

Public Land Auction

Central Lower Peninsula

August 22nd, 2025

Clare, Isabella, Mecosta (Dnr), Mecosta, Midland (Dnr), Newaygo (Dnr), and Osceola Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Clare
- Isabella
- Mecosta
- Osceola

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Mecosta DNR
- Midland DNR
- Newaygo DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Clare

Lot #	Lot Information	Address	Min. Bid
1900	Parcel ID: 002-010-101-14; Legal Description: T20N R5W SEC 10 . BEG AT NE COR LOT 56 LEOTA RESORT #2 TH E ON EXTENSION OF N LOT L OF LOT 56, 37 FT M/L TO CENTER OF STREAM TH S'LY ALG CENTER OF STREAM 99.5 FT M/L TO A PT E OF EXTENDED S L OF LOT 56 TH W 23 FT M/L TO SE COR OF LOT 56 TH N ALG E LOT L BK TO POB. Comments: Landlocked small, vacant parcel with no known legal road access. There stream flowing near/through the parcel. This parcel is too small and too wet to build on. You will not even be able to access it unless you are an adjacent property owner. Not of much value or use to anyone else. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$5.69		\$812.89
1901	Parcel ID: 003-022-300-22; Legal Description: T20N R4W SEC 22 COM S89 DEG 36'E 1512.66 FT FROM SW SEC COR FOR POB TH N0 DEG 54'08"E 300 FT, TH S89 DEG 36'E = TO S SEC L 128.86 FT, TH S0 DEG 54'08"W 300 FT, TH N89 DEG 36'W ALG S SEC L 128.86 FT TO POB. .89A M/L. Comments: ~128 ft frontage on E Long Lake Rd to the south, ~300 ft deep. Vacant wooded land. Parcel backs up to The Tamaracks Golf Course. This one has enough of a driveway over roadside culvert to nose into. Nearby parcels look very nice. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Auction LOT#1902 is adjacent to the East. Summer Tax Due: \$80.60		\$1,862.12
1902	Parcel ID: 003-022-300-23; Legal Description: T20N R4W SEC 22 COM S89 DEG 36'E 1641.52 FT FROM SW SEC COR FOR POB TH N0 DEG 54'08"E 300 FT, TH S89 DEG 36'E = TO S SEC L 128.86 FT, TH S0 DEG 54'08"W 300 FT, TH N89 DEG 36'W ALG S SEC L 128.86 FT TO POB. .89A M/L. Comments: ~128 ft frontage on E Long Lake Rd to the south, ~300 ft deep. Vacant wooded land. This property backs up to The Tamaracks Golf Course. Culvert runs along the roadside. Nearby developed parcels are very nice. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Auction LOT#1901 is adjacent to the West. Summer Tax Due: \$80.60		\$1,862.12
1903	Parcel ID: 003-220-040-00; Legal Description: T20N R4W SEC 20 8071 FIR MAC DR LOT 40 FIR-MAC PARK. Comments: Platted lot. ~100 ft frontage on Fir-Mac to the east, ~190 ft deep. ~0.43 acres. Near the end of the dead end drive. Long Lake is about 2 miles due east, on the other side of US127. Decent sized lot, lightly wooded. Very simple cabin, basically a bedroom and... the other room. Plumbing doesn't appear to have even been a thought here; you'll have to bring that in yourself. Somebody appears to have done some renovations in recent years. Windows and doors appear newer, and the carpet looks like it's hardly been walked on. Could be some settlement or water infiltration in a corner in the bedroom; the carpet is a little wrinkled up over there. Older shingle roof will probably need attention, but seems to be doing the job for now. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$131.94	8071 FIR MAC DR HARRISON	\$2,262.72
1904	Parcel ID: 003-620-041-00; Legal Description: T20N R4W SEC 27 LOT 41 SHAPPELLS RESORT. Comments: Platted lot. ~50 ft frontage on Shappell Rd to the north, ~150 on Ball Ave to the east. Bluegill lake is nearby to the north, with Long Lake also being ~1200 ft due west. Vacant wooded land, below road grade. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$15.29		\$909.01

1905	<p>Parcel ID: 004-602-018-01; Legal Description: T20N R3W SEC 11. 261 PINE VIEW RD. LOTS 18 & 19 BLK B TROUT LAKE SUB SUPERVISOR'S PLAT OF. Comments: This parcel consists of two platted lots. Plat map reads "all waterfront lots extend to the water", and Lot 18 appears to give ~75 ft. It appears there may be some water frontage on Lot 19, but the map is difficult to read there. GIS mapping is not reliable in this vicinity. In reality, it appears this is canal frontage. ~150 ft frontage on Pineview Dr (Private) to the north, ~160 ft also on Pineview to the east. ~0.58 acres. Cool little rural lakeside neighborhood. Lot is generally clear, with a few mature trees, sloping down to the lake. Gravel circle driveway. Good lake view. The house has been shut up and left to rot. Floors are soft. Mold and fungus everywhere. Possible freeze damage given the water stains on the walls. It almost doesn't matter what the layout is, because it's gonna have to come back down to the studs. Exterior roof damage is obvious. Chimney will need attention. Everything will need attention. The garage seems fairly sturdy (will likely need a new overhead door), and might make an ideal staging area for necessary construction. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 32; 5; 21; 35 (see key for full text)</p> <p>Summer Tax Due: \$516.60</p>	261 PINE VIEW RD GLADWIN	\$4,624.82
1906	<p>Parcel ID: 005-110-003-00; Legal Description: T19N R6W SEC 21. 236 S MAIN. LOTS 3-4-5-6-7-17 BLK 10 PLAT OF THE VILLAGE OF CAMPBELL CITY. Comments: This parcel has ~125 ft frontage on Main St to the east, ~264 ft deep. ~0.56 acres. Panhandle shaped. Plat map indicates there may be an alley or easement running between platted lot 17 (the west portion of this parcel) and platted lots 3 through 7 (east portion). Pretty flat and clear, some mature trees. Cottage is in rough shape. It's going to want a new roof pretty quick. Interior is fairly well ripped apart, including some decking. Some signs of water infiltration. Structure seems solid enough; this may be a worthwhile project. Detached single car garage doesn't seem like worth much of a mention, neither does the shed. What is noteworthy is the little bunker/cellar in the SW corner. Spooky. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 5; 50 (see key for full text)</p> <p>Summer Tax Due: \$108.91</p>	236 S MAIN ST HARRISON	\$1,608.18
1907	<p>Parcel ID: 005-116-004-01; Legal Description: T19N R6W SEC 21. LOTS 4 & 9 BLK 16 PLAT OF THE VILLAGE OF CAMPBELL CITY. Comments: This parcel consists of two platted lots, roughly ~50 ft tall and ~264 ft deep. The plat map indicates there may be an alley or other ROW dividing the east and west portions of this parcel. Furthermore, it doesn't appear that the roads to this block have been constructed. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 30; 8 (see key for full text)</p> <p>Summer Tax Due: \$18.30</p>		\$932.77
1908	<p>Parcel ID: 006-022-300-07; Legal Description: T19N R5W SEC 22. 2694 W CLARENCE RD. COM 16 RDS E OF SW COR OF SE 1/4 OF SW 1/4 TH E 16 RDS ON SEC L TH N = WITH 1/8 L 20 RDS TH W = WITH SEC L 16 RDS TH S BK TO POB. Comments: This parcel is occupied. Please respect their privacy. ~200 ft road frontage on W Clarence Rd to the south, ~300 ft deep. Roughly 5 miles west of Harrison, and north of Lily and some smaller lakes. Fairly clear parcel in the front, good tree coverage in the rear. Smaller cottage appears fair from the exterior. Flies are swirling on the glass inside. Garbage/debris around the parcel. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$232.42</p>	2694 W CLARENCE RD HARRISON	\$4,173.11

