional Disclosures:</b> 17; 36; 33 (see key for full text) <b>Summer Tax Due:</b> \$270.29	N 11920 M-95	\$1,493.59
2108	<b>Parcel ID:</b> 005-440-009-00; <b>Legal Description:</b> LOT 9 NEWELL'S 1ST ADDITION TO THE VILLAGE OF CHANNING. <b>Comments:</b> Small, square shaped house with front porch in Channing. Detached one car garage. Everything is vinyl sided Roof is older but looks fair. Could use a general overall refresh. The interior appears to be hoarded with piles visible through the windows. We are told that the occupancy here is a now-and-then situation ... she still come and goes. Until this one is emptied out, you probably won't know its real condition. Could be cute if properly rehabbed. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$247.03	816 RAILROAD AVE CHANNING	\$3,292.00
2109	<b>Parcel ID:</b> 006-209-025-00; <b>Legal Description:</b> LOTS 25 & 26 BLK 9 VILLAGE OF LORETTO. <b>Comments:</b> Two platted lots on the north side of Loretto. The parcel is brush covered and has a solid wall of vegetation at the roadside. It is directly east of the property at 3923 W Morgan St. <b>Summer Tax Due:</b> \$17.09	W MORGAN ST LORETTO	\$466.89
2110	<b>Parcel ID:</b> 007-122-037-00; <b>Legal Description:</b> SEC 22 T43N R28W PART OF THE SE 1/4 OF SE 1/4 BEG 228 FT S OF NECOR, TH S 54 DEG 30' W 231.1 FT TO N R/W E & LS RR, TH SE'LY PARA. & 50 FT FROM C/L OF RR TO PT OF INT OF E LINE SEC 22, TH N ON E LINE 400 FT TO POB. PARCEL CONTAINS 0.84 ACRES M/L. <b>Comments:</b> Property is on a shared driveway, located behind a commercial building in Ralph. 1.5 story, 3 bedroom house (2 up, 1 down) . 1 bath. In overall decent condition with newer looking roofs. Inside is a little dirty, but not stinky or grubby. Some clutter to dispose of. Lots of "man stuff" in the yard to deal with. There is an older storage building behind the house that has seen better days. It has some potential if you get to work on it sooner rather than later. To the rear of N-10592 Norway Lake Road and is difficult to see from the road. ~0.84 Acres. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$556.90	N-10594 Norway Lake Road, Ralph MI	\$1,727.70
2111	<b>Parcel ID:</b> 051-101-574-00; <b>Legal Description:</b> THE SOUTH 1/2 OF LOT 20 BLOCK 13 HAMILTON & MERRYMAN'S 3RD ADDITION. <b>Comments:</b> Tiny two story home on a tiny lot where an alley intersects with another alley. Not much of a yard. And not really any offstreet parking. This house is very overgrown and appears to have been vacant for some time, but structurally it really isn't all that awful. Has a decent roof which isn't leaking, and what we could see of the foundation (overgrown) was solid. We would look at this as a shell that needs all mechanicals and a complete gut and resurface inside. She needs doors and windows and insulation and ... everything. It's 4 walls waiting for a new soul. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$914.33	412 4TH 1/2 ALLEY IRON MOUNTAIN	\$4,094.28
2112	<b>Parcel ID:</b> 051-104-533-00; <b>Legal Description:</b> LOT 7 BLOCK 13 STEPHENSON & FLESHIEM 2ND ADDITION. <b>Comments:</b> There are two homes on this parcel, being used as rental property to this point. They are currently both occupied, so we did not have the opportunity to view the interiors. The homes are both merchantable. The front unit is the larger of the two and has a newer roof, and is vinyl sided on the upper half. Rear unit is entirely vinyl with a roof that is a little older. It utilizes an alley entrance in addition to the front porch access. There is a double-wide parking spot where they probably can stack cars two deep for a total of 4 cars. The homes have segregated use of the yard in between. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$3,415.48	304 W LUDINGTON ST IRON MOUNTAIN	\$9,941.85
2113	<b>Parcel ID:</b> 051-104-715-00; <b>Legal Description:</b> LOT 11 BLOCK 6 WALPOLES ADDITION. <b>Comments:</b> Vacant platted lot. Probably too small for construction under zoning without additional area. Check with the zoning folks to be sure your vision is feasible. Would be a great neighbor pick up to increase a yard size ! <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$80.59	S PARK AVE IRON MOUNTAIN	\$721.92

2114	<p><b>Parcel ID:</b> 052-090-081-00; <b>Legal Description:</b> LOT 81 VILLAGE OF BREITUNG. <b>Comments:</b> This property was still occupied at the time of our visit in early June. Home has some advanced decay in foundation, soffit, eave and roof areas. Siding and windows need plenty of attention. There is yellow "DANGER" tape around the area of the gas meter at the front corner of the house near the gas meter, and it looks as though the ground is open perhaps from foundation collapse or other issues at that spot. There is a good amount of debris and garbage in the side and rear yards. We assume the inside mirrors the outside. There is a large dog in the rear yard here. <b>Additional Disclosures:</b> 5; 34; 21; 6; 33 (see key for full text)  <b>Summer Tax Due:</b> \$536.45</p>	211 BIRCH ST KINGSFORD	\$2,399.71
9992104	<p><b>Parcel ID:</b> 003-410-001-00; <b>Legal Description:</b> LOT 1 BLK 10 VILLAGE OF METROPOLITAN. <b>Comments:</b> Single platted lot in Felch. Recreational use most likely as it is probably too small to build on. About 3500 square feet. <b>Additional Disclosures:</b> 9 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	Vanlear Dr @ Andys Lane, Felch	\$398.15
9992105	<p><b>Parcel ID:</b> 004-318-001-00; <b>Legal Description:</b> LOT 1 BLK 18 VILLAGE OF CENTRAL VULCAN. <b>Comments:</b> Live long and prosper with this wooded lot in Vulcan. It appears that a structure has been removed here in the past, and a little debris remains. This is a roughly triangular shaped parcel that may not be large enough to build on. Check the size and zoning if that's your intent. Wooded hillside to the rear. <b>Additional Disclosures:</b> 9 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	2130 5TH AVE NORWAY	\$570.59

# Gogebic

Lot #	Lot Information	Address	Min. Bid
2400	<b>Parcel ID:</b> 01-32-001-600; <b>Legal Description:</b> SEC. 14 T47N R46W ANVIL PLAT, LOT 16. <b>Comments:</b> This house has deferred maintenance and needs a new roof. We weren't able to gain entry to view the interior as it was well secured. Appears to have a wood-burning fireplace. The yard is very overgrown, and it clearly has not been taken care of in at least 5 years or more. <b>Additional Disclosures:</b> 33; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$639.09	E 7874 E SUMMIT DR BESSEMER	\$8,179.76
2401	<b>Parcel ID:</b> 01-32-002-500; <b>Legal Description:</b> SEC. 14 T47N R46W ANVIL PLAT, LOT 25. <b>Comments:</b> Was originally a duplex, but has been combined. Interior is mostly gutted, and someone began some rehabbing and then quit. Foundation issues. Someone started rehabbing the garage into living or shop space also, though no plumbing out there. Needs a roof. We would consider this a shell, and start from scratch after gutting and reroofing it IF the foundation can be addressed in the area where it is bad. <b>Additional Disclosures:</b> 34; 5; 50 (see key for full text) <b>Summer Tax Due:</b> \$893.65	E 7865 E SUMMIT DR BESSEMER	\$8,361.21
2402	<b>Parcel ID:</b> 01-32-002-700; <b>Legal Description:</b> SEC. 14 T47N R46W ANVIL PLAT, LOT 27. <b>Comments:</b> This one started life as a duplex, and was later converted into a single family unit. Side porch to the west is collapsing and detaching from the structure. Older shingle roof near the end of life. It has had some upgrades to windows, but there are also others in dire need of replacement. Large front picture window has bad seal and is clouded. Wood siding is old and weatherbeaten. Someone remodeled here, but never quite finished. Structurally, this is a fairly solid, straight building other than the side porch. Mostly needs finishing inside and resurfacing outside. If there is a basement, we didn't find access to it. <b>Additional Disclosures:</b> 50; 5 (see key for full text) <b>Summer Tax Due:</b> \$9.36	E 7857 E SUMMIT DR BESSEMER	\$5,009.85
2403	<b>Parcel ID:</b> 01-56-601-400; <b>Legal Description:</b> SEC. 14 T47N R46W VILLAGE OF ANVIL, LOT 14, BLK 6. <b>Comments:</b> The property is ~0.14 acres with no known legal access. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$5.79		\$643.79
2405	<b>Parcel ID:</b> 02-02-017-400; <b>Legal Description:</b> SEC. 11 T46N R46W W1/2 OF NE1/4 OF SE1/4. 20 ACRES M OR L. <b>Comments:</b> Sales 2405 and 2406 are two adjacent 20 acre parcels in Erwin Township on the McDonald Dam Road. Buy one or both and have a square 40 ! These are "standing up" 20's ... that measure 660' feet east>west x 1320' north>south. The county road crosses these parcels near the north boundary, but there is a small slice of land to the north and the majority of the parcel lies to the south side of the road. We placed pink survey tape at the corners of these parcels on the road ... with one of the markers being the approximate common corner where they adjoin. Topo maps suggest that this is uplands, but we do see small bogs and drains here and there. We did not find any trails or paths cut into either parcel. We do not see power within about a mile of here. THIS SALE IS FOR 2405 ONLY <b>Additional Disclosures:</b> 43; 41 (see key for full text) <b>Summer Tax Due:</b> \$797.69	7725 MCDONALD DAM RD IRONWOOD	\$4,727.95
2406	<b>Parcel ID:</b> 02-02-017-450; <b>Legal Description:</b> SEC. 11 T46N R46W E1/2 OF NE1/4 OF SE1/4. 20 A. <b>Comments:</b> Sales 2405 and 2406 are two adjacent 20 acre parcels in Erwin Township on the McDonald Dam Road. Buy one or both and have a square 40 ! These are "standing up" 20's ... that measure 660' feet east>west x 1320' north>south. The county road crosses these parcels near the north boundary, but there is a small slice of land to the north and the majority of the parcel lies to the south side of the road. We placed pink survey tape at the corners of these parcels on the road ... with one of the markers being the approximate common corner where they adjoin. Topo maps suggest that this is uplands, but we do see small bogs and drains here and there. We did not find any trails or paths cut into either parcel. We do not see power within about a mile of here. THIS SALE IS FOR 2406 ONLY <b>Additional Disclosures:</b> 43; 41 (see key for full text) <b>Summer Tax Due:</b> \$427.76	MCDONALD DAM RD IRONWOOD	\$2,863.85
2409	<b>Parcel ID:</b> 04-52-200-100; <b>Legal Description:</b> SEC. 16 T46N R43W LOT 1, BLOCK N OF REPLAT OF BLOCKS D-E-F-G-H-I-K OF MARENISCO. <b>Comments:</b> Older enclosed, roof over mobile home and frame addition in Marenisco. Address is 231 Main Street, but it faces Hall Street instead. The interior has been gutted down to studs and converted into a primitive grow house. No kitchen, bath or functioning heat. Cannibalized. Could be put back together with some work. Small outbuilding. <b>Additional Disclosures:</b> 21; 50 (see key for full text) <b>Summer Tax Due:</b> \$407.89	231 MAIN ST MARENISCO	\$7,047.02