1909	<p>Parcel ID: 006-150-013-00; Legal Description: T19N R5W SEC 27. 2121 BIRCH RD. LOT 13 GREENWOOD FOREST. ALSO A 1/250 UND INT IN LOT 8 SUNNY SHORES SUB NO 1. Comments: Platted lot. ~317 ft frontage on Birch Rd to the north, ~300 ft deep. Lot is predominately wooded. Per the legal description, this parcel includes a 1/250 interest an a secondary lot. The referenced lot is a ~75' x 200' on the north end of Lily Lake, off W Lily Lake Rd; this appears to be a private boat launch (see attached photo). Nice spacious wooded lot. Less nice, the neighbor across the road likes to sit out with his powered karaoke speaker. You're going to have to press for your 'quiet enjoyment'. We got a cottage and big garage. Two car garage looks to be in good condition within and without. Lots of contents inside. The cottage is tarped over. Has a generator transfer switch, no generator to be found. Well and septic. Front door can't be opened all the way due to buckled floors. Some mold visible in the ceiling, along with some dropped tiles. Posted as winterized, unsure if that actually worked. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 35; 32; 5 (see key for full text)</p> <p>Summer Tax Due: \$243.46</p>	2121 BIRCH ST HARRISON	\$1,564.93
1910	<p>Parcel ID: 007-009-301-07; Legal Description: T19N R4W SEC 9. 2119 E CRANBERRY LAKE RD. COM AT A PT 620 FT E & 33 FT N OF SW COROF SW 1/4 OF SW 1/4 TH N 287.9 FT TH E 100 FT TH S 287.9 FT TH W 100 FT TO POB. Comments: This parcel is occupied. Please respect their privacy. ~100 ft frontage on E Cranberry Lake Rd to the south, ~290 ft deep. ~0.75 acres. Just east of the US127 intersection. Some debris/junk in the front yard. This place will certainly need some TLC, how much is the question. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$990.67</p>	2119 E CRANBERRY LAKE RD HARRISON	\$3,623.96
1911	<p>Parcel ID: 007-110-141-00; Legal Description: T19N R4W SEC 5. 200 FORREST MEAD RD. LOT 141 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Platted lot, ~200 ft road frontage on Piney Woods Rd to the east, ~130 on Forrest Mead Rd to the south. About 1mi due north of the airport. Vacant land, lightly wooded. Abandoned RV, boats, and shed on site. Also a concrete pad. Kirtland's Warbler Wildlife Management Area. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$85.46</p>	200 FORREST MEAD RD HARRISON	\$2,393.77
1912	<p>Parcel ID: 007-110-204-00; Legal Description: T19N R4W SEC 5. 110 W HARLEY BEAGLE RD. LOT 204 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: This property may be occupied. Platted lot. ~155 ft frontage on W Harley Beagle Rd to the south, ~200 ft deep. ~0.72 acres. About a mile due north of the airport. Abandoned cars and an RV in the front yard. Evident roof issues on the home. Chickens in fenced in area; these are apparently roaming chickens from the neighboring parcel, but the water and feed is certainly on this parcel. Disturbed earth indicates that the well is possibly being utilized by an adjacent parcel to the west. Might not be a well, but that trenching is suspicious, and actually visible on aerial imagery. Weird stuff with extension cords going on, also possibly to and from the adjacent parcel. Floors seem solid. Interior is filthy and appears to be unused for some time. Looks like this was a smaller cabin/cottage with additions over time. Low ceilings in the kitchen area. This place presents puzzle after puzzle. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 39; 21; 66; 5 (see key for full text)</p> <p>Summer Tax Due: \$195.99</p>	110 W HARLEY BEAGLE RD HARRISON	\$3,937.97
1913	<p>Parcel ID: 007-115-032-00; Legal Description: T19N R4W SEC 27. 1124 RUSSELL DR. LOT 32 SUPERVISORS PLAT OF ALLEN DALE. Comments: This parcel appears to be occupied. Please respect their privacy. Platted lot. ~100 ft frontage on Russell Dr to the west, ~180 ft on Coraldale (aka Coraldene) St to the north. ~0.43 acres. Just SE of Harrison proper, roughly between US127 and its business loop. Wooded parcel, enough so that it's not hard to miss the structure. If there's a driveway, it's full of plant life now. Looks like it's primarily accessed via footpath. Small cottage in evident disrepair. Garbage strewn around the structure. There's an outhouse in back. It might not get much use, because the urine smell is coming from the back of the house. You can catch a whiff from the roadside. A/C is running. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 5; 33; 66; 6 (see key for full text)</p> <p>Summer Tax Due: \$89.65</p>	1124 RUSSELL DR HARRISON	\$2,452.42

1914	Parcel ID: 007-135-008-00; Legal Description: T19N R4W SEC 8. LOT 8 AMY'S PINE DE-ROSA SUB. Comments: Platted lot, ~100 ft frontage on Edwin Rd to the north, ~146 ft deep. Just north of the airport. Vacant, wooded land. It appears the eastmost portion is being mowed and used as storage by the adjacent parcel. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$39.10		\$1,200.97
1915	Parcel ID: 007-150-090-00; Legal Description: T19N R4W SEC 17. 3546 HELEN DR. LOT 90 ASH ACRES NO 2. Comments: This property is occupied. Please respect their privacy. Platted lot. ~100 ft frontage on Helen St to the west, ~200 ft deep. ~0.47 acres. Occupied mobile home with additions. Looks like a junk yard in the rear; there's a pile of tires at the minimum. Older roofs, incomplete siding. It doesn't appear to be much of a prize from the exterior. Decent enough area. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 33; 6; 21 (see key for full text) Summer Tax Due: \$211.25	3546 HELEN DR HARRISON	\$5,794.82
1916	Parcel ID: 007-170-341-00; Legal Description: T19N R4W SEC 17. 3942 NEIMI. LOT 341 ASH ACRES NO 6. Comments: This parcel is occupied. Please respect their privacy. Platted lot. ~80ft frontage on Niemi St to the west, ~205ft deep. ~0.37 acres. Cleared lot with mature tree coverage. This place is a sight. Beat up single wide mobile, with some boards serving as the exterior in spots. Looks like the roof may have been tarped up. Fenced in area, almost stockade style. More than one dog, and they love to bark. Doesn't smell to great near the gate. There's a light on, so it appears some utilities are active. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 5; 45; 33; 17; 6 (see key for full text) Summer Tax Due: \$74.28	3942 NEIMI DR HARRISON	\$1,813.36
1917	Parcel ID: 007-180-009-00; Legal Description: T19N R4W SEC 16. LOT 9 CAMPBELL'S SUB. Comments: Platted lot ~72 ft road frontage on Homer Rd to the south, ~225 on Oakgrove Rd to the west. Vacant, wooded, generally flat land. Nice neighborhood, essentially right up the road from the north side of Budd Lake. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$17.85		\$932.32
1918	Parcel ID: 007-350-003-10; Legal Description: T19N R4W SEC 8. 1960 JILL JANET. LOTS 3 & 4 MOBILE HOME VILLAGE. Comments: This parcel consists of two platted lots. The plat map suggests there is a private utility easement between the two. ~160 ft road frontage on Jill Janet St, ~145 ft deep. Parcel shape is slightly out of square. ~0.47 acres. Clear parcel. The roof on this modular is cooked. Water infiltration is pretty much everywhere, but most pronounced on the south portion of the house. Black mold is evident in many portions of the ceilings, and a fine layer of mold (black or otherwise) looks to be over basically every surface. This appears to be a well and septic area; saw the septic, missed the well head. No reason to believe it's not here given the interior. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 5; 32; 17; 30 (see key for full text) Summer Tax Due: \$249.03	1960 JILL JANET ST HARRISON	\$6,616.62
1919	Parcel ID: 007-475-278-00; Legal Description: T19N R4W SEC 24. 8734 E TOWNLINE. LOT 278 TOWNLINE WILDS #2. Comments: Platted lot, ~65 ft frontage on E Townline Lake Rd to the north, ~135 ft deep. Vacant, wooded land and sits below road grade. This property looks wet and mucky. It is not going to be buildable. Ownership of this land may provide the ability to utilize the adjacent chain of lakes. Interested bidders are encouraged to investigate this thoroughly as we were not able to locate the specifics on this or the existence of an association, but there may be one. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$5.16		\$782.01

1920	<p>Parcel ID: 008-110-473-00; Legal Description: T19N R3W SEC 19. 6650 LAKE ST. LOT 473 DODGE CITY NO 4. Comments: ~0.31a. Platted lot, ~62 ft frontage on Lake St to the north, ~210 ft deep. ~64 ft frontage on a the narrows of Haven Lake, and then connected to several other lakes. Under 5 miles east of Harrison. Seems a promising location, quaint beachfront community. Plenty of yard. Not a lot of cottage, but it's in surprisingly good shape. Doesn't even really smell musty inside. Older shingle roof looks end of life. No real signs of water infiltration inside, just a little drooping tile in one of the bedrooms. Looks like this thing was plumbed in. Septic tank location is pretty easy to see. If there's still a well, it could be hidden in one of the two storage sheds. Floors seem solid. Everything seems solid. Give it a polish. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$246.39</p>	6650 LAKE ST HARRISON	\$5,294.22
1921	<p>Parcel ID: 008-210-114-00; Legal Description: T19N R3W SEC 19. 6819 CARPENTER RD. LOT 114 TOWNLINE WILDS #1. Comments: Platted lot, ~65 ft road frontage on Carpenter Rd to the south, ~140 ft deep m/l. ~0.23 acres. Parcel shape slightly out of square. Good tree coverage. Minor junk and debris around the structure. Abandoned boat in the back. Most of the debris seems construction related. This tracks; looks like the addition was done within the last 5 years. Work is incomplete, but they've got the well inside, water softener, etc. Wiring looks incomplete as well. Some water infiltration coming in the peak of the addition judging from the insulation. Siding is incomplete. Looks like somebody could take this project all way home. The well location is very unfortunate, not sure what the plan was there. Toilet is mounted, sink is plumbed; have to assume there's septic as well. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 50; 5; 21 (see key for full text) Summer Tax Due: \$103.62</p>		\$2,701.68
1922	<p>Parcel ID: 009-060-290-00; Legal Description: T18N R6W SEC 24. LOT 290 BIRCHWOOD HEIGHTS. Comments: Single platted lot, ~0.25 acres. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.54</p>		\$887.40
1923	<p>Parcel ID: 009-500-069-00; Legal Description: T18N R6W SEC 23. LOT 69 PINEHURST ESTATES. Comments: Single platted lot, ~0.32 acres. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.54</p>		\$887.40
1924	<p>Parcel ID: 009-780-049-00; Legal Description: T18N R6W SEC 24. LOT 49 WOODLAND HEIGHTS. Comments: Single platted lot, ~0.62 Acre Vacant parcel. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.39</p>		\$911.74
1925	<p>Parcel ID: 010-240-032-00; Legal Description: T18N R5W SEC 7. LOT 32 HOLMES DEVELOPMENT NO 1. Comments: Platted lot, ~60 ft frontage on Holmes Dr to the east, ~120 ft deep. Near the south end of Shingle Lake, west of Lake George. Rural residential area. Flat lot, good tree coverage. Looks to have been formerly occupied by a camper trailer. Electric, septic, and well on site. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. There are three adjacent lots in our auction, LOT#1926 is south of this parcel, and LOT#1927 is south of LOT#1926. Buy two or three adjacent and you'll have more space to work with! Summer Tax Due: \$2.55</p>		\$523.29
1926	<p>Parcel ID: 010-240-033-00; Legal Description: T18N R5W SEC 7. LOT 33 HOLMES DEVELOPMENT NO 1. Comments: Platted lot, ~60 ft frontage on Holmes Dr to the east, ~120 ft deep. Near the south end of Shingle Lake, west of Lake George. Half cleared, half wooded. Shed fairly centered on the property, and what may be an outhouse in a rear corner. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. There are three adjacent lots in our auction, LOT#1925 is north of this parcel, and LOT#1927 is south of this parcel. Buy two or three adjacent and you'll have more space to work with! Summer Tax Due: \$2.55</p>		\$523.29

1927	Parcel ID: 010-240-034-01; Legal Description: T18N R5W SEC 7. LOT 34 & N 1/2 OF LOT 35 HOLMES DEVELOPMENT NO 1. Comments: Platted lot (and a half!), ~90 ft frontage on Holmes Dr to the east, ~120 ft deep. Near the south end of Shingle Lake, west of Lake George. Vacant, wooded land. Portions of this parcel look mucky/swampy. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. There are three adjacent lots in our auction, LOT#1926 is north of this parcel, and LOT#1925 is north of LOT#1926. Buy two or three adjacent and you'll have more space to work with! Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$16.90		\$727.60
1928	Parcel ID: 010-560-132-50; Legal Description: T18N R5W SEC 22. 832 HILL ST. W 1/2 OF LOT 132 1ST ADDITION TO SUMMER SET. Comments: This parcel consists of a portion of a platted lot. ~70 ft frontage on Hill St to the north, ~200 ft deep. Slightly out of square at the north. Cottage has suffered a fire, and is taped off. No idea how extensive the damage, but let's assume the worst. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 11; 42 (see key for full text) Summer Tax Due: \$224.63	832 HILL ST HARRISON	\$4,026.61
1929	Parcel ID: 010-700-385-00; Legal Description: T18N R5W SEC 26-35. LOT 385 WHITE BIRCH LAKES OF CLARE #3. Comments: Near a dead end. Parcel lies below road grade. Uncertain if electricity has come down this road. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.84 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$61.06	FARWELL	\$1,468.24
1930	Parcel ID: 010-740-838-00; Legal Description: T18N R5W SEC 27-34-35. LOT 838 WHITE BIRCH LAKES OF CLARE #5. Comments: If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.92 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.04		\$1,077.46
1931	Parcel ID: 010-745-972-00; Legal Description: T18N R5W SEC 27. LOT 972 WHITE BIRCH LAKES OF CLARE #6. Comments: Vacant, wooded land. Rolling terrain. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.87 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.04		\$1,077.46
1932	Parcel ID: 010-746-131-00; Legal Description: T18N R5W SEC 27. LOT 1131 WHITE BIRCH LAKES OF CLARE #6. Comments: Vacant, wooded land. Some measure of driveway access cut in. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.78 Acres. Lot 1933 is adjacent to the South. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.29		\$1,095.59
1933	Parcel ID: 010-746-132-02; Legal Description: T18N R5W SEC 27. LOT 1132 WHITE BIRCH LAKES OF CLARE #6. Comments: Partially cleared for campsite use. Electric service near roadside. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.83 Acres, lot 1932 is adjacent to the North Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.29		\$1,095.59
1935	Parcel ID: 013-300-140-01; Legal Description: T17N R6W SEC 22. 9375 S COOK AVE. LOT 140, 141, & 142 LAKEWOOD NO TWO. Comments: This parcel consists of three platted lots. ~225 ft frontage on Cook Ave to the west, ~200 ft on Smith St to the south. Nicely situated parcel, good combination of clear space and tree coverage. Well and septic appear to exist. Those are the real positives. Mobile home has been sorely used. Additions appear to be poorly constructed. Garage is packed full of trash. No interior access was obtained to the mobile home, but it appears to be largely empty and trashed within. Driveway off Smith. Natural Gas piped along Cook Rd. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 66; 47; 17 (see key for full text) Summer Tax Due: \$171.58	9375 S COOK AVE LAKE	\$2,385.55