2410	<b>Parcel ID:</b> 04-55-502-600; <b>Legal Description:</b> SEC. 21 T46N R43W LOT 26; SUP PLAT OF KIMBERLY-CLARK SUB-DIV PRT OF NW-NW. <b>Comments:</b> Property is apparently still under the control of the former owner. Older one story wood frame house in Marenisco. Big privacy screen around yard and warning signs could indicate a grow operation. Camper in yard. Older roof. Under video surveillance !! <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$496.83	518 PRESQUE ISLE MARENISCO	\$6,505.11
2411	<b>Parcel ID:</b> 04-55-505-200; <b>Legal Description:</b> SEC. 21 T46N R43W LOT 52 SUP PLAT OF KIMBERLY-CLARK SUB-DIV PRT OF NW-NW. <b>Comments:</b> Collapsing house and garage in Marenisco. Full of garbage and left to rot. House has been condemned by the local building official and cannot be legally occupied until it is completely brought to code. COUGH. Someone invested in a new electric service here not long ago .... property is overgrown and its difficult to assess condition. <b>Additional Disclosures:</b> 31; 36 (see key for full text) <b>Summer Tax Due:</b> \$165.33	517 PRESQUE ISLE MARENISCO	\$4,344.33
2412	<b>Parcel ID:</b> 06-20-300-400; <b>Legal Description:</b> SEC. 03 T45N R39W COM AT SE COR OF NW1/4-SW1/4 TH N 46 RDS TO POB W 285' N 154' E 300' S 154' TO POB 2.00 A. <b>Comments:</b> This stretch of "Old" US-45 is primitive. After leaving US-45 and driving one mile up this trail, we didn't see anything but trees. No side trails .. no power .. no structures .. no anything. Parcel is 154' x 285, and may have access issues depending on exactly where the r/o/w of the road is. Real nice, quiet secluded setting <b>Additional Disclosures:</b> 43 (see key for full text) <b>Summer Tax Due:</b> \$9.36	Old US-45, Watersmeet	\$653.14
2413	<b>Parcel ID:</b> 06-40-200-300; <b>Legal Description:</b> SEC. 27 T45N R39W LOT 3; BLK 2 OF ORIGINAL PLAT OF VILLAGE OF WATERSMEET. <b>Comments:</b> We believe this one was still occupied at the time of our visit in early June. Small vinyl-sided wood construction. The roof shows indicators of being a leaker and will need replacement. This is a small home and we can't imagine it having more than two bedrooms on the main floor, if that. Brick-faced foundation seems in decent repair. Could not get any interior view because of the occupancy. No significant clutter outside. There is an older one-car garage/shed that needs some TLC. <b>Additional Disclosures:</b> 5; 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$513.91	4711 CANNON ST WATERSMEET	\$2,386.34
2414	<b>Parcel ID:</b> 06-42-500-300; <b>Legal Description:</b> SEC. 28 T45N R39W PRT OF BLK 16; BEG ON NE'LY LN 75 FT SE'LY OF NE COR OF BLK 16, 1ST ADD VILL OF WATERSMEET; TH SE'LY ALG SD NE'LY LN 75 FT; TH SW'LY AT RT ANG TO NE'LY LN 120 FT; TH NW'LY PAR TO NE'LY LN 75 FT; TH NE'LY 120 FT TO POB. A/K/A S1/2 LOT 2 & ALL LOT 3, BLK 16. <b>Comments:</b> Older wood frame home that has been tastefully updated. Vinyl siding and a rood that is mid-life. This was occupied at the time of our inspection in early June, so we could not review it in detail. Appears to be cluttered but generally in good repair. on a quiet side street, just a mile or so from the LacVue Desert Resort and Casino. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text) <b>Summer Tax Due:</b> \$925.55	4665 SECOND ST WATERSMEET	\$4,926.36
2415	<b>Parcel ID:</b> 51-00-108-600; <b>Legal Description:</b> SEC. 10 T47N R46W SOUTH 91 FT OF LOT 11, BLK. 6. ORIGINAL PLAT. <b>Comments:</b> 1.5 story home in Bessemer. Vinyl sided for low maintenance. Has a newer steel roof. Some decay is evident where the garage meets the house wall. This place is hoarded, and is loaded with mostly clothing and the non-stinky variety of debris. Accumulation everywhere you look, both inside and out. Until you get this emptied out, you won't really be able to determine conditions. We think this has a wood pier footing foundation system that is decaying, and there is likely some sway to the floors. But until she's uncluttered, you just can't tell. Corner lot. This is a small house with two bedrooms and a bath up. One car attached garage to the north side. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$968.60	206 S CASE ST BESSEMER	\$5,895.03
2416	<b>Parcel ID:</b> 51-00-118-900; <b>Legal Description:</b> SEC. 10 T47N R46W LOT 4, BLK. 16; ORIGINAL PLAT. <b>Comments:</b> Let the pictures tell the story. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$878.71	607 E SELLAR ST BESSEMER	\$3,950.22
2417	<b>Parcel ID:</b> 51-05-013-200; <b>Legal Description:</b> SEC. 10 T47N R46W WEST 25 FT OF LOTS 8 & 9, BLOCK. 12 & ALL OF LOT 10, BLOCK 12; HIBBING ADD. <b>Comments:</b> You'll notice that a house has recently been removed from the lot to the west of this parcel. That lot is *not* part of this sale ... this is the spot where the garage (marked "308") sits and the vacant lot in front of the garage. A house has been removed here also ... the 2 car detached garage remains. The garage is in merchantable condition ... the typical 24'x 24' garage. On busy US 2 in Bessemer. Commercial potential here. Check with the local zoning folks regarding your intended use. <b>Additional Disclosures:</b> 42; 23 (see key for full text) <b>Summer Tax Due:</b> \$189.02	308 LEAD ST (US-2) BESSEMER	\$7,380.57

2418	<b>Parcel ID:</b> 51-05-015-600; <b>Legal Description:</b> SEC. 10 T47N R46W LOT 13, BLK. 14; HIBBING ADD. <b>Comments:</b> Someone has kinda, sorta remodeled ... or started to ... some of this one. But other parts are authentic, old and shady. The interior is simply, old. This house (before the "remodel" started) was probably untouched for years. It has been stripped of most of its original trim and features. It is basically a solid shell from which to start over. Will need a roof, and everything under it, too. No furnace. 100A electric service. Basement is dirt floor. Solid looking foundation overall <b>Additional Disclosures:</b> 50; 32 (see key for full text) <b>Summer Tax Due:</b> \$592.89	410 E IRON ST BESSEMER	\$3,263.42
2420	<b>Parcel ID:</b> 51-13-002-700; <b>Legal Description:</b> SEC. 16 T47N R46W YALE PLAT; LOT 30 & LOT 31. <b>Comments:</b> OCCUPIED modern singlewide mobile home on a crawlspace. Attached 2.5 car garage and workshop space. This property appears to be in good overall condition but was OCCUPIED when we visited in early June. Beware of dog sign at door. <b>Additional Disclosures:</b> 21; 6; 33; 17 (see key for full text) <b>Summer Tax Due:</b> \$814.57	1607 S HADLEY ST BESSEMER	\$3,461.62
2421	<b>Parcel ID:</b> 52-22-182-130; <b>Legal Description:</b> LOT 14 BLOCK 8 CASE & LONGYEAR ADD. <b>Comments:</b> Cedar shake siding. Fairly new roof. Cheery, inviting glass-enclosed front porch. Does seem to be some settling and separation in the porch. Inside, the house is cluttered with rummage sale grade stuff and almost appears to have been used more for storage than living. Three bedrooms and a mid-century pink bath upstairs. The basement floor is heaved. Older 60A electrical, fairly modern natural gas fired hot water boiler. This one could be brought back without a lot of work, once you de-junk it and give her a good cleaning. Shed in yard and some unexplained piles of soil in the backyard. Small storage shed and a boat and some other personal property in the yard as well. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$2,119.94	213 E GOGEBIC ST IRONWOOD	\$8,859.00
2422	<b>Parcel ID:</b> 52-22-226-270; <b>Legal Description:</b> LOT 14 BLOCK 1 ASSESSORS PLAT NO 16. <b>Comments:</b> This could be a really great property in the right hands. Right now it is EXTREMELY grubby and covered from end to end in dog poo and hair. It appears that a dog may have been left here for extended periods without the ability to go outside. We don't need to explain further, do we ? That smell permeates the whole house. If you get that cleaned up, and get this place resurfaced, this could be a charmer. 2 bedrooms and a bath up. Living room with woodburning fireplace. 1.5 car detached garage. She does need a roof, and we saw leakage in a few spots. Nothing severe, but it's not far behind. High efficiency natural gas forced air furnace. Older electrical service. Step #1 here is a complete cleanout and cleanup. This one has a ton of potential. The garage and yard are loaded with "man stuff" that includes disemboweled lawn tractors and scrap. <b>Additional Disclosures:</b> 66; 63; 21 (see key for full text) <b>Summer Tax Due:</b> \$890.89	625 E CLOVERLAND DR IRONWOOD	\$2,729.09
2424	<b>Parcel ID:</b> 52-22-401-060; <b>Legal Description:</b> E 35 FT OF LOT 12 BLOCK 37 & N 50 FT OF W 5 FT OF LOT 12 BLOCK 37 ORIGINAL PLAT. <b>Comments:</b> 40' wide (at road) vacant lot. Toward the southern edge of the downtown district. Irregular in shape, has a chunk cut out for a neighboring parcel at the rear ... not an encroachment. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$63.44	VAUGHN ST IRONWOOD	\$863.23
2425	<b>Parcel ID:</b> 52-22-401-170; <b>Legal Description:</b> WEST 1/2 OF LOT 7 BLOCK 37 ORIGINAL PLAT. <b>Comments:</b> This is a frequent flyer and has been in the sale before. The roof has collapsed into the building. This is infill-type construction, and the building has no side walls on the second floor ... it is simply built between the side walls of the two adjacent buildings. This one is beyond any rational concept of restoration from both a physical and economic vantage. <b>Additional Disclosures:</b> 5; 36 (see key for full text) <b>Summer Tax Due:</b> \$179.69	213 E MCLEOD AVE IRONWOOD	\$1,506.12
2426	<b>Parcel ID:</b> 52-22-403-050; <b>Legal Description:</b> LOT 3, BLOCK 34 ORIGINAL PLAT DEED. <b>Comments:</b> This one has been sitting for quite some time. There are a couple of localized roof leaks that are severe. It is overgrown and full of pigeons. We have sold this one before ... it's actually quite an impressive old church ... but it has just been decaying since then. It was occupied about 15 years ago we are told. There are several broken windows and the inside is both soaked/damp AND full of pigeons and dung. It is an unhealthy and potentially harmful environment as it sits right now. Located in downtown Ironwood. WE are linking the photos from the previous sale several years ago. It has gotten worse than what you see here. The building is secure and it seems best to leave it that way until you are ready to evict the pigeons and clean. <b>Additional Disclosures:</b> 66; 5; 63 (see key for full text) <b>Summer Tax Due:</b> \$983.53	331 S MARQUETTE ST IRONWOOD	\$4,788.25

2427	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 52-22-404-150; <b>Legal Description:</b> LOTS 24 &amp; 25 BLOCK 3 AYER &amp; LONGYEAR ADD. <b>Comments:</b> This is a sale of two adjoining parcels that contain a total of three platted lots on Mansfield Street in Ironwood. Open, level parcel. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 52-22-404-160; <b>Legal Description:</b> LOT 23 BLOCK 3 AYER &amp; LONGYEAR ADD. <b>Summer Tax Due:</b> \$123.47</p>	229 S MANSFIELD ST IRONWOOD;  227 S MANSFIELD ST IRONWOOD	\$1,713.03
2429	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 52-23-152-080; <b>Legal Description:</b> COM AT NW COR SEC 23-47-47; TH S 00 DEG 39' 28" E 1751.69 FT; TH N 89 DEG 20' 32" E 383.00 FT TO POB; TH N 89 DEG 20' 32" E 135.00 FT; TH S 00 DEG 39' 28" E 50.00 FT; TH S 89 DEG 20' 32" W 135.00 FT; TH N 00 DEG 39' 28" W 50.00 FT TO POB. <b>Comments:</b> The home has a newer-looking roof. One story, lower grade housing on a wood pier footing system ... so there is some sway in floors. This is a pretty tiny place ... maybe about 25' x 25' in size. So small that you can heat it with a flashlight! The vacant parcel is to the right/south side of the house. This could probably be saved with some effort, but will need a resurfacing of interior surfaces and some attention to mechanicals. Has the old asphalt siding over wood siding ... <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 52-23-152-090; <b>Legal Description:</b> COM AT NW COR SEC 23-47-47; TH S 00 DEG 39' 28" E 1801.69 FT; TH N 89 DEG 20' 32" E 383.00 FT TO POB; TH N 89 DEG 20' 32" E 135.00 FT; TH S 00 DEG 39' 28" E 50.00 FT; TH S 89 DEG 20' 32" W 135.00 FT; TH N 00 DEG 39' 28" W 50.00 FT TO POB. <b>Summer Tax Due:</b> \$339.81</p>	118 ROWE ST IRONWOOD;  114 ROWE ST IRONWOOD	\$3,017.17
2431	<p><b>Parcel ID:</b> 52-24-307-030; <b>Legal Description:</b> NORTH 1/2 OF LOTS 9 &amp; 10 BLOCK 9 VIL. OF JESSIEVILLE. <b>Comments:</b> Home is in need of a foundation. We sold this a few years ago, and whoever bought it got well underway with drywall and upgrades, and then walked away. There are issues all around this one with the foundation ... some of which has been replaced with wood elements that are failing. It really should be raised and a new foundation poured underneath if you're serious about this property. Windows are lower grade. Upper level is pretty much gutted. Front porch rotten. Jessievilleville location. <b>Additional Disclosures:</b> 50; 34 (see key for full text) <b>Summer Tax Due:</b> \$519.19</p>	216 SOUTH WEST ST IRONWOOD	\$3,722.07
2432	<p><b>Parcel ID:</b> 52-24-307-100; <b>Legal Description:</b> ALL OF LOT 1 BLOCK 9 &amp; EAST 1/2 OF LOT 2 BLOCK 9 VILLAGE - JESSIEVILLE. <b>Comments:</b> This one is on the verge of final collapse. It is open to the sky and you can see daylight creeping out from underneath boarded doors and windows. It won't be long until this and the old Jessievilleville fire station building are both just piles of rubble. There is no saving this one. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$188.69</p>	225 BONNIE ST IRONWOOD	\$1,958.67
2433	<p><b>Parcel ID:</b> 52-26-108-050; <b>Legal Description:</b> LOTS 29 &amp; 30 BLOCK 8 NELSON'S ADDITION. <b>Comments:</b> Small pile of what's left of an old shed/garage toward the rear of the parcel. At the southern edge of Ironwood <b>Additional Disclosures:</b> 23; 21 (see key for full text) <b>Summer Tax Due:</b> \$18.34</p>	BIRCH ST IRONWOOD	\$691.01
2434	<p><b>Parcel ID:</b> 52-26-109-050; <b>Legal Description:</b> LOTS 4 &amp; 5 BLOCK 7 NELSON'S ADDITION. <b>Comments:</b> There was a home here that was removed this spring. It's now a nice clean fresh level lot. A great yard addition for a neighbor ... SCORE !! <b>Additional Disclosures:</b> 23; 42 (see key for full text) <b>Summer Tax Due:</b> \$711.04</p>	615 E TAMARACK ST IRONWOOD	\$3,096.68

2435	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2)<b>Parcel ID:</b> 52-27-101-260;<b>Legal Description:</b> PARCEL IN W 1/2 OF GOVERNMENT LOT 2 SEC 27 T47N R47W: COMMENCING AT THE NW CORNER OF LOT 2, THENCE S 210 FT ALONG E BANK OF THE MONTEAL RIVER, THENCE E 300 FT MORE OR LESS TO POB. THENCE S 248.5 FT, THENCE W 300 FT MORE OR LESS, THENCE N 248.5 FT ALONG THE E BANK OF THE MONTEAL RIVER, THENCE E 300 FT MORE OR LESS TO POB. PARCEL CONTAINS 2.44 ACRES MORE OR LESS. <b>Comments:</b> Large, ancient, SOLID old wood timber barn. Two floors. Roughly 3000 sft/floor. This appears to have been used as a "grow" facility, as it is wired to the teeth. Most of that has been removed, but it's clear what was happening here. There is a small spartan penthouse apartment up on the second floor. Right now it is open to the elements and has numerous missing windows and the overhead front door is simply GONE. There are signs of occupancy thru the fall of 2024. This holds potential to be a fabulous industrial-themed residence or a killer mancave, small business location or just about anything that can use 6,000 feet of high bay space. There is a HUGE amount of debris in the yard and some indoors. Likely that this parcel has a well and septic, but we were unable to locate either and cannot verify the existence or condition if they are present. There is a shared access drive to reach this parcel though this access is NOT DOCUMENTED through any recorded easement that we can find. DO YOUR RESEARCH! Sale includes two adjacent parcels. About 2.5 acres combined. The west parcel of this bundle appears to have ~250 ft of frontage on the Montreal River. <b>Additional Disclosures:</b> 48; 21; 7 (see key for full text)</p> <p>(2 of 2)<b>Parcel ID:</b> 52-27-101-270;<b>Legal Description:</b> PARCEL IN W 1/2 OF GOVERNMENT LOT 2 SEC 27 T47N R47W: (PARCEL NO. 1) COMMENCING AT THE NW CORNER OF LOT 2, THENCE S 210 FT ALONG E BANK OF MONTREAL RIVER, THENCE E 300 FT MORE OR LESS TO POB. THENCE S 248.5 FT, THENCE E 129 FT, THENCE N 248.5 FT, THENCE W 129 FT TO POB. <b>Summer Tax Due:</b> \$288.82</p>	607 W ASH ST IRONWOOD;  W ASH ST IRONWOOD	\$2,348.71
2438	<p><b>Parcel ID:</b> 52-27-204-130;<b>Legal Description:</b> LOT 21 BLOCK 4 NORRIE ADDITION. <b>Comments:</b> This one may need demo. Bad roof. Has been animal damaged by dozens of cats. Lots of issues on the inside that you won't fix with a can of Lysol and a mop. This property is still occupied, so we could not view it in detail, but is is of legend in the neighborhood. Infested with mice. Visible vandalism and lack of maintenance <b>Additional Disclosures:</b> 5; 6; 63; 21 (see key for full text) <b>Summer Tax Due:</b> \$583.74</p>	112 W TAMARACK ST IRONWOOD	\$3,646.04
2439	<p><b>Parcel ID:</b> 52-27-227-190;<b>Legal Description:</b> LOT 8 BLOCK 2 NORRIE 2ND ADDITION. <b>Comments:</b> Even Mother Theresa may not be able to save this one. Numerous large holes in the roof. The roof on this house has been leaking for YEARS and it is loaded with rot along the eaves and fascia. Someone made a valiant effort to start a re-roof here, and then walked away. The inside has a lot of water damage, but is in much better shape than the outside would suggest. Is it worth taking on? That's your call. Power service appears to have been taken out, maybe by a tree? <b>Additional Disclosures:</b> 5; 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$440.56</p>	323 E PINE ST IRONWOOD	\$3,102.29
2440	<p><b>Parcel ID:</b> 52-27-251-140;<b>Legal Description:</b> LOTS 15 &amp; 16 BLOCK 3 HIGHLAND ADDITION. <b>Comments:</b> Double vacant lot. Ironwood. ~0.48 acres <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$25.01</p>	W LARCH ST IRONWOOD	\$959.02
2441	<p><b>Parcel ID:</b> 53-02-500-500;<b>Legal Description:</b> SEC. 17 T47N R45W PLAT OF WICO LOCATION; LOT 44. <b>Comments:</b> Fairly solid and cute little house in Wakefield. Clean. Has been harvested of most of its fixtures, including the furnace, service panel, plumbing fixtures, and the front door. Has some bad spots in the foundation at the front two corners. On a crawlspace. The older roof needs a refresh, but it wasn't leaking to the inside. With some attention, this could be a cute place. <b>Additional Disclosures:</b> 48; 34 (see key for full text) <b>Summer Tax Due:</b> \$846.98</p>	109 NORTH ST WAKEFIELD	\$5,392.99
2442	<p><b>Parcel ID:</b> 53-03-001-200;<b>Legal Description:</b> SEC. 18 T47N R45W VILLAGE OF HILLVILLE; SOUTH 62 FT OF LOTS 22, 23 &amp; 24; BLOCK 2. <b>Comments:</b> Former owner lives next door. This is a small rustic cabin that has visible signs of settling. There is a substantial failure in the structure at the front corner where the front porch meets the main structure. Older roof. Not likely to warrant much investment, but that's your call. <b>Additional Disclosures:</b> 34 (see key for full text) <b>Summer Tax Due:</b> \$350.40</p>	1305 SUPERIOR ST WAKEFIELD	\$3,984.52

2444	<p><b>Parcel ID:</b> 53-13-501-400; <b>Legal Description:</b> SEC. 18 T47N R45W VERONA ADDITION NO. 1; ASSR'S PLAT NO. 20; SOUTH 220 FT OF LOT 14. <b>Comments:</b> Vacant lot measures ~0.77 acres. On our last visit which was in July of 2024 this vacant lot was filled with junk cars and trailers. This junk is considered personal property and is not included as part of this sale. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$28.03</p>	1501 PLYMOUTH MINE RD WAKEFIELD	\$2,079.67
2445	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 53-14-502-800; <b>Legal Description:</b> SEC. 18 T47N R45W PLYMOUTH PLAT; LOT 34. <b>Comments:</b> Older 1.5 story home east of Plymouth location. This one has not been maintained in years and has a bad roof, and extensive rot to soffit, eaves and fascia. The interior is cluttered and dated. Two parcels in this sale, on the opposite sides of Plymouth Road. Foundation is heading into the basement in a few spots. <b>Additional Disclosures:</b> 21; 34; 33; 5 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 53-14-503-400; <b>Legal Description:</b> SEC. 18 T47N R45W PLYMOUTH PLAT; E1/2 OF LOT 44. <b>Summer Tax Due:</b> \$913.00</p>	705 PLYMOUTH RD WAKEFIELD;  PLYMOUTH RD WAKEFIELD	\$15,517.24
2447	<p><b>Parcel ID:</b> 53-14-600-120; <b>Legal Description:</b> SEC. 10 T47N R45W ASSESSOR'S PLAT OF CASTILE LOCATION; LOT 25. <b>Comments:</b> Parcel is roughly 1/2 acre in size. Level, low lands at road grade in Wakefield. Paved street with sidewalk, Municipal water and natural gas are available here. Check with the zoning folks as to your intended use. <b>Summer Tax Due:</b> \$163.26</p>	CASTILE RD WAKEFIELD	\$1,285.59

## Gogebic DNR

Lot #	Lot Information	Address	Min. Bid
10050	<p><b>Parcel ID:</b> 06-16-801-900; <b>Legal Description:</b> South 100 feet of Lot 1 bounded by the South line of said Lot thence North from Southwest corner of said Lot along the W line a distance of 100 feet due E a distance of approx. 933 ft. to the W'ly shore of Duck Lake S'ly along W shore of Duck Lake a distance of approx. 100 ft. to SE corner of said Lot to point directly W of place of beg. th. W a distance of approx. 933 ft. to SW corner of said Lot 1 the place of beg. <b>Comments:</b> The subject property is a vacant 2.1-acre parcel that are surrounded by 2 private landowners. The parcel is located on the east side of W Duck Lake Road south of the Forest Service Road 6323 intersection about 5 miles southwest of Watersmeet MI. The property has approximately 100 feet of frontage on Duck Lake which is the eastern property line. The subject property is 933-foot (east-west) X 100-foot (north-south). The property is Zoned L-1, which requires parcel dimensions to be 150-foot (lakefront) X 300-foot (depth) to build. However, since the property description was established before the township zoning went into place, per the Watersmeet Township Zoning Admin this property IS BUILDABLE even if it doesn't meet current zoning parameters. Most of the property is composed of moderately well drained fine sandy loam soils with 1 to 18% slopes. Interested buyers could contact Watersmeet Township regarding any questions about the zoning or buildability of this parcel. <b>Additional Disclosures:</b> 75; 42 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$15,000.00