1936	Parcel ID: 013-340-056-00; Legal Description: T17N R6W SEC 21. 1772 CEDAR DR. LOT 56 PLA-LAND SUPERVISORS PLAT OF. Comments: Platted lot, ~60 ft frontage on Cedar Dr to the south, ~110 ft deep. ~0.15 acres. This place is beat. Numerous boarded windows, vandalism, garbage, cats running in and out. Septic field appears to be disturbed. No surprise. Couldn't begin to get a real sense of the place until all the filth is removed. Natural gas appears to be piped at the intersection, uncertain if it comes down this road. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 47; 63; 66; 72 (see key for full text) Summer Tax Due: \$235.97	1772 CEDAR DR LAKE	\$3,351.26
1937	Parcel ID: 013-350-137-00; Legal Description: T17N R6W SEC 21. LOT 137 ADD NO 1 PLA-LAND. Comments: Single platted lot, ~60 ft frontage on Maple St to the south, ~110 ft deep. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$8.80		\$708.55
1938	Parcel ID: 013-350-138-00; Legal Description: T17N R6W SEC 21. LOT 138 ADD NO 1 PLA-LAND. Comments: Single platted lot, ~60 ft frontage on Maple St to the south, ~110 ft deep. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$8.80		\$708.55
1939	Parcel ID: 014-015-400-21; Legal Description: T17N R5W SEC 15. 8866 S FINLEY LAKE AVE. BEG N ALG E SEC L 658.7 FT FROM SE SEC COR TH N 300 FT TH W TO AA/RR R/W TH SE'LY ALG SAID R/W TO A PT W OF POB TH E TO POB. Comments: This parcel is occupied. Please respect their privacy. ~300 ft frontage on Finley Lake Rd, ~890 ft deep m/l. ~6.2 acres. Parcel runs on a diagonal to a railroad at the west end. Overton Creek also runs through this portion of the parcel, and the ground in that area may be wet and mucky. No real opportunity for more details given the occupancy. Plenty of personal property and uncollected trash in the front. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 66; 6; 17; 33 (see key for full text) Summer Tax Due: \$476.23	8866 S FINLEY LAKE AVE FARWELL	\$5,018.40
1940	Parcel ID: 014-031-400-09; Legal Description: T17N R5W SEC 31. 5517 W NORTH COUNTY LINE RD. BEG W ALG S SEC L 1075.65 FT FROM SE SEC COR TH W 521.77 FT TH N 417.42 FT TH E 521.77 FT TH S 417.42 FT TO POB. Comments: ~520 ft frontage on W N County Line Rd, ~422 ft deep. Big old spread, out in the sticks. Fairly clear lot at the 'roadside' (two track, follows the electric easement). Plenty of tree coverage. Mobile home, camper trailer, weird little cabin, and minor outbuildings. Roofs appear to be some corrugated material over tarp. Interesting construction technique. Mobile looks long abandoned, and not particularly worthwhile. The cabin wouldn't be noteworthy save for the incredibly solid foundation, and the very interesting appointments. Given the roof decay, you'd think the inside would be worse; feels pretty solid. It's just two small rooms, almost like tree fort, but not in a tree. Any traffic down here would be unusual; there's likely only a handful of people who ever need to come down here. This is about as out of the way as it gets for something you can drive to. Looks like a good site for those so inclined. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 32; 5; 17 (see key for full text) Summer Tax Due: \$205.01	5517 W NORTH COUNTY LINE RD LAKE	\$5,432.77
1941	Parcel ID: 014-240-014-10; Legal Description: T17N R5W SEC 11. 1245 ZIGGY RD. LOTS 14-15-16 FERGUSON LAKE SUB PLAT OF. Comments: This parcel is occupied. This parcel consists of three platted lots. ~240 ft road frontage, ~120 ft deep. Additional Disclosures: 17; 6; 33 (see key for full text) Summer Tax Due: \$513.12	1245 ZIGGY RD FARWELL	\$12,243.96
1942	Parcel ID: 014-300-050-00; Legal Description: T17N R5W SEC 6. 5644 LORANGER DR. LOT 50 HILL HAVEN NO 1. Comments: This parcel is occupied. Please respect their privacy. Platted lot, ~75 ft frontage on Loranger Dr to the south, ~150 ft deep. Generally clear land, some mature trees in the front. Looks like an older cottage with addition. Looks like it could use some TLC, but that's as far as we can go given the occupancy. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$268.79	5644 LORANGER DR LAKE	\$4,755.35

1943	<p>Parcel ID: 014-360-146-00; Legal Description: T17N R5W SEC 6. 5251 SUMMIT CT. LOT 146 HILL HAVEN NO 4. Comments: Single platted lot, odd shaped parcel on a cul-de-sac. ~43 ft frontage on Summit Ct, ~122 ft deep. ~0.26 acres. This property looks over a channel that connects to Half Moon Lake however there is a private parcel that surrounds the properties in this cul de sac so the new owner of this property would have to get permission from this private property owner to access the channel. At the time of visit, this channel looked to be more of a swamp. Structure is an A frame with additions. Plenty of exterior issues here. Some visible rot to exposed framing. Missing shingles, etc. The roof pitch is likely really helping keep this from being any worse. Interior appears to have not been accessed in some time. Mold and water infiltration observed. SW corner of the floor seems to be sinking in. Basement access is separate, and it appears somebody worked their way in. Mechanicals appear intact. Structure appears to be in no danger of sliding down the hill. Decks are done for. This will be a project. This is one of five A frames at the end of the cul-de-sac, and certainly the worst of the bunch. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 32; 5 (see key for full text)</p> <p>Summer Tax Due: \$166.50</p>	5251 SUMMIT CT LAKE	\$4,499.68
1944	<p>Parcel ID: 014-640-029-00; Legal Description: T17N R5W SEC 13. 8698 S OLD STATE AVE. LOT 29 REISS SUB #2 SUPERVISOR'S PLAT OF. Comments: Single platted lot. ~50 ft frontage on S Old State Ave to the east, ~195 ft deep. At the west side of Lake Thirteen. Lake is visible across the road. Looks like a fully vacant parcel from the road. Foundation rubble within the trees. Small outbuilding in the back of no real value. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. This property is adjacent to LOT#1945 in our auction.</p> <p>Summer Tax Due: \$19.91</p>	8698 S OLD STATE AVE FARWELL	\$870.65
1945	<p>Parcel ID: 014-640-030-00; Legal Description: T17N R5W SEC 13. LOTS 30 & 31 REISS SUB #2 SUPERVISOR'S PLAT OF. Comments: Two platted lots. ~100 ft frontage, ~195 ft deep. On the west side of Lake Thirteen. Lake is viewable across the road. Aerial mapping suggests a structure hiding on the trees. That structure is a big old dilapidated pole barn full of trash. You might get some mileage out of this thing if you clean out the garbage, put on a new roof, at a minimum. No idea what utilities may have been here, if any. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. This property is adjacent to LOT#1944 in our auction. Additional Disclosures: 5; 66 (see key for full text)</p> <p>Summer Tax Due: \$70.52</p>		\$1,596.40
1946	<p>Parcel ID: 015-200-012-00; Legal Description: T17N R4W SEC 9. LOT 12 FIVE LAKES SUB. Comments: Single platted lot, ~66 ft frontage on Lone Pine Rd to the SW, ~160 ft deep. Near the east side of the lake. Please look into the building restrictions; a single lot is unlikely to be enough to build a house and we've been told that per the association's building restrictions you will not be able to build an auxiliary building (i.e. barn, garage, etc.) without the existence of an adjacent dwelling. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$19.19</p>		\$834.99
1947	<p>Parcel ID: 015-360-006-00; Legal Description: T17N R4W SEC 18. 8981 LORRAINE DR. LOT 6 LAKESIDE RESORTS SUB. Comments: Single platted lot, ~60 ft frontage on Lorraine Dr to the south, ~130 ft deep. ~0.16 acres. Frontage on Otter Lake to the east. Mobile doesn't appear explicitly occupied, but the adjacent one is. The adjacent parcel to the south is also up for auction as LOT#1948 and shares common former ownership, and is certainly occupied. Mobile appears old and sorely used. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$164.16</p>	8981 LORRAINE DR FARWELL	\$3,737.66
1948	<p>Parcel ID: 015-360-007-00; Legal Description: T17N R4W SEC 18. 8991 LORRAINE DR. LOT 7 LAKESIDE RESORTS SUB. Comments: This parcel is occupied. Please respect their privacy. Single platted lot, ~60 ft frontage on Lorraine Dr to the south, ~130 ft deep. ~0.17 acres. Frontage on Otter Lake to the east. Older, run down mobile home. Lights are on. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. This property is adjacent to LOT#1947 in our auction. Additional Disclosures: 6; 17; 33 (see key for full text)</p> <p>Summer Tax Due: \$226.13</p>	8991 LORRAINE DR FARWELL	\$4,942.42