# Houghton

Lot #	Lot Information	Address	Min. Bid
2800	<b>Parcel ID:</b> 001-059-047-00; <b>Legal Description:</b> A2-9-6F SEC 9 T54N R34W PART OF NE 1/4 OF SE 1/4 D/F: COM AT PT ON W BDRY OF NE 1/4 OF SE 1/4 600' S OF NW COR OF SD 1/4, TH S 70', TH E 100', TH N 70', TH W 100' TO POB. 0.16 AC M/L. <b>Comments:</b> Small vacant parcel with no known road access or easements. Property probably is little value to anyone other than an adjacent property owner. ~0.16 Acres. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$16.67		\$830.51
2801	<b>Parcel ID:</b> 001-059-049-00; <b>Legal Description:</b> A2-9-6H SEC 9 T54N R34W PART OF NE 1/4 OF SE 1/4 D/F: COM AT PT ON W BDRY OF NE 1/4 OF SE 1/4 800' S OF NW COR OF SD 1/4, TH S 100', TH E 100', TH N 100' TH W 100' TO POB. 0.23 AC M/L. <b>Comments:</b> Small vacant parcel with no known road access or easements. Property probably is little value to anyone other than an adjacent property owner. ~0.23 Acres. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$35.80		\$886.97
2803	<b>Parcel ID:</b> 002-420-103-00; <b>Legal Description:</b> LOT 103 ASSESSOR'S PLAT OF BLUE JACKET LOC. <b>Comments:</b> Home has a lot of debris to wade thru, but it's not the stinky, sticky kind. Just the paper and plastic kind. Several doors were difficult to get to because of the accumulation. The porches and attached entries here all have decay and need replacement, The roof is oooold, but isn't leaking (yet). We did not find a basement stairway, so there is likely a trap door under a pile of debris somewhere that is hiding it (and the furnace). Vent stack suggests that this is a newer, high efficiency gas forced air furnace, condition unknown. Old asphalt siding, With a refresh and new porches, this one has some potential. Corner lot. One car detached garage that may be savable. Right across the street from the Family Dollar. 3 bedrooms and a bath. Spartan kitchen accommodations. Last occupancy appears to be in the 2015 era, maybe as late as 2019. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$670.62	25804 ELM ST CALUMET	\$4,486.46
2804	<b>Parcel ID:</b> 002-440-148-00; <b>Legal Description:</b> CAD-148 LOT 148 & 149 ASSESSOR'S PLAT OF YELLOW JACKET. <b>Comments:</b> Older wood frame, 2 story house in Calumet. Sits on a double lot ... a house east of this one was removed some time ago. This one looks awful on the outside, but the inside is quite restorable. Has newer Jeld-Wen windows and an upgraded 100A electric service. Foundation has some deflection and patches along the west/right side to check out. We curiously did not see a furnace (other than old/inoperable units) and wonder if that wasn't harvested before the move. Large house has 6 bedrooms. Was occupied thru October of 2024. With some siding and interior resurfacing, this one does have more potential than the outside would lead you to believe. <b>Additional Disclosures:</b> 21; 34 (see key for full text) <b>Summer Tax Due:</b> \$369.02	25259 W ACORN ST CALUMET	\$3,887.56
2805	<b>Parcel ID:</b> 002-520-003-90; <b>Legal Description:</b> ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 59. <b>Comments:</b> Trash filled older two story, wood frame home in Calumet. 2 bedrooms on the upper level. The actual condition of this property is difficult to ascertain because of the accumulation. It's easily waist deep in places, and some is food garbage. This extends to the yard, where the are lawn tractors, campers, and a couple of inoperable/unlicensed vehicles to which we have no title. The roof is steel, but seems to be leaking in numerous places based on the condition of the interior. Until this one is emptied out, you won't truly know what the condition is. Basement access from the exterior rear was barricaded. If there was a basement access inside, it was buried. What we could see of the foundation from outside looked merchantable. LEASED LAND/Surface rights only. Long term leased land with the subsurface controlled by mining interests. <b>Additional Disclosures:</b> 66; 5; 21; 27 (see key for full text) <b>Summer Tax Due:</b> \$268.85	25515 C ST CALUMET	\$2,464.67
2807	<b>Parcel ID:</b> 008-052-001-00; <b>Legal Description:</b> L2-2-1 SEC 2 T49N R36W COM AT THE SE COR TH N 637' TO POB; TH W 1320'; TH N 343'; TH E 1320'; TH S 343' TO POB. AKA TRT 36 10.39 AC M/L. <b>Comments:</b> 10 acre rectangular parcel near Nisula. This parcel falls within the Silver River Reserve Association and is subject to association fees and deed restrictions. We've linked the associations website below under 'Related Links' for your reference but it seems pretty out of date. There is a private, association maintained road that bisects this property on the eastern boundary of the parcel. This is a very remote POA and few of these parcels have power. May be a great purchase for an adjacent property owner. <b>Additional Disclosures:</b> 7; 16; 43 (see key for full text) <b>Summer Tax Due:</b> \$161.09	YELLOW RD PELKIE	\$1,243.05

2808	<b>Parcel ID:</b> 009-118-021-00; <b>Legal Description:</b> 0A-18-18 LOT 21 BLK 18 VILLAGE OF CLARK. <b>Comments:</b> Two story wood frame home in Dollar Bay. Sketchy shingle roof needs replacement. Asphalt shingle siding. Lights were on but nobody was home. Property is occupied so we could not get a good look at it. Accumulation in yard and visible thru the windows. We're guessing that this will take some time to empty before you can tell the true condition of the building. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,020.69	23348 ELM AVE DOLLAR BAY	\$10,100.33
2810	<b>Parcel ID:</b> 010-023-030-00; <b>Legal Description:</b> SEC. 23 T52N R34W PART OF NE 1/4 OF NW 1/4 OF NW 1/4 LYINGNW OF RIVER EXC. PARCEL COM. 403.12' E OF NW COR., TH E 800' TO RIVER, TH S 7 DEG 26' 42" W 239.25', TH S 32 DEG 56' 39" W 158.07', TH 803.45' ALONG ARC 5 DEG 55' 36" CURVE TO LEFT TO POB. 4.4 A M/L. <b>Comments:</b> Vacant, 4.4 acre wetlands parcel about 5 miles SW of Chassell at Askel ... the bottom end of Otter Lake. Parcel has frontage on the Otter River. It is unlikely that you will find a buildable site on this property as it is mostly submerged or wetlands. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$51.39	ASKEL RD	\$1,326.41
2814	<b>Parcel ID:</b> 012-003-029-00; <b>Legal Description:</b> SEC 3 T55N R31W PART OF GOV'T LOT 1, SEC 3-55-31 D/F, COM AT THE NW COR OF SEC 3, TH S ALONG SEC LINE 2506.84', TH N 30 DEG 54'E 1558.2', TH N 37 DEG 43' E 800' TO POB, TH N 52 DEG 17' W 150', TH N 37 DEG43' E 100' TH N 41 DEG 10' E 109.3', TH S 48 DEG 50' E 150', TH S 41 DEG 10' W 100', TH S 37 DEG 43' W 100' TO POB ALSOKNOWN AS LOTS 23 AND 24 OF PRIVATE PLAT "KUIVANENS". .72 A. <b>Comments:</b> 200' feet of frontage on Big Traverse Bay !!! The "sand" here is actually pulverized ore slag from the historic mining operations., which buried the beach sand generations ago. This property is almost all "up on the beach". There is a wooded strip about 30 feet deep at the road. Putting in a septic system here may be an issue as the property across the street is all high water table / marshlands. Topographical maps and some older aerial photos show the water much closer to the property line than currently, so keep in mind that lake levels are very low right now. In high water cycles this parcel will seem much smaller. So if you're looking for a place for a 5000 square foot McMansion, this ain't it. All of the other cottages here are rustic and primitive. Almost every place that we saw has a TWO HOLER. A BATH WITH A PATH. You know ... an OUTHOUSE. Even the newer ones. This would be a great campspot or primitive cabin site. Don't overthink it, lol. At the end of a primitive, private road that is not county maintained and likely buried all winter. There is power here. A REMINDER: Property that fronts on any of the Great Lakes does *not* have riparian rights as inland lakes and streams do. You do not have title to the property between the edge of the parcel and the water. In the case of this parcel, there is a wide beach that is public-use, and your construction is limited to the approximately 200' x 150' of land back at the road. There is perhaps a 200' to 300' distance feet from the property to the water. That is public domain. <b>Additional Disclosures:</b> 73 (see key for full text) <b>Summer Tax Due:</b> \$378.14	53878 BIG TRAVERSE RIVER RD LAKE LINDEN	\$1,802.95
2815	<b>Parcel ID:</b> 044-247-017-10; <b>Legal Description:</b> CI-47-12A N 1/2 OF LOT 17 BLK 47 SEVENTH ADD TO VILLAGE OF LAURIUM (SURFACE ONLY). <b>Comments:</b> This is the north/right side of a duplex. There are some issues with the foundation here to be sure. The other side has been much better maintained. But that's not included in this sale. This unit is less than twenty feet wide, so she's really skinny. Two bedrooms up, and a kitchen, living area and tiny bathroom on the main floor. We did not see a way to get to the basement, but there could be a hatch buried under the rubble. Roof issues at the rear have pretty well undermined the kitchen. You'll need to decide if the foundation is a deal breaker for you on this one. We're sure the neighbors would appreciate a responsible and interested new property partner here. <b>Additional Disclosures:</b> 66; 34; 21 (see key for full text) <b>Summer Tax Due:</b> \$877.84	219 AHMEEK ST LAURIUM	\$5,316.15
9992805	<b>Parcel ID:</b> 002-520-003-90; <b>Legal Description:</b> ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 59. <b>Comments:</b> Trash filled older two story, wood frame home in Calumet. 2 bedrooms on the upper level. The actual condition of this property is difficult to ascertain because of the accumulation. It's easily waist deep in places, and some is food garbage. This extends to the yard, where the are lawn tractors, campers, and a couple of inoperable/unlicensed vehicles to which we have no title. The roof is steel, but seems to be leaking in numerous places based on the condition of the interior. Until this one is emptied out, you won't truly know what the condition is. Basement access from the exterior rear was barricaded. If there was a basement access inside, it was buried. What we could see of the foundation from outside looked merchantable. LEASED LAND/Surface rights only. Long term leased land with the subsurface controlled by mining interests. <b>Additional Disclosures:</b> 66; 5; 21; 27 (see key for full text) <b>Summer Tax Due:</b> TBA	25515 C ST CALUMET	\$2,464.67

9992807	<b>Parcel ID:</b> 008-052-001-00; <b>Legal Description:</b> L2-2-1 SEC 2 T49N R36W COM AT THE SE COR TH N 637' TO POB; TH W 1320'; TH N 343'; TH E 1320'; TH S 343' TO POB. AKA TRT 36 10.39 AC M/L. <b>Comments:</b> 10 acre rectangular parcel near Nisula. This parcel falls within the Silver River Reserve Association and is subject to association fees and deed restrictions. We've linked the associations website below under 'Related Links' for your reference but it seems pretty out of date. There is a private, association maintained road that bisects this property on the eastern boundary of the parcel. This is a very remote POA and few of these parcels have power. May be a great purchase for an adjacent property owner. <b>Additional Disclosures:</b> 43; 7; 16 (see key for full text) <b>Summer Tax Due:</b> TBA	YELLOW RD PELKIE	\$1,243.05
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# Iron

Lot #	Lot Information	Address	Min. Bid
3200	<p><b>Parcel ID:</b> 001-330-048-00; <b>Legal Description:</b> SEC 20 T43N R34W PLAT OF ROGERS LOCATION LOT 48. <b>Comments:</b> This property was still occupied when we visited in early June, so we could not view it in detail. The County Treasurer informed in late July that it is now unoccupied. They have also provided us some more recent photos. Older singlewide mobile home with roofover and covered porch. This unit is in pretty solid condition and appears to have been well maintained, There is a shed to the rear left that is *not* on this parcel. This one seems pretty clean compared to many that we see, and shouldn't be any "gotchas" here. In the Rogers location, northeast of Iron River. <b>Additional Disclosures:</b> 33; 17; 21 (see key for full text)  <b>Summer Tax Due:</b> \$549.40</p>	108 THIRD ST ROGERS LOC IRON RIVER	\$4,355.84
3201	<p><b>Parcel ID:</b> 002-286-005-00; <b>Legal Description:</b> SEC 36 T43N R33W COM 253' N OF SE COR OF SW 1/4 OF NE 1/4 WHERE E SIDE OF HWY DUNN RD INT E LN 575' TO WHERE RD AGAIN INT E LN, TH S'LY ALG E LN OF HWY 635' TO POB. .90 A (SURFACE ONLY). <b>Comments:</b> This is an odd-shaped parcel on the inside of a curve on the Tobin-Alpha Road. If you're considering building on this one, you may want to check with the local zoning folks to be sure the dimensions allow it after deduction whatever road right-of-way is here. This is a nicely wooded uplands parcel. <b>Additional Disclosures:</b> 30 (see key for full text)  <b>Summer Tax Due:</b> \$78.04</p>	Tobin-Alpha Road	\$880.61
3202	<p><b>Parcel ID:</b> 002-500-027-00; <b>Legal Description:</b> SEC 30 T43N R32W MENAPACE'S TOBIN LOCATION PLAT LOT 27. <b>Comments:</b> Cute little one story home in the Tobin Location, west of Crystal Falls. Appears to have been well cared for over time, HOWEVER the foundation is giving way. Given the fairly small size of this one, replacing it , or even repairing it, may not be a big deal. There is some decay in wood at a few spots. Steel garage/outbuilding is pretty solid condition. The interior is messy, and will need to be emptied to get a good look at conditions there. The electric service and heat source are likely in the basement, and we did not access them during our review. Roof is mid-life and we did not notice any leaks. <b>Additional Disclosures:</b> 34; 66; 21 (see key for full text)  <b>Summer Tax Due:</b> \$281.24</p>	101 4TH ST TOBIN LOC CRYSTAL FALLS	\$5,483.66
3203	<p><b>Parcel ID:</b> 004-021-072-00; <b>Legal Description:</b> SEC 21 T43N R35W COM 332.69' S OF NW COR OF NW 1/4 OF SE 1/4, TH E 170', TH S 90', TH W 170', TH N 90' TO POB. AND ALSO W 170' N 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4. 0.64 A. <b>Comments:</b> Older, mid century raised ranch, constructed of concrete. Solid and straight. The floors are comprised of some sort of pre-cast concrete panels or possibly Dox plank. It's solid construction to be sure. That being said, this is one of the filthiest places we've been in lately. Every surface is sticky with a greasy film. It's just grubby to the point of making even the strongest stomach wilt. Roof is curled and sketchy looking but we did not see leaks. The attached garage is full of flies and a hundred bags of rotting food garbage. Inside the house there is a smell we are not familiar with and it may be from drug manufacture or use. Three bedrooms and a bath. Smallish living area and kitchen. Full basement with the 100A electric service and a mid-century forced air furnace. Basement has a rear walkout. To the south is a large, modern three car garage with dirt floor. Wouldn't take much work to put a concrete slab in here and this would be great space. The property is 2/3 acre. <b>Additional Disclosures:</b> 66 (see key for full text)  <b>Summer Tax Due:</b> \$798.48</p>	152 GIBBS CITY ROAD IRON RIVER	\$11,023.15
3204	<p><b>Parcel ID:</b> 041-545-012-00; <b>Legal Description:</b> PLAT OF ALPHA LOTS 12 AND 13, BLOCK 5. <b>Comments:</b> Older one story commercial storefront in Alpha. We can't be sure what is under the siding, but we would not be surprised if this isn't an old early 1900's gas station. It just has that design vibe. The inside is level and solid. Last use appears to be as a grow house. Doesn't have a kitchen, but there is a half bath. Flat built up roof isn't leaking. It's pitched to the rear behind the parapet wall around the front. Has potential .. do you have the right use for it ? Could find a purpose as office, residence, studio or small business depending on the zoning.  <b>Summer Tax Due:</b> \$543.03</p>	403 MAIN STREET ALPHA	\$6,605.72

3205	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 042-621-003-00; <b>Legal Description:</b> PLAT OF FORBES TO VIL OF MINERALHILLS (NOW CITY OF IRON RIVER) LOT 3, BLK 1. <b>Comments:</b> Older wood frame home in the Forbes location north of Iron River. Has seen some rough use and lack of maintenance. It is difficult to assess the condition of this one because it is so loaded with garbage and debris (mostly the non-stinky hoarder kind) that you can't even SEE the floor. Waist deep in most of the main floor. Couldn't even get to the stairway. We could see that the bannister up the stairway has been pulled apart/vandalized. We are thinking there are at least a half dozen 30 yard dumpster loads to remove here before you'll know conditions underneath. Yard is similarly piled. There is a camper in the yard that we do not have title to. This house appears to be generally straight and solid. But WYSIWYG.. Foundation and roof appear to be solid. Siding is weatherchecked and needs paint. <b>Additional Disclosures:</b> 21; 33; 66 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 042-714-020-60; <b>Legal Description:</b> SEC 14 T43N R35W TH PART OF SW 1/4 OF SW 1/4 &amp; SE 1/4 OF SW 1/4 DES AS COM 1239.7' E &amp; 778.5' N OF SW COR SEC 14, TH N40 06 25E ALG N R/W FORBES RD 168.28' TO W LN PLAT OF FORBES, TH N 4 01 45E ALG W LN 222.98' TO POB, TH N84 04W 255.61', TH N35 58 25W 73.26' TO S R/W RR GRADE, TH S83 23 40E 302.87' TO W LN PLAT OF FORBES, TH S 4 01 45W 51.03' TO POB 0.34 A  <b>Summer Tax Due:</b> \$962.58</p>	1607 ALTONE ST IRON RIVER;  1607 ALTONE ST IRON RIVER	\$18,339.20
3207	<p><b>Parcel ID:</b> 051-204-013-00; <b>Legal Description:</b> SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN S 1/2 OF LOT 13 &amp; ALL LOT 14 BLK 4. <b>Comments:</b> 1.5 story older wood frame home in Caspian. Incomplete rehab project here. A side addition has been removed, but not entirely patched up. The interior is a work-in-progress, with some new plumbing and a 200 A electric service ... neither of which are complete. The foundation here has some issues ... cracking is evident, but its not caving in (yet). Roof looks shady, but its not leaking (yet). Has potential, but needs help. <b>Additional Disclosures:</b> 34; 50 (see key for full text)  <b>Summer Tax Due:</b> \$657.72</p>	313 EAST FIRST STREET CASPIAN	\$11,176.29
3208	<p><b>Parcel ID:</b> 051-251-003-00; <b>Legal Description:</b> SEC 1 T42N R35W 1ST MORGAN ADDITION LOTS 3 &amp; 4 BLK 1. <b>Comments:</b> Older 1.5 story wood frame home in Caspian. This home was still occupied at the time of our visit in early June but we believe that since then the occupants have vacated the property. Hardboard/fibred siding. We noticed deflection in the foundation wall on the north side that could suggest foundation issues. Some deterioration in exterior and porches. Roof is nearing the end of its life. Will need an overall refresh on the exterior. One car detached garage needs some TLC if it 's going to be saved. Right across the street from the Caspian village building and DPW shop. <b>Additional Disclosures:</b> 21; 33 (see key for full text)  <b>Summer Tax Due:</b> \$824.89</p>	408 CASPIAN AVENUE CASPIAN	\$8,695.58
3209	<p><b>Parcel ID:</b> 052-180-029-00; <b>Legal Description:</b> J B SCHWARTZ FIRST ADDITION TO THE VILLAGE OF CRYSTAL FALLS LOT 29. <b>Comments:</b> Small 1.5 story home in Crystal Falls. Appears to be in overall excellent condition, however the front porch needs a roof and some work, as there are some noticeable deflections. The main roof is pretty new, and the original wood siding looks pretty good for its age. Has a presentable exterior coat of paint. The foundation looks solid overall, but there is a visible crack in the block addition foundation and a basement/crawlspace window or access panel is covered with OSB for unknown reasons. This was still occupied during our visit in early June so we couldn't get up close and personal. The County Treasurer informed in late July that it is now unoccupied. Does have a large two car detached garage to the rear on the alley. Minor accumulation at the garage. Overall, this one looks pretty decent. <b>Additional Disclosures:</b> 21; 33 (see key for full text)  <b>Summer Tax Due:</b> \$244.74</p>	17 MARQUETTE AVE CRYSTAL FALLS	\$6,763.08
3210	<p><b>Parcel ID:</b> 052-180-068-00; <b>Legal Description:</b> J B SCHWARTZ FIRST ADDITION TO THE VILLAGE OF CRYSTAL FALLS LOT 68. <b>Comments:</b> ~0.17 Acre Vacant Lot In Crystal Falls. Lot is primarily wooded. Please check with the local zoning folks to ensure this lot is suitable for your intended use. <b>Additional Disclosures:</b> 23 (see key for full text)  <b>Summer Tax Due:</b> \$19.53</p>	THIRD ST CRYSTAL FALLS	\$716.87

3211	<b>Parcel ID:</b> 054-115-016-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRONRIVER LOT 16 BLK 15. <b>Comments:</b> This has been the Zippidy Duda Bar & Grill in recent years. Exterior of the building is attractive and kept up. Solid construction, Dox Plank floors with a terrazzo floor in the kitchen. Built like a rock. Building needs a new roof, and an interior overhaul, as it is pretty greasy, dirty, and mold has begun to form from the dampness. Substantial electric service here. There is some personal property here and enough cast-off to fill a couple 30 yard dumpsters. The basement is a maze of storage and office/shop spaces. Situated in the heart of downtown Iron River, one block north of US 2. <b>Additional Disclosures:</b> 5; 32; 21 (see key for full text) <b>Summer Tax Due:</b> \$2,128.39	202 W GENESEE ST IRON RIVER	\$20,195.87
3212	<b>Parcel ID:</b> 054-132-001-00; <b>Legal Description:</b> PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOTS 1 & 2, BLK 32. <b>Comments:</b> House has a bad foundation and is in general hobbled-and-cobbled condition. Foundation is worst in the rear. Some missing windows and doors boarded over. Old shingled roof needs replacement. Siding is a hodge-podge and needs upgrading. The forward part of the interior is old, but fairly intact. The rear end has been chopped up, probably in an effort to address foundation issues, but not completed. Basement reveals the extent of the foundation issues. <b>Additional Disclosures:</b> 34; 5 (see key for full text) <b>Summer Tax Due:</b> \$357.37	3 W BOYINGTON ST IRON RIVER	\$7,196.10
3213	<b>Parcel ID:</b> 055-280-017-00; <b>Legal Description:</b> ASSESSOR'S PLAT NO 1 OF THE CITY OF STAMBAUGH 40 X 150 LOT 17. <b>Comments:</b> Vacant parcel in the Old Stambaugh section of Iron River. South of 416 Truman Avenue. Level open lands. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$76.50	TRUMAN AVE IRON RIVER	\$835.46
3214	<b>Parcel ID:</b> 055-390-015-00; <b>Legal Description:</b> ASSESSORS PLAT 4 TO CITY OF STAMBAUGH LOT 15 77 X 100. <b>Comments:</b> Older wood frame home in the Old Stambaugh section of what is now Iron River. From the curb, you'd think one would be uninhabited ... but there is still someone there. The County Treasurer informed us in late July that it is now unoccupied. The exterior is in rough condition., especially on the south side. A hodge-podge of sidings. There have been windows replaced. Roof is mid-life and appears generally decent. Stone foundation looks intact from curbside. No interior photos due to occupancy at time of visit. Appears to be a work-in-progress <b>Additional Disclosures:</b> 50; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$854.38	425 JASPER ST IRON RIVER	\$9,380.96
9993209	<b>Parcel ID:</b> 052-180-029-00; <b>Legal Description:</b> J B SCHWARTZ FIRST ADDITION TO THE VILLAGE OF CRYSTAL FALLS LOT 29. <b>Comments:</b> Small 1.5 story home in Crystal Falls. Appears to be in overall excellent condition, however the front porch needs a roof and some work, as there are some noticeable deflections. The main roof is pretty new, and the original wood siding looks pretty good for its age. Has a presentable exterior coat of paint. The foundation looks solid overall, but there is a visible crack in the block addition foundation and a basement/crawlspace window or access panel is covered with OSB for unknown reasons. This was still occupied during our visit in early June so we couldn't get up close and personal. The County Treasurer informed in late July that it is now unoccupied. Does have a large two car detached garage to the rear on the alley. Minor accumulation at the garage. Overall, this one looks pretty decent. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	17 MARQUETTE AVE CRYSTAL FALLS	\$6,763.08