1949	<p>Parcel ID: 070-028-201-11; Legal Description: T19N R4W SEC 28. 322 E ELM ST. BEG 241 FT W OF NW COR OF LOT 1 BLK 4 MILLS ADD TH S 92 FT TH W 42 FT TH N 92 FT TH E 42 FT TO POB. Comments: ~40 ft frontage on E Elm St to the north, ~90 ft deep. ~0.08 acres Between the US127 Business loop and the south end of Budd Lake. Cozy lot in a nice area. Numerous vehicles, misc. junk and debris. Mobile home is enclosed under a pole structure. No occupants present at time of visit, but it feels like somebody has been stopping by at the very least. Likely to be some garbage/sanitation issues within. Meter has been removed, but there's a generator out back. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 6; 33; 21; 66 (see key for full text)</p> <p>Summer Tax Due: \$239.09</p>	322 E ELM ST HARRISON	\$12,952.77
1950	<p>Parcel ID: 070-316-007-01; Legal Description: T19N R4W SEC 21. 522 SAGINAW ST. LOTS 7 & 8 BLK 16 HARRISON HEIGHTS 1ST ADD CITY OF HARRISON. Comments: May have been recently occupied. Power is off, and the place does not appear to be livable, but it may be getting periodic visits. This parcel consists of two platted lots. ~100 ft frontage on Saginaw St to the north, ~100 ft deep. ~0.22a. Located roughly between Budd Lake and Little Long Lake. Generally a nice and cute neighborhood. Quiet road. Grounds are strewn with debris and garbage. Shed has a tree resting on it. Rotting food and trash near the back door. Looks like an older structure with one or two additions. Rear kitchen addition is suffering from roof decay. Some mold in the interior. Place is packed full of contents, dirty dishes, and all kinds of nastiness. Floors seem solid. Difficult to get much more of a sense of the place with all the stuff in the way. Some rot through the exterior wall under the sink, at the minimum. Power was off at the meter, gas was still running. Let's go ahead and turn that pilot light off. The area appears to be well and septic, but those were not definitively located for this parcel. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 6; 32; 66; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,579.33</p>	522 SAGINAW ST HARRISON	\$7,073.49
1951	<p>Parcel ID: 070-815-004-01; Legal Description: T19N R4W SEC 21. 293 W BIRCH ST. W 1/2 OF LOT 4 & LOT 5 BLK 15 WILSON'S ADD CITY OF HARRISON. Comments: This property is occupied. Please respect their privacy. This parcel consists of one and a half platted lots. ~99 ft frontage on Birch St to the north, ~130 ft deep. ~0.29 acres. Spacious yard, on a hill. Appears to be a smaller original house that's been added onto over time. Older roof. Place needs TLC, but does not seem in disrepair. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$731.42</p>	293 W BIRCH ST HARRISON	\$4,231.39

Isabella

Lot #	Lot Information	Address	Min. Bid
7800	Parcel ID: 02-007-20-001-04; Legal Description: COM AT NW COR OF LOT 3 OF RIVERSIDE ESTATES TH N 0D 48M W 39.86 FT TO TRUE POB; TH N 80D 33M 30S W 33 FT N 2D 07M 37S W 455.2 FT N 73D 13M 42S E 84.7 FT TH S 24D 49M 44S E S 19D 00M 50S W 129.45 FT TH S 1D 12M 54S W 153.16 FT TH N 80D 12M 03S W 91.5 FT TO POB. Comments: Property is inaccessible or water-locked, I suppose! The parcel measures 1.48 acres. The river is on the northern, eastern, and southern sides of the property. The other half of the island is another parcel. Get yourself a canoe and have yourself a nice little camp spot! Maybe, you'd have to check if you can camp here first Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$96.91	Island/Chippewa River	\$2,090.80
7801	Parcel ID: 02-013-20-006-00; Legal Description: A PARCEL COM AT THE E 1/4 COR OF SEC 13; TH N 331.25 FT W 2660.9 FT TH S 331.23FT TH E 2667.68 FTTO POB EXCEPT THE W 10 ACRES THEREOF. Comments: Property is a ~10 acre mostly wooded parcel with a rundown mobile home and a garage. Mobile home is probably beyond repair, heavy floor heaving and water issues from the roof and such. Probably a dumpster's worth of property in the yard alone not including dilapidated vehicles and boats. Going to be a lot of clean up here but the property is nice and is on a quiet not too busy paved road. I did see a propane tank and well housing not sure of the status of that. The lot is in overall rough shape with garbage and the like but it could be cleaned up and repurposed Additional Disclosures: 17; 5; 21 (see key for full text) Summer Tax Due: \$368.77	2490 S EAST COUNTY LINE RD MT PLEASANT MI	\$5,069.28
7802	Parcel ID: 02-027-10-002-04; Legal Description: COM 277 FT W OF N 1/4 COR OF SEC 27; TH W 119 FT S 165 FT E 119 FT N 165 FT TO POB. Comments: This place is just beyond repair, don't believe there's any way around it. The roof is collapsing across the entire home. We did manage to snap a picture from the window but the house is so overgrown that no pictures can be really taken from the outside. This one needs to go. I did see the well housing, so there's that. Might be of use. Also trailer is dilapidated in the driveway, and lots of other junk throughout the yard. The property itself is a wooded ~0.45-acre lot and would be nice with another house on it. Houses in the vicinity are decent and kept up well Additional Disclosures: 5; 33; 21; 17; 36 (see key for full text) Summer Tax Due: \$68.24	9470 E BROOMFIELD RD MT PLEASANT MI 48858	\$1,679.79
7803	Parcel ID: 08-018-40-010-00; Legal Description: BEG AT S 1/4 COR SEC 18; TH E 511.80 FT TH N 0D 57M 30S E 270.10 FT W TO N - S 1/4 LINE OF SEC 18 TH S ALG THE 1/4 LINE BACK TO POB. Comments: The property is a mobile home on ~3.15 acres. Looks to be in fair condition. Propane tank visible, and it looks like they have a "garden" area in the back corner. Appears to be a shared driveway with the neighboring property and a private road. Property is currently occupied, so pictures were limited to the outside from the driveway only. Half a mile from the Littlefield boat launch. On a quiet country dirt road Additional Disclosures: 21; 6; 17; 33 (see key for full text) Summer Tax Due: \$716.45	5307 W STEVENSON LAKE RD LAKE MI	\$2,443.78
7804	Parcel ID: 09-029-20-003-02; Legal Description: COM AT NW COR OF E 1/2 OF NW 1/4; E 20 RODS S 16 RODS W 20 RODS N 16 RODS TO POB. Comments: Currently occupied so pictures were limited to being taken from the street. Property is a single story ranch style home with an attached garage and a pole barn with a metal roof in the back. Property has a few trees on it and looks kept up for the most part. Looks in decent condition. Not sure of the foundation type but it does not look to have windows or be of basement height. Pole barn in the back looks pretty nice from what I can see. It could be aluminum siding or thick slat vinyl. Nice quiet country road with lots of energy production in the area, ie solar and wind. ~2 acres Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$1,204.00	1350 E BEAL CITY RD MOUNT PLEASANT MI	\$8,838.21
7805	Parcel ID: 11-015-20-001-01; Legal Description: S 208 FT OF E 214 FT OF N 1/2 OF NE 1/4 SEC 15. Comments: A rough shed and a mobile pad sitting on one acre. Looks like it was a garage that they covered the door and added a regular access. Inside doesn't look terrible but the outside needs fixing up. Didn't see a propane tank or gas hookup. Very quiet country road right next to a large farm. Lots of windmills in the area. ~1 acre Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$43.67	3751 N VANDECAR RD MT PLEASANT MI	\$1,446.26