# Marquette

Lot #	Lot Information	Address	Min. Bid
4400	<p><b>Parcel ID:</b> 52-01-620-098-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 98. <b>Comments:</b> Older wood frame home that clearly needs some work, and a collapsed garage type building at the roadside. There are broken windows and rot in wood elements present. The property does not have electric seride at this time. The occupant uses the parcel for a sawmill and shop. It is occupied, so we did not have the opportunity to view it in detail. Has an older shingle roof in poor condition with localized, substantial leaks and cedar shake siding. Could probably be cute with some elbow grease, The interior was not available for us to view. Former owner has stated that he will be trying to buy this back at the auction. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)  <b>Summer Tax Due:</b> \$303.13</p>	1881 CO RD AO	\$3,679.39
4401	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 52-01-620-123-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON .13A M/L LOT 123 EXC THAT PART LYING N OF A LINE BEG N37DEG21'W 55.02' FROM SE COR TH S65DEG16'W 167.7' TO SE COR OF LOT 125. <b>Comments:</b> This is a vacant lot west of, and two vacant lots behind, the Champion Apostolic Lutheran Church. The parcels adjoin and total 1.6 acres. the parcel west of the church may have contained a house at one time, and is a rock plateau that sits about 5 feet above road grade. The two lots to the rear of the church have no direct street access, which is why they are included with the lot to the west. Our sale 4404 is directly to the west of these three lots.</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 52-01-620-124-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON .8A M/L LOT 124 EXC THAT PART LYING N OF A LINE BEG N37DEG21'W 55.02' FROM SE COR OF LOT 123 TH S65DEG16'W 167.7' TO SE COR OF LOT.</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 52-01-620-126-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 126.  <b>Summer Tax Due:</b> \$42.18</p>	1083 CO RD AK; ;	\$2,235.25
4404	<p><b>Parcel ID:</b> 52-01-620-127-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 127. <b>Comments:</b> Older two story home in Champion. Appears to have been vacant since 2022. A couple of inoperable/unlicensed vehicles in the front yard, and several outbuildings and an assortment of debris out back. The house needs a roof, particularly over the rear one story portion which has been leaking for some time. The two story section appears to be in better condition, but it all needs to be replaced. There is some original trim here worth preserving, like some maple flooring and the bannister to the upper level, but the place in general really needs to be gutted and redone. Older furnace, mechanicals are all dated and in disrepair. 2 bedrooms upstairs. Parcel is one acre. There is a camper to the west side of the lot, which we do not have title to, and is not included in the sale. Basement has a sauna. We are also offering 3 vacant lots to the east of this parcel as Sale # 4401. <b>Additional Disclosures:</b> 21; 5 (see key for full text)  <b>Summer Tax Due:</b> \$262.22</p>	161 CO RD AL	\$3,488.06
4405	<p><b>Parcel ID:</b> 52-01-620-144-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 151. <b>Comments:</b> Not much here worth saving except the land. Would make a nice addition to an adjoining lot of the house were removed. Structure has a collapsing roof over the rear section, collapsing foundation under all of it, and is full of waterlogged goodies. There is a shared driveway of sorts along the boundary with the parcel to the west that the neighbor mows. <b>Additional Disclosures:</b> 33; 36 (see key for full text)  <b>Summer Tax Due:</b> \$212.34</p>	1807 CO RD AK CHAMPION	\$2,935.93
4406	<p><b>Parcel ID:</b> 52-03-204-012-00; <b>Legal Description:</b> SEC. 4 T47N R28W PART OF NW 1/4 OF SW 1/4 BEG 556.24' E &amp; 2.75' S OF NW COR THEREOF; TH N 89 DEG 43' E 217.92' TH S 21 DEG 12' E 163.25' TH S 66 DEG 19' W 200' TH N 21 DEG 12' W 249.79' TO POB. <b>Comments:</b> Late century stick built house near Champion in the Snowville location. Has been left full of stinky garbage and rummage sale grade castoff. Could be a decent place after removing a couple three dumpster loads. Has a newer roof with a couple of loose shingles. We saw leakage in the kitchen around the skylight. 3BR 2BA. Some of the thermalpane windows have broken seals and will need replacement. There is an interesting homemade concrete swimming pool out back built out of concrete instead of gunnite. Master suite over the garage has jacuzzi tub. The wood siding and decks need attention and have decay. Lots of debris in the yard too, for when you get finished inside. Parcel is irregular in shape and 1.36 acres <b>Additional Disclosures:</b> 21; 66 (see key for full text)  <b>Summer Tax Due:</b> \$607.97</p>	622 CO RD CKC CHAMPION	\$5,012.17

4407	<p><b>Parcel ID:</b> 52-05-008-006-10; <b>Legal Description:</b> SEC 8 T45N R24W THAT PART OF THE SW 1/4 LYING W OF CO RD EJ EXC THE N 1340' THEREOF &amp; EXC THE S 800' THEREOF. <b>Comments:</b> Wooded parcel. Fronts on E Provost Lake Road in Forsyth Township, south of Gwinn. The parcel lies on BOTH sides of E Provost Lake Road where it runs west from its intersection with Sporley Lake Drive. It can be thought of as not one ... not two ... but THREE parcels, as there is another chunk that lies the west of where Provost Lake Road forks to the north and south. This is very level, sandy, well drained soils covered in evergreen. The road is well graded and maintained. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$120.67</p>	E Provost Lake Road	\$1,868.67
4408	<p><b>Parcel ID:</b> 52-05-017-016-00; <b>Legal Description:</b> SEC 17 T45N R24W THAT PART OF SW 1/4 OF SW 1/4 COM AT INT OF NR/W OF C&amp;NW RR &amp; S LINE OF SAID SUB TH NWLY ALONG R/W 1155' TH SWLY AT RT ANG TO S ROW OF SAID RR TO POB TH NWLY ALONG S R/W TO W LINE OF SAID SUB TH S 357' TO SW COR OF SAID SUB TH NELY 325' M/L TO POB. <b>Comments:</b> Triangular parcel has about 120' on E Millyard Road. Open land. There is a trail that runs from the north point of this property to the SW that is the western boundary. Included in this sale is a large hole in the ground for you to throw all of your money into, in case you've been looking for one of those. Might have been the start of a septic system ??</p> <p><b>Summer Tax Due:</b> \$37.80</p>	1605 E MILLYARD RD	\$981.25
4411	<p><b>Parcel ID:</b> 52-05-121-017-10; <b>Legal Description:</b> SEC 21 T45N R25W 1.05 AC M/L PART OF SW 1/4 OF NW 1/4 BEG 733.18' N AND S 26DEG2MIN E 129.17' ALG C/L FROM W 1/4 COR TH E 276.14' TH S 85.97' TH S 58DEG32MIN W 258.57' TH N 24.75' TH NW'LY 98.26' ALG C/L ESMT TH N 26DEG2MIN W ALG C/L 202.43' TO POB <b>Comments:</b> One acre parcel, irregular in shape. Sits along the east side of N Brook Lane, which runs SE from N Lobb Avenue ... just NW of Gwinn in Forsyth Township. The property runs east to a small brook/creek. This may be a private road and not county maintained. You'll want to check on that if it is important to you. The parcel sits about five feet above grade at the roadside, and rolls slightly downhill toward the creek at the rear.</p> <p><b>Summer Tax Due:</b> \$24.97</p>	N Brook Lane	\$871.69
4412	<p><b>Parcel ID:</b> 52-05-127-009-55; <b>Legal Description:</b> SEC 27, T45,N25 PART OF SW 1/4 OF NE 1/4 BEG 631.39' N &amp; 1905.87' W OF E 1/4 COR OF SEC TH NW'LY ALG N OW CO RD EXA 152.53' TH N 297.95' TH S60DEGE 295' TH S29DEGW 270' TO POB. (PARCEL B). <b>Comments:</b> Parcel is irregular in shape, somewhat like a slice of Banana cream pie. Only fronts about 25' feet along E Johnson Lake Road. Roughly 1.38 acres in total. Was owned by a neighbor that decided they didn't need it anymore. Known as "Parcel B" in a survey of the area. Level, wooded property with well drained sandy soils. Power at the road. I'll bet you want some banana cream pie now, don't you ? If not, probably the middle of the night.</p> <p><b>Summer Tax Due:</b> \$79.20</p>	E Johnson Lake Road	\$952.14
4413	<p><b>Parcel ID:</b> 52-05-310-007-00; <b>Legal Description:</b> PLAT OF GWINN LOT 7 BLK 10. <b>Comments:</b> Older two story wood frame home in a very nice neighborhood in Gwinn. It is difficult to ascertain the exact condition of this building, because it is about chest deep in garbage. Some of it is clothing and such, but there is food garbage mixed in here also. Has a bad roof, and there are some areas of rot in the trim as well. Vinyl sided, so you can't really tell what it's like underneath. We couldn't really even get far into this one to look, as there is so much debris that some doors won't move. Based on the service entrance cable, this likely has a 60a fused electric panel. Is this worth remodeling ? Well!!!!!!!!!!!!!!!!!!!!!! you won't know until you empty it out. Foundation looks okay from the exterior with a brief inspection. Electric service has been dropped. <b>Additional Disclosures:</b> 5; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$412.69</p>	195 N SPRUCE ST	\$6,953.05
4415	<p><b>Parcel ID:</b> 52-06-127-003-00; <b>Legal Description:</b> SEC 27 T46N R29W SW 1/4 OF NW 1/4 EXC SE 1/4 OF NE 1/4 THEREOF &amp; EXC W 1/2 OF NW 1/4 THEREOF. <b>Comments:</b> Parcel is 32.5 acres in size. Is has no improved road access, but can be accessed by trails off seasonal two track roads. It is unclear if that access is deeded legal access or restricted,. The property is predominately marshland according to USGS topographical maps. There is no electric service in this area. Recreational property ? Hunt camp ? You decide .... If anyone has ever told you to "get lost", this is that place. <b>Additional Disclosures:</b> 43; 10; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$142.62</p>	No improved road access	\$2,112.75
4416	<p><b>Parcel ID:</b> 52-06-310-002-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 130. <b>Comments:</b> Somewhat rectangular, but irregular in shape. 175' or so on the road and maybe 150' deep. The surface includes some large rock formation, which is common in this area. Sits about five feet above road grade</p> <p><b>Summer Tax Due:</b> \$17.27</p>	County Road AL, Champion	\$770.09

4417	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 52-09-520-019-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME N 1/2 OF LOTS 213 &amp; 214 EXC E 20' OF LOT 213. <b>Comments:</b> Two adjacent parcels in this sale. We are told that this one may be contested before the auction. It is currently vacant, but the former owner is local and still watching, so exercise caution if visiting. The house is surrounded on two sides by a privacy fence that encloses an above-ground pool. Newer steel roof and vinyl siding for low maintenance. The interior is pleasant and fairly clean with a minor amount of debris to remove. 100A electric service, two outbuildings for storage Front deck in yard toward street. One bedroom and bath. Basement is damp and needs freshening. Corner lot in the quiet resort town of Michigamme. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 52-09-520-021-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME S 1/2 OF LOTS 213 &amp; 214 EXC E 20' OF LOT 213. <b>Summer Tax Due:</b> \$331.36</p>	325 W MAIN ST; 325 W MAIN ST	\$6,227.99
4419	<p><b>Parcel ID:</b> 52-10-405-005-00; <b>Legal Description:</b> ASPEN MEADOWS SUBDIVISION LOT 5. <b>Comments:</b> Modern raised ranch stick built home and detached two car garage. On a corner lot about 7 miles north of 41/28 and NE of Negaunee. This property was occupied at the time of our visit in early June, so we did not have the opportunity to view it in detail. It appears to have an older roof and be in need of general exterior maintenance. It is a bit brushy, and overgrown. There are several vehicles in the yard and a minor accumulation visible. The yard has a wetlands area near the front west corner, and the buildings sit about 5 feet below road grade on the east side of the parcel. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$2,354.46</p>	140 S BASIN DR NEGAUNEE	\$11,877.16
4420	<p><b>Parcel ID:</b> 52-12-030-008-00; <b>Legal Description:</b> SEC. 30 T46N R29W PART OF GOV'T LOT 1 BEG 331.6' E &amp; 33' N OF SW COR THEREOF TH N16DEG25'W 233.80' TH E 218.13' TH S7DEG11'W 224.06' TH W 123.81' TO POB EXC A PART BEG AT NW COR THEREOF TH S22DEGE 100' TH E 100' TH N22DEGW 100' TH W 100' TO POB. <b>Comments:</b> We see lots of places just loaded to the brim with trash. This isn't one of em. They pretty much took everything except maybe a pickup load when they left. So the intake won't be too difficult. One bedroom, rustic pine interior and a detached two car garage on a 1 acre corner lot. Roof is in good condition. LP gas forced air heat. Living room thermalpane glass seal is broken and it's clouded up. Will need a new front door. <b>Summer Tax Due:</b> \$946.10</p>	6835 BENGTON RD REPUBLIC	\$5,701.70
4421	<p><b>Parcel ID:</b> 52-12-213-035-00; <b>Legal Description:</b> SEC. 13 T46N R30W THE W 561' OF NE 1/4 OF SW 1/4. <b>Comments:</b> This home was occupied at the time of our visit in early June. There is noticeable accumulation in the yard. This is a 17 acre parcel that has at least 4 buildings and a couple of mobile homes (or parts of mobile homes) in various states of disrepair. At least two or three of the structures are collapsed. It's difficult to determine exactly what is here, as the property is still occupied and not available for our review. Parcel size is 561' feet x 1320' feet, and maps suggest it is primarily wooded uplands. This will be a sizeable cleanup project. <b>Additional Disclosures:</b> 21; 6; 17; 36 (see key for full text) <b>Summer Tax Due:</b> \$123.54</p>	9201 WALSTROMS RD REPUBLIC	\$3,404.98
4422	<p><b>Parcel ID:</b> 52-12-414-004-00; <b>Legal Description:</b> VILLAGE OF IRON CITY LOT 6 BLK 14. <b>Comments:</b> Single, platted vacant SWAMPLLOT in Republic. If this area has zoning, this is too small for new construction and best if owned by a neighbor. <b>Additional Disclosures:</b> 51; 41 (see key for full text) <b>Summer Tax Due:</b> \$6.06</p>	4th Street, Republic	\$614.37
4423	<p><b>Parcel ID:</b> 52-13-214-003-00; <b>Legal Description:</b> PLAT OF PALMER. W 1/2 OF LOT 2 &amp; ALL LOT 3 BLK 14. <b>Comments:</b> Older multi-level wood frame home in Palmer near the Tilden Mine. Has had some rough use. Boarded windows from vandalism. Overall this was a pretty decent little place, until it was destroyed in a fit of rage. Newer roof, vinyl sided for low maintenance. This place is much larger than it appears from the exterior. We counted space on 4 different levels plus the garage. We think we saw 4 bedrooms and one bath. Wood burning fireplace. One car attached garage. This has potential to be put back into good condition with some work (and a lot of glass). There is a pretty good accumulation of stuff here, but not much stinky garbage. Has been vacant about a year. <b>Additional Disclosures:</b> 47; 21 (see key for full text) <b>Summer Tax Due:</b> \$646.40</p>	207 NICHOLAS PALMER	\$7,665.70

4424	<p><b>Parcel ID:</b> 52-51-350-167-00; <b>Legal Description:</b> HARD ORE ADDITION LOT 167 EXC PART BEG AT NW COR THEROF TH E 5' TH S 37' TH S14DEGW 19.84' TH N 55.16' TO POB. <b>Comments:</b> 2 story home on the SE corner of Ishpeming. Could certainly use some help, but restorable. Maple floors. It's grungy and dirty and smells like Pall Malls, but overall it is straight with one BIG caveat. The stairway to the basement (from inside a rear addition) has a collapsed foundation wall. We could not really get into the basement because of the amount of debris here, and we could not completely inspect the foundation wall along the left side of the house because of brush and debris. If you're interested in this one, you're going to want to look around the perimeter of the foundation closely, to see if there is failure in the main section of the house. We also (for that reason) could not access the heating plant or electric panel. There is a lot of debris here that should be removed to get a better look at the structure. It may be fine ... or there could be a couple "gotcha" moments. Won't know until the dumpster man has hauled some of the debris away. 3 bedrooms up and one down. Bathroom is on the upper level. Overall this one has promise, but is grubby and has a lotta trash both inside and out. The power service here has been dropped by the utility provider. Last occupancy about 2019. <b>Additional Disclosures:</b> 5; 34; 21 (see key for full text) <b>Summer Tax Due:</b> \$488.56</p>	258 HILL ST	\$9,353.43
4425	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 52-51-370-053-00; <b>Legal Description:</b> BARNUM ADDITION LOT 53 &amp; PARCEL B OF LOT 60 BEG AT INT OF C/L OF GREENWOOD ST &amp; CARP ST TH S01DEG39'W ALG C/L OF CARP ST TH S88DEG20'E 165' TO POB TH S88DEG20'E 51' TO THE NW ROW OF DSS&amp;A RR; TH N 38 DEG53' 31.4; TH N01DEG39'E 50'; TH N88DEG20'W 70'; TH S 01 DEG39'W 75' TO P.O.B. <b>Comments:</b> This is the former Ruusivivian Oil Co property in the SW corner of Ishpeming. This sale includes only the decaying green block building and the vacant lot to the west of it. The bulk fuel dock to the rear is not a part of this parcel. The building shows strong indication of oil and gasoline contamination on walls and floors, and the roof has caved in ... there is a hole in the roof big enough to drop a 1954 DeSoto through. But the most concerning issue here is the BURIED UNDERGROUND STORAGE TANKS. The Michigan Environmental Mapper suggests that there are FOUR tanks buried here that would hold 155,000 gallons of fuel. If you buy this, you may find yourself on the hook for their removal. WE would be EXTREMELY cautious about becoming a "voluntary acquirer" of this, or any potentially contaminated property! Two parcels in this sale. CAVEAT EMPTOR. A representative from EGLE indicated that the environmental contamination on this parcel likely cannot be remediated without also addressing contamination on an adjoining parcel, which is not included in this sale. This requirement would add significant complexity to the remediation process. <b>Additional Disclosures:</b> 36; 13; 12 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 52-51-370-067-00; <b>Legal Description:</b> BARNUM ADDITION LOT 67. <b>Summer Tax Due:</b> \$927.50</p>	309 GREENWOOD ST;  309 GREENWOOD ST	\$7,766.80
4428	<p><b>Parcel ID:</b> 52-51-573-015-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF FRENCHTOWN LOCATION LOT 15. <b>Comments:</b> 2 story, wood frame home in the Frenchtown location SW of Ishpeming. This property was still occupied as of the time of our visit in early June, so we did not have the opportunity to inspect it in detail. From the curbside, the exterior is a little weather-beaten. Older roof appears to have been patched and the facade is mid-century. There is decay to trim and porches. The power has been disconnected, but we are told that the former owner still exercises control over this property, and there are still personal property items stored there. So we did not have the opportunity to examine it in detail. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$550.04</p>	162 SAGINAW ST ISHPEMING	\$10,219.67
4429	<p><b>Parcel ID:</b> 52-53-020-022-00; <b>Legal Description:</b> LOT 12 BLK 3 OF PIONEER IRON CO PLAT. <b>Comments:</b> Grandma and Grampa house. Clean, and unmolested interior pine trim and maple floors. A traditional, classic modified four-square home updated with wide vinyl siding and a newer shingle roof. This home has been unoccupied for a little while but is still so clean you could move right in. There is personal property here that belongs to the heirs (see notes). A newer natural gas boiler and water heater. 100A updated electric service. Basement has an exterior entry as well as interior stair. 3 bedrooms (up) and a bath. Half bath on main floor. 1 1/2 car detached garage. This home has been well-cared for for DECADES. It will be appreciate by anyone looking for a well curated vintage home in a quiet, small town. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$816.35</p>	325 W PECK ST NEGAUNEE	\$7,760.74

4430	<p><b>Parcel ID:</b> 52-53-709-013-00; <b>Legal Description:</b> SEC 9-47-26 NE 1/4 OF NW 1/4 BEG 300' W &amp; 33' S OF N 1/4 COR TH S 150', TH W 100', TH N 150', TH E 100' TO P.O.B. <b>Comments:</b> Wood frame construction with low maintenance vinyl siding and a steel roof. Attached one car garage to the front left side. Home was still occupied at the time of our visit in early June, so we did not have the opportunity to review it in detail. Paved county road. Some clutter and deferred maintenance. Merchantable with a little work from exterior observation. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$839.20</p>	339 BUFFALO RD NEGAUNEE	\$5,387.60
9994416	<p><b>Parcel ID:</b> 52-06-310-002-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF BEACON. LOT 130. <b>Comments:</b> Somewhat rectangular, but irregular in shape. 175' or so on the road and maybe 150' deep. The surface includes some large rock formation, which is common in this area. Sits about five feet above road grade <b>Summer Tax Due:</b> TBA</p>	County Road AL, Champion	\$770.09
9994417	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 52-09-520-019-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME N 1/2 OF LOTS 213 &amp; 214 EXC E 20' OF LOT 213. <b>Comments:</b> Two adjacent parcels in this sale. We are told that this one may be contested before the auction. It is currently vacant, but the former owner is local and still watching, so exercise caution if visiting. The house is surrounded on two sides by a privacy fence that encloses an above-ground pool. Newer steel roof and vinyl siding for low maintenance. The interior is pleasant and fairly clean with a minor amount of debris to remove. 100A electric service, two outbuildings for storage Front deck in yard toward street. One bedroom and bath. Basement is damp and needs freshening. Corner lot in the quiet resort town of Michigamme. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 52-09-520-021-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME S 1/2 OF LOTS 213 &amp; 214 EXC E 20' OF LOT 213. <b>Summer Tax Due:</b> TBA</p>	325 W MAIN ST; 325 W MAIN ST	\$6,227.99
9994429	<p><b>Parcel ID:</b> 52-53-020-022-00; <b>Legal Description:</b> LOT 12 BLK 3 OF PIONEER IRON CO PLAT. <b>Comments:</b> Grandma and Grampa house. Clean, and unmolested interior pine trim and maple floors. A traditional, classic modified four-square home updated with wide vinyl siding and a newer shingle roof. This home has been unoccupied for a little while but is still so clean you could move right in. There is personal property here that belongs to the heirs (see notes). A newer natural gas boiler and water heater. 100A updated electric service. Basement has an exterior entry as well as interior stair. 3 bedrooms (up) and a bath. Half bath on main floor. 1 1/2 car detached garage. This home has been well-cared for for DECADES. It will be appreciate by anyone looking for a well curated vintage home in a quiet, small town. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	325 W PECK ST NEGAUNEE	\$7,760.74

## Marquette DNR

Lot #	Lot Information	Address	Min. Bid
10068	<p><b>Parcel ID:</b> 52-01-120-005-00; <b>Legal Description:</b> NW1/4 of the NW1/4 <b>Comments:</b> The subject property is a mainly forested vacant parcel of land that is landlocked (i.e. no road access). The subject parcel measures approximately 40.0 acres. The subject property has excessively drained sandy soils with 0 to 6 percent slopes. The parcel is surrounded by one adjacent landowner on all four sides (i.e. LYME Great Lakes Timberlands LLC). The parcel is zoned Timber Production. The subject parcel is situated in the Township of Champion and County of Marquette. Located south of County Road AAA and west of County Road 510. Approximately 15-miles northeast of Champion and approximately 25-miles west northwest of Marquette. <b>Additional Disclosures:</b> 75; 74; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$40,000.00
10069	<p><b>Parcel ID:</b> 52-05-036-004-00; <b>Legal Description:</b> SW1/4 of the NW1/4 <b>Comments:</b> The subject property is a mainly forested vacant parcel of land. The subject parcel measures approximately 40.0 acres. Subject property has very poorly drained mucky soils with 0 to 1 percent slopes in the north three quarters of the property. Moderately well drained fine sandy loam soils with 1 to 12 percent slopes in the south quarter of the property. Subject property is covered by wetlands. The parcel is surrounded by one adjacent landowner on all four sides (i.e. Barnaby Enterprises Limited LLC). The parcel is zoned Open Space District. The subject parcel is situated in the Township of Forsyth and County of Marquette. The property is serviced by Gwinn Community School District. Located east of M-35 (East State Hwy) and west of US-41. Approximately 4.5-miles southeast of Little Lake and approximately 9-miles southwest of Gwinn. <b>Additional Disclosures:</b> 75; 74; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$18,000.00
10070	<p><b>Parcel ID:</b> Part of 52-14-015-007-00; <b>Legal Description:</b> That part of the N ½ of the SE ¼ of the SE ¼ lying easterly of the centerline of state highway M-553. <b>Comments:</b> 1.8 acre parcel. on M-553 in Sands Township. The parcel is 120' deep, east from the roadway, and has 660' feet along the highway. Within the 660' along the road, there is a neighbor with a driveway across this parcel to access their property that sits to the rear of the parcel being sold. The DNR attempted to sell this parcel to them without success. There is no easement for this driveway, and it is an encroachment. As such it can be closed by a future buyer if desired. The property is 660 feet (north-south) X 120 feet (east-west). The listing is Part of local parcel # 52-14-015-007-00 and does not include the entire tax parcel on the west side of M553. The property is zoned within the RR - Rural Residential District which requires 30000 sq feet (0.69 acres) and a lot width of 120 feet. Sands Township should be contacted for any zoning questions. The subject parcel is located on the east side of M553 north of Kelly Johnson Memorial Drive about 13 miles south of Marquette MI.</p> <p><b>Additional Disclosures:</b> 75; 74; 39 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	M-553, Sands Township	\$7,950.00
10071	<p><b>Parcel ID:</b> 52-17-217-002-00; <b>Legal Description:</b> SW1/4 of the NE1/4 <b>Comments:</b> The subject property is a landlocked 40 acre parcel (i.e. no legal access) that is a partially forested vacant piece of land. Subject parcel has Sawmill Creek running through the middle of the property (north/south). Subject property is mainly mucky swamp soils with 0 to 1 percent slopes. Small amount of somewhat poorly drained sandy soils with 0 to 3 percent slopes on the southeast and west sides of the property. The parcel is surrounded by one adjacent landowner on all four sides. The parcel is not zoned no zoning currently in the Township of Turin. The property is serviced by Mid-Peninsula Community School District. The subject parcel is situated in the Township of Turin in the County of Marquette. The property is located west of M-35 (East State Hwy) north of Parker Spur approximately 5-miles south of Little Lake and approximately 7-miles southeast of Gwinn. <b>Additional Disclosures:</b> 75; 74; 7; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$15,750.00