7806	<p>Parcel ID: 11-019-30-001-02; Legal Description: LAND COM AT A PT 330 FT S OF NE COR OF SW 1/4 OF SEC 19 RUN; TH W 300 FT S 165 FT E 300 FT N 165 FT TO POB. Comments: Property is approximately ~1.1 acres and contains a double-wide manufactured home in fairly rough condition with a very nice pole barn and a large Shed/Kennel. Did not get inside because she was locked up pretty tight but I got enough pictures to show the story of get the dumpsters ready. Roof looks in rough shape but I don't see anything collapsing. The pole barn seems like brand new and that's worth the property alone. The foundation appears to be intact and is block on the home. Nice 5 foot fencing around the backyard for dogs and a deck that needs to be redone for sure. Quiet paved road and close to Weidman. Additional Disclosures: 66; 21; 33; 17 (see key for full text)</p> <p>Summer Tax Due: \$602.74</p>	2561 N JOHNSON RD WEIDMAN MI	\$5,887.94
7807	<p>Parcel ID: 11-034-20-002-05; Legal Description: COM AT NE COR SEC 34; TH N 89DEG 17MIN 21SEC W 160FT TH S 0DEG 7MIN 10SEC E 318FT TH S 80DEG 46MIN 9SEC E 81.07FT TH S 89DEG 21MIN 26SEC E 84 19FT TH N 0DEG 50MIN 50SEC W 330FT TO POB. Comments: One Story House on Jordan Rd. in Nottawa Township that sits on ~1.2 acres. House has attached 2 car garage and shows signs of deferred maintenance. We believe this has been sitting vacant for awhile but appears to still be solid. This property is a good candidate for rehabilitation. Additional Disclosures: 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$405.71</p>	2025 W JORDAN RD MOUNT PLEASANT MI	\$5,306.07
7808	<p>Parcel ID: 12-011-40-002-02; Legal Description: PART OF E 1/2 OF SW 1/4 OF SE 1/4. COM 10 RODS E OF SW COR OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 SEC 11 TH N 16 RODS E 10 RODS S 16 RTODS W 10 RODS TO POB. Comments: Property is a mobile home on ~one acre of property. The house/yard is heavily overgrown and has at least half a dumpster worth of junk strewn throughout. A couple of rundown sheds in the back, but they could probably be fixed up. Home was screwed shut or something was blocking the door, we could not open it up. Got some pictures from the windows, and it doesn't look to be in terrible shape, but it needs to be cleaned up. Does not seem to be in terrible condition, and the metal roof seems to be holding up. Quiet Country Rd with mostly houses in the vicinity. Additional Disclosures: 33; 17; 21 (see key for full text)</p> <p>Summer Tax Due: \$207.12</p>	7322 W BLANCHARD RD BLANCHARD MI	\$2,346.61
7809	<p>Parcel ID: 12-050-00-130-00; Legal Description: VILLAGE OF BLANCHARD ENTIRE BLK 18. Comments: Is parcel measures ~270 feet by ~250 feet and is kind of a valley with a hill. The big problem is that running through the middle of the property is a road, and I'm sure there's some type of easement for that road. Other than that, just a couple of nice trees and some tall grass, just outside of Blanchard by 1/4 mile. Additional Disclosures: 30 (see key for full text)</p> <p>Summer Tax Due: \$81.96</p>	625 MAIN ST BLANCHARD MI	\$2,133.12
7810	<p>Parcel ID: 13-004-10-002-00; Legal Description: NW 1/4 OF NW 1/4 SECT 4. Comments: Property is a ~40-acre parcel off Vernon Rd and N Wymann Rd. Looks like it has some wetland areas on the West side of the property. Maybe a small creek runs through. The house is an older two-story home currently occupied, so pictures were limited to quick driveway shots. Looks like it has a storage building with a collapsing roof, but the house itself doesn't look to be in terrible condition, and the roof looks semi-decent. Big parcel here, get your bids ready! Additional Disclosures: 6; 33; 41; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,304.43</p>	5792 N WYMAN RD LAKE MI	\$8,782.47
7811	<p>Parcel ID: 13-008-30-005-00; Legal Description: S 283FT OF W 300FT OF S 1/2 OF SW 1/4 SEC 8. Comments: Property is a vacant wooded lot with power lines on the West side. Looks like a little hunting shack. The property has the Chippewa River running through the middle. Quiet country road and peaceful rural setting. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$171.76</p>	N SHERMAN RD WEIDMAN MI	\$1,591.66

7812	<p>Parcel ID: 13-023-10-002-01; Legal Description: SURVEY FOR LIGHTHOUSE SHORES INC LIBER 003 PAGE 49-58 PARCEL N DESC AS COM S 89DEG 29MIN 58SEC E 308.6FT FROM NW COR SEC 23 TH S 89DEG 29MIN 58SEC E 171.6FT TH S 29DEG 28MIN 35SEC E 3032.66FT TH N 32DEG 12MIN 19SEC W 3121.94FT TO POB SUBJ TO PARK USE BY PROPERTY OWNERS W/N ANY PART OF FOLLOWING THAT FALLS W/N ABOVE DESCRIPTION. COM NE COR SEC 22 TH S 89DEG 19MIN 56SEC W 445.21FT & S 0DEG 30MIN 49SEC W 2802.63FT & S 89DEG 54MIN 30SEC E 400FT TO POB TH S 89DEG 54MIN 30SEC E 1024.38FT TH S 89DEG 39MIN 15SEC E 1975.4FT TH E 2227.02FT TH N 89DEG 29MIN 58 SEC W 21.34.4FT TH S 21DEG 19MIN 24SEC E 2396.13FT TO POB. Comments: Property is a triangular wedge wedge-shaped parcel measuring 5.17 acres. As a hunting camp for somebody, there is an abandoned travel trailer and a deer blind back on the property. No other structure is visible or seen. Nice woods and a field out in the middle, so I see where he was going with the hunting blind set up. He must have had permission from the neighbors to hunt that property, I'm hoping. Nice quiet country road Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$653.65</p>	7847 W WEIDMAN RD WEIDMAN MI	\$4,209.05
7813	<p>Parcel ID: 13-081-00-084-00; Legal Description: LAKE OF THE HILLS SUBD #1 Lot 84. Comments: Vacant wooded lot with some light terrain issues. 60 foot wide by 200 foot deep and moderately wooded across the street from lake houses on Lake of the Hills. Nice rural Michigan Lake Community. May be part of an association. Additional Disclosures: 49; 16 (see key for full text) Summer Tax Due: \$57.90</p>	W Shore Dr Weidman MI	\$1,420.46
7814	<p>Parcel ID: 13-091-00-105-01; Legal Description: OJIBWA RECREATION PLAT Lots 105 & 106. Comments: Property is a manufactured home on a block foundation on 0.41 acres. Vinyl siding and the roof looks older but fair. Looks like there's a little shed in the backyard. And a wheelchair ramp in the front. Can't be sure but I would guess this the rock in the front yard to be the well housing. Nice wooded lot and across the street from Lake Windaga. Nice little northern Michigan Lake neighborhood Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$434.61</p>	5238 TILMANN LN WEIDMAN MI	\$3,078.86
7815	<p>Parcel ID: 13-095-00-323-00; Legal Description: OJIBWA RECREATION PLAT #5 Lot 323. Comments: Property includes an abandoned mobile home with a couple steel sheds. Front porch addition built on. Not sure if it's salvageable or not, it's a mobile . Looks like some animal damage things are going on and they may have been trying to set it up as an indoor garden in the back bedroom. Did not locate well housing but I think it's under a pile of junk in the back . Really nice property just needs to be cleaned up and put back to use! Property is a triangle shape parcel measuring 0.36 acres. Across the street from the lake with a beautiful view and a park with basketball court. Looks like it's where most people store their row boats! Really nice location, Northern Michigan Lake community. Additional Disclosures: 16; 17 (see key for full text) Summer Tax Due: \$456.18</p>	7753 WINDOGA LAKE DR WEIDMAN MI	\$2,993.58
7816	<p>Parcel ID: 13-096-00-436-00; Legal Description: OJIBWA RECREATION PLAT #6 Lot 436. Comments: Slightly less trapezoidal than the other lot this lot is also terrain challenged and Heavily wooded as well. Sits lower off the road. Not sure if this one will be buildable, it does have a tiny drainage creek running through it . Bring your mosquito spray! Nice northern Michigan Lake community with access to private lakes. According to the attached plat map, there is a 5' drainage easement on the south border of the parcel. Additional Disclosures: 16; 49; 30 (see key for full text) Summer Tax Due: \$117.41</p>	7726 SCHAUM DR WEIDMAN MI	\$1,323.69
7817	<p>Parcel ID: 13-096-00-437-00; Legal Description: OJIBWA RECREATION PLAT #6 Lot 437. Comments: Property is a vacant wooded parcel with some terrain challenges. Trapezoid like shape with 60 foot of road frontage. Measuring ~0.89 acres and lots of little hills and property sits lower off the road. Wish I would've brought my mosquito spray. Nice little northern Michigan Lake community with access to private lakes. According to the attached plat map, there is a 5' drainage easement on the North border of the parcel. Additional Disclosures: 16; 49; 30 (see key for full text) Summer Tax Due: \$160.50</p>	7716 SCHAUM DR WEIDMAN MI	\$1,536.06

7818	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 13-097-00-473-00; Legal Description: OJIBWA RECREATION PLAT #7 Lot 473. Comments: Property consists of 2 platted lots, ~0.68 acres. Property contains a mobile home with a roof built on and in addition built onto the front. Overall very poor condition and probably not salvageable. However is very nice with some large trees and an area already cleared out for whatever you would want to do here! Well semi cleared out, you have to get rid of the mobile that's here. Other than that very nice northern Michigan community with a quiet peaceful atmosphere. Lot 7820 is adjacent to the east. Additional Disclosures: 17; 66; 16 (see key for full text)</p> <p>(2 of 2) Parcel ID: 13-097-00-474-00; Legal Description: OJIBWA RECREATION PLAT #7 Lot 474. Summer Tax Due: \$614.28</p>	<p>7838 WILDERNESS DR WEIDMAN MI;</p> <p>7820 WILDERNESS DR WEIDMAN MI</p>	\$4,517.85
7820	<p>Parcel ID: 13-097-00-475-00; Legal Description: OJIBWA RECREATION PLAT #7 Lot 475. Comments: The property is a vacant wooded lot measuring 0.34 acres on wilderness trail. Property slopes to the NE probably 15 feet down. Heavily wooded with some larger trees and lots of smaller trees. Nice northern Michigan Lake community with Private lakes nearby! Auction lot 7818 is adjacent to the West. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$93.24</p>	7802 WILDERNESS DR	\$700.41
7821	<p>Parcel ID: 14-072-00-005-00; Legal Description: GARDEN GROVE #2 Block #1; W 1/2 Lot 5 & S 38FT OF Lot 4; EXC US27 ROW INCLUDES MOBILE HOME SERIAL # PWI-20139A/B. Comments: Appears to be occupied or recently occupied. Home is a double-wide manufactured with vinyl siding, shingles and I can't tell if there is a foundation because of skirting, but I'm guessing not. Property is generally not kept up but the yard has been mowed recently. Privacy fence in the back can't see very much. Mostly mobiles in the area, close to businesses and lots of amenities including the casino! ~0.39 Acres. Additional Disclosures: 6; 17; 33; 21 (see key for full text) Summer Tax Due: \$331.84</p>	2187 1ST ST MOUNT PLEASANT MI	\$9,217.15
7822	<p>Parcel ID: 16-008-30-002-00; Legal Description: Part of Sect 08 - SE 1/4 OF SW 1/4. Comments: Property is a 40 acre parcel on Grass Lake Rd. To be fenced in with barbed wire around the perimeter. Property has an old block-built house that looks like it's in rough shape but livable condition (Don't quote me on that). Property is currently occupied by a non cooperative party so pictures were limited to the road. Property appears to have some farm fields, Woods and possible wetland areas. Mobile home looks pretty dilapidated and sits behind the house. Looks like lots of other vehicles, trailers etc strewn throughout 40 acres but not a junkyard by any means. Nice peaceful quiet country rural setting. Additional Disclosures: 67; 17; 21; 6; 33 (see key for full text) Summer Tax Due: \$986.73</p>	7385 E GRASS LAKE RD CLARE MI	\$9,832.19
7823	<p>Parcel ID: 17-000-07-104-00; Legal Description: GREENFIELD ACRES Lot 4 & N 1/2 Lot 5. Comments: Property is a single story ranch style home with an attached 1 1/2 car garage. House looks to be in relatively good shape. Looks older but looks good. Block Foundation looks solid. Siding is in good condition. Just needs to be cleaned up cleaned out and flipped around! Close to lots of businesses and amenities and did I mention the casino? Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$4,571.89</p>	204 GREENFIELD DR MOUNT PLEASANT MI	\$22,024.68
7824	<p>Parcel ID: 17-000-08-507-00; Legal Description: KINNEY ADD Lot 7 of BLOCK 1. Comments: Property is a vacant lot on the corner of Arnold St and Lincoln Street measuring 0.21 acres. The lot is ~100 foot by ~210 feet and flat. There used to be a house here but it was demoed. Nice houses in the area with many of them updated and close to lots of businesses and business 127. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$15,857.05</p>	402 N ARNOLD ST MT PLEASANT MI	\$9,930.92
7825	<p>Parcel ID: 22-061-00-037-00; Legal Description: LAKE ISABELLA FOREST #1 Lot 37. Comments: Property is a 0.28 acre lot with heavy foliage and some large trees. Can't really see if the lot is level or buildable because it is very thick in foliage. Houses in the vicinity are nicer modulars and some houses. Nice rural Michigan Northern Community. Very peaceful and quiet Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$143.11</p>	1003 LAREDO DR WEIDMAN MI	\$1,403.04
7826	<p>Parcel ID: 22-061-00-152-00; Legal Description: LAKE ISABELLA FOREST #1 Lot 152. Comments: Property measures .38 acres and is lightly wooded with one very large tree. Property dips down slightly from the road but not wet by any means and has nice potential. Lots of modulars and other northern Michigan houses in the area. Nice quiet rural subdivision. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$102.66</p>	1021 SIESTA LN WEIDMAN MI	\$1,220.13