99910070	<p><b>Parcel ID:</b> Part of 52-14-015-007-00; <b>Legal Description:</b> That part of the N ½ of the SE ¼ of the SE ¼ lying easterly of the centerline of state highway M-553. <b>Comments:</b> 1.8 acre parcel. on M-553 in Sands Township. The parcel is 120' deep, east from the roadway, and has 660' feet along the highway. Within the 660' along the road, there is a neighbor with a driveway across this parcel to access their property that sits to the rear of the parcel being sold. The DNR attempted to sell this parcel to them without success. There is no easement for this driveway, and it is an encroachment. As such it can be closed by a future buyer if desired. The property is 660 feet (north-south) X 120 feet (east-west). The listing is Part of local parcel # 52-14-015-007-00 and does not include the entire tax parcel on the west side of M553. The property is zoned within the RR - Rural Residential District which requires 30000 sq feet (0.69 acres) and a lot width of 120 feet. Sands Township should be contacted for any zoning questions. The subject parcel is located on the east side of M553 north of Kelly Johnson Memorial Drive about 13 miles south of Marquette MI.</p> <p><b>Additional Disclosures:</b> 39; 75; 74 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	M-553, Sands Township	\$7,950.00
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## Menominee

Lot #	Lot Information	Address	Min. Bid
4703	<p><b>This lot is a "bundle" comprised of 7 parcels</b></p> <p><i>(1 of 7) Parcel ID:</i> 010-017-013-00; <b>Legal Description:</b> SEC 17 T32N R27W S 1/2 OF SW 1/4. 80 A. <b>Comments:</b> We don't see many like this! Mid-century raised ranch is located on the R-3 Road, about 5 miles NW of Menominee. The home has been maintained over time, but certainly needs some freshening up. Older roof that doesn't appear to be leaking. The interior features three bedrooms and two baths upstairs, and a rec room down. The living room and rec room both have wood-burning fireplaces. There are a number of accessory/shop/hobby rooms downstairs. Attached 2-car garage and a 30x60 steel barn to the north of the house in the woods. The house is worn and dated. Some finishes, such as tile counters in the master bath, are in rough shape. Much original architectural fabric is worth restoring here. Whole house vac. Exterior decks will need replacement soon, and the exterior in general is weather-beaten. There is a trail that runs along the north boundary near the pole barn that offers a straight shot back into the depths of the property. The lands here are roughly 50% marshlands and softwoods. There are 7 parcels here, including (3) 80's (3) 40s and (1) 20 acre parcels. The combined properties front 1320' on R-3 Drive, run a full 1 mile deep, and is 3940' feet at its widest point. NOTE: The power is still on at this property. There are numerous, perhaps a dozen, active video cameras (some follow you when you move). There is an audible alarm inside the property. The pole barn appears to still be occupied on a part-time basis and likely has a bunkhouse in it ... we can hear a radio playing. You would do well to limit your visit to this property to a curbside view or very quick walkaround, as this property is clearly being watched by someone. <b>Additional Disclosures:</b> 41; 6; 21 (see key for full text)</p> <p><i>(2 of 7) Parcel ID:</i> 010-018-029-00; <b>Legal Description:</b> SEC 18 T32N R27W SE 1/4 OF SE 1/4. 40 A.</p> <p><i>(3 of 7) Parcel ID:</i> 010-019-001-00; <b>Legal Description:</b> SEC 19 T32N R27W NE 1/4 OF NE 1/4. 40 A.</p> <p><i>(4 of 7) Parcel ID:</i> 010-019-002-00; <b>Legal Description:</b> SEC 19 T32N R27W N 1/2 OF NW 1/4 OF NE 1/4. 20 A.</p> <p><i>(5 of 7) Parcel ID:</i> 010-019-010-00; <b>Legal Description:</b> SEC 19 T32N R27W SE 1/4 OF NE 1/4. 40 A.</p> <p><i>(6 of 7) Parcel ID:</i> 010-020-004-00; <b>Legal Description:</b> SEC 20 T32N R27W N 1/2 OF NW 1/4. 80 A.</p> <p><i>(7 of 7) Parcel ID:</i> 010-020-005-00; <b>Legal Description:</b> SEC 20 T32N R27W S 1/2 OF NW 1/4. 80 A.</p> <p><b>Summer Tax Due:</b> \$2,400.04</p>	<p>N 1284 R-3 DR MENOMINEE;</p> <p>N 1284 R-3 DR MENOMINEE;</p> <p>N 1284 R-3 DR MENOMINEE;</p> <p>1284 R-3 DR MENOMINEE;</p> <p>N 1284 R-3 DR MENOMINEE;</p> <p>N 1284 R-3 DR MENOMINEE;</p> <p>N 1284 R-3 DR MENOMINEE</p>	\$17,325.03
4707	<p><b>Parcel ID:</b> 011-083-014-00; <b>Legal Description:</b> SEC 33 T39N R27W THT PRT OF SE 1/4 OF NW 1/4 LNG SW OF HWY US-2 EXC; FOR PRT 30' IN WIDTH COM AT CTR 1/4 COR OF SEC 33; TH S 88 DEG 27 MIN 20 SEC W 474.76' TO POB OF CTRLN; TH N 8 DEG 24 MIN 38 SEC E 25.36' TO STRLY ROW OF US 2 &amp; PT OF ENDING OF CTRLN. <b>Comments:</b> A roughly 3-acre parcel is on the outside of a curve along US-2, east of Waucedah. Irregular in shape. Has a gated drive. Older wood frame cabin here was well secured. Appears to have a roof in generally good overall condition. Partial basement with exterior entrance. There is some personal property still here. Some debris in the yard and outbuildings. <b>Additional Disclosures:</b> 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$145.19</p>	W-6333 US 2	\$2,201.39

# Ontonagon

Lot #	Lot Information	Address	Min. Bid
5500	<p><b>Parcel ID:</b> 01 505 007 00; <b>Legal Description:</b> S 33' OF LOT 7 BLK 5 OF VILLAGE OF BERGLAND. <b>Comments:</b> Older two-story wood frame home in Bergland village, at the north end of Lake Gogebic. Roof is old and leaky. Wooden pier footing foundation system is decaying, creating sags and weaves. There is a one addition to the rear that contains the bathroom and a shed, which is collapsing into the crawlspace due to the decay of the footings. If removed, the forward section of the house may have some potential. Last occupancy appears to be about 1997. Two bedrooms up. <b>Additional Disclosures:</b> 5; 34; 21; 32 (see key for full text)  <b>Summer Tax Due:</b> \$170.44</p>	103 MAPLE ST BERGLAND TOWNSHIP	\$877.24
5501	<p><b>Parcel ID:</b> 03 600 015 00; <b>Legal Description:</b> LOT 15 PLAT OF EVERGREEN ACRES. <b>Comments:</b> With a little bit of work, this one could be decent. Doublewide on a block foundation in the extremely quiet community of White Pine. The roof is tarped, but we did not see any severe leaks or substantial damage inside other than some localized spots. Three bedrooms and a bath. Aluminum siding for low maintenance. There are a couple of campers in the yard that we do not have title to, and they are not ours to sell or give to you. This is a community that was created rapidly in the heyday of the Silver City mine (across the street), and it faded just as quickly when that closed. 3 bedrooms and a bath. Very recently (maybe "still") occupied. The doors were wide open when we were there. Occupied by a kitty. <b>Additional Disclosures:</b> 6; 21 (see key for full text)  <b>Summer Tax Due:</b> \$249.95</p>	1006 GREENWOOD CIR CARP LAKE TOWNSHIP	\$3,639.00
5502	<p><b>Parcel ID:</b> 04 326 017 00; <b>Legal Description:</b> SEC 26 T51N R38W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 LNG N OF GREENLAND TWP CEMETERY EXC HWY R/W. 4.78 A. <b>Comments:</b> 4.78 acre parcel with about 350' feet of frontage on the east side of the Ontonagon-Greenland Road. Average depth about 600 feet. Irregular in shape. Topo maps suggest that this is uplands, but there is a small creek that bisects the parcel east to west, so there could be some lowlands in the center that you may want to investigate on foot. Located juuuuuust north of Greenland on a paved county maintained main road. <b>Additional Disclosures:</b> 41 (see key for full text)  <b>Summer Tax Due:</b> \$36.46</p>	Ontonagon- Greenland Road	\$761.75
5503	<p><b>Parcel ID:</b> 04 421 011 00; <b>Legal Description:</b> LOTS 11 &amp; 12 BLK 21, PLAT OF VILLAGE OF MAPLE GROVE. <b>Comments:</b> The value here is in the land, septic, and well. Old single-wide, roof-over mobile with a frame addition ... on a block foundation. This one has been leaking for years ... probably ten years or more ... without maintenance. The roof is decayed and has large holes ... the front porch has collapsed into the basement, and it's boarded. The structure itself ... other than mayyyyybe the foundation ... is beyond any logical rationale to repair. <b>Additional Disclosures:</b> 36; 5; 17 (see key for full text)  <b>Summer Tax Due:</b> \$16.86</p>	447 FOURTH ST GREENLAND TOWNSHIP	\$2,352.34
5504	<p><b>Parcel ID:</b> 04 768 010 00; <b>Legal Description:</b> LOT 10 &amp; 11, BLK 68 OF PLAT OF MASS CITY. <b>Comments:</b> This is a large, solid structure in Mass City. Historically, this served as the Masonic Lodge for decades during the copper mining heyday. It appears to have been used perhaps as four apartments in recent years, but it seems clear that in its original incarnation, it must have been an impressive lodge. It has a brick, or at least face brick main floor, and wood frame second level. It is in dire need of a roof if it is to be saved, as the northern exposure is leaking heavily in a couple of localized spots. There is about an inch of water on the basement floor. The exterior is heaped in debris ... everything from food garbage, to appliances and clothing. The interior has some debris, but far less than we expected. This would be a substantial project and require a good amount of money to save, but this could be a fantastic little lodge or business in the right hands. Or an absolutely massive and stunning historic home, There has been some updating to the mechanicals. We saw a newer furnace, a new-looking electric service, and work on plumbing, but to be honest, we would start from scratch with all mechanicals after devising a new and better use and floor plan for the property. On a corner lot. Needs work on exterior decks and porches, doors, windows, and roof if you're going to save her. Has been vacant for about 2 years or more. <b>Additional Disclosures:</b> 5; 21; 66 (see key for full text)  <b>Summer Tax Due:</b> \$456.75</p>	1422 RIDGE AVE GREENLAND TOWNSHIP	\$5,446.82
5505	<p><b>Parcel ID:</b> 11 019 011 05; <b>Legal Description:</b> SEC 19 T48N R38W COM @ THE NE COR OF THE SE 1/4 OF NW 1/4, THENCE RUNNING SOUTH ALONG THE EAST 1/4 LINE 86 FT AND 6 INCHES, THENCE IN A NW'LY DIRECTION TO THE NW COR OF THE SE 1/4 OF NW 1/4 OF SEC 19, TH EAST TO THE POB. 1.3 A M/L. <b>Comments:</b> This is a triangular (pie shaped) parcel on Harju Road, east of Bruce Crossing. Has ~86' feet on the road, and runs about 1200' feet, to a point west of there. This is vacant land as far as we can tell. There is a camper to the south of this that is near, but not on this property from our review.  <b>Summer Tax Due:</b> \$26.88</p>	Harju Road	\$501.96

## 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.

**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.

**12:** This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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

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

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

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

**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.

**27:** In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Information about mineral interests held by the State can be found [here](#). Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. **Severed mineral interest are not included as part of this sale.** If the mineral interests have not been severed, such interests are included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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

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

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

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

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

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

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

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

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

**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.

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

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

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

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

**51:** This property appears to part of a plat which was established before modern zoning ordinances where in effect and may include lots which are not large enough to build on based upon modern requirements. It may be necessary to assemble a group of such lots to meet current land use regulations. Interested parties should contact the local land use office for additional information and conduct other appropriate research prior to bidding to ensure that this parcel is suitable for your intended purposes.

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

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

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

**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.

**74:** The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

**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.