7827	Parcel ID: 22-061-00-155-00; Legal Description: LAKE ISABELLA FOREST #1 Lot 155. Comments: Property is a vacant lot measuring 0.42 acres. Very large tree in the front and a mobile home pad. A couple steel sheds that are in pretty rough shape and some general litter throughout the property. Could be a nice lot and houses in the vicinity are nicer and kept up well. Nice Northern Michigan community and lots of activities around! Additional Disclosures: 16; 62 (see key for full text) Summer Tax Due: \$128.55	1027 SIESTA LN LAKE ISABELLA MI	\$1,398.45
7828	Parcel ID: 22-062-00-274-00; Legal Description: LAKE ISABELLA FOREST #2 Lot 274. Comments: Vacant lot with tall grass and a couple shrubs. Shallow dits in the front of the property but along the road. The property is kind of split between the mowed by the neighbor and not mowed by the neighbor. Street is nice with mixture of a few homes and mostly mobiles. Nice quiet rural northern Michigan neighborhood. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$129.82	1032 CORDOBA LN WEIDMAN MI	\$1,883.47
7829	Parcel ID: 22-062-00-347-00; Legal Description: LAKE ISABELLA FOREST #2 Lot 347. Comments: Property is moderately wooded and looks to sit a little low off the road. Doesn't look really wet by any means. Has ferns and other foliage that need ground and soil. Communications pedestal in the front. Nice rural Michigan community and mostly manufactured homes within eyesight Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$130.09	1020 MADRID LN WEIDMAN MI	\$2,076.31
7830	Parcel ID: 22-062-00-401-00; Legal Description: LAKE ISABELLA FOREST #2 Lot 401. Comments: Property is a mobile home on 0.28 acres on Barcelona in Lake Isabella Forest. Pretty rundown but possibly salvageable, possibly folks, it's a mobile. Ceiling is not caving in anywhere and the siding is in relatively decent shape. Neighborhood is very quiet and peaceful with mostly mobiles and a few houses in eyesight. There's a propane tank in back but also gas meter hookup . Looks like the neighbor is taking care of the falling tree. ~0.29 Acres Additional Disclosures: 16; 17 (see key for full text) Summer Tax Due: \$386.21	1041 BARCELONA DR WEIDMAN MI	\$3,738.52
7831	Parcel ID: 22-072-00-120-00; Legal Description: LAKE ISABELLA PLAT #2 Lot 120. Comments: Property is a vacant wooded lot in a cul-de-sac on Granada. Measuring 0.18 acres And close to the lake. Looks like you could technically walk through the property up to the lake through the property that is owned by the association. Houses in the vicinity are very nice and neighborhood is very quiet and peaceful. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$118.02	2003 GRANADA CT WEIDMAN MI	\$1,398.74
7832	Parcel ID: 22-077-00-059-00; Legal Description: LAKE ISABELLA WOODS PLAT #1 Lot 59. Comments: Measuring 0.22 acres. Moderately wooded , heavier foliage by the road . Looks pretty flat and doesn't appear to be wet . Most of the houses on the street are mobiles . Nice quiet st . Nice northern Michigan community and a dead end cul-de-sac street. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$129.82	2006 SEQUOIA CT WEIDMAN MI	\$1,342.81

Mecosta

Lot #	Lot Information	Address	Min. Bid
4600	Parcel ID: 01 011 021 000; Legal Description: SEC 11 T16N R10W THAT PART OF NW 1/4 SE 1/4 & THAT PART OF GOVT LOT 7 WHICH WILL BE OVERFLOWED BY 35 FT DAM CONSTD IN SEC 10. Comments: Irregular shaped parcel in/along the Muskegon River. No known legal road access. Per the legal description and topographic map, it seems likely this parcel is underwater. Additional Disclosures: 14; 8; 41 (see key for full text) Summer Tax Due: TBA		\$861.93
4602	Parcel ID: 03 063 085 000; Legal Description: SEC4&5 T16N R08W LOT 85 LAKE MIRAMICHI SUB #2. Comments: Vacant land, below road grade. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.4 acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	23085 HURON TR EVART	\$1,108.17
4603	Parcel ID: 03 063 086 000; Legal Description: SEC4&5 T16N R08W LOT 86 LAKE MIRAMICHI SUB #2. Comments: Vacant land, below road grade. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	23086 HURON TR EVART	\$1,024.60
4604	Parcel ID: 03 064 101 000; Legal Description: SEC 04 T16N R08W LOT 101 LAKE MIRAMICHI SUB #3. Comments: Water tower at the top of the hill. Unknown if in use; it's got lots of graffiti. ATV trail leading up the hill. Lake is viewable across the way. The water tower really raises all kinds of questions regarding usage. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.65 acres. Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: TBA	23101 NAVAJO TRL EVART	\$721.95
4605	Parcel ID: 03 064 108 000; Legal Description: SEC 04 T16N R08W LOT 108 LAKE MIRAMICHI SUB #3. Comments: Vacant lot, above road grade. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.36 acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	23108 NAVAJO TRL EVART	\$742.35
4606	Parcel ID: 03 064 122 000; Legal Description: SEC 04 T16N R08W LOT 122 LAKE MIRAMICHI SUB #3. Comments: Vacant land, below road grade. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.34 acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	23122 MIRAMICHI DR EVART	\$811.71
4607	Parcel ID: 04 893 016 000; Legal Description: SEC 28 T16N R07W VILLAGE OF BARRYTON DIXONS ADD BLK 1, E 1/2 LOT 13 EXC 10 FT AS RECD IN L 289 PG 355 AND S 50 FT LOT 14. Comments: This parcel is occupied. Please respect their privacy. This parcel consists of portions of platted lots. ~105 ft road frontage on W Arthur St to the south, ~205 on S 30th Ave. House and detached garage face 30th. There's a tow yard adjacent to the north, and Barryton Elementary across the street to the south. Single story house built 1960. 200 foot well and 1000 gal septic, per the assessor. ~780 sq ft. Everything here appears to look good from the exterior. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: TBA	19789 30TH AVE BARRYTON	\$8,036.67
4609	Parcel ID: 08 006 013 001; Legal Description: SEC 06 T15N R07W W 3/4 E 1/2 SW 1/4 NE 1/4 AND N 539.8 FT OF E 1/2 E 1/2 E 1/2 SW 1/4 NE 1/4 THEREOF. Comments: This parcel appears to be occupied. Please respect their privacy. ~475 ft road frontage on Harding Rd to the south, ~1324 ft deep. Parcel shape is generally rectangular, with a slight L projecting to the east. Chained driveway in SE corner, leading well back into the property. Several cars can be seen at the end of the drive. Aerial imagery suggests there is some sort of structure in the SW portion of the parcel, and the shape would suggest a mobile home. The assessor information indicates... nothing. Additional Disclosures: 6; 21; 17; 33 (see key for full text) Summer Tax Due: TBA	HARDING RD BARRYTON	\$3,524.68

4610	Parcel ID: 08 054 016 001; Legal Description: SEC 08 T15N R07W PLEASANT POINT PART OF LOT 16 BEG AT SW COR LOT 16 TH N 1 DEG 2 M W ALG E LINE HARBOR DR 11.45 FT TH N 88 DEG 54 M E 180.06 FT TO W LINE OF CENTERLINE RD TH S 1 DEG 2 M E 11.50 FT TH S 88 DEG 55 M W ALG S LINE LOT 16 180.06 FT TO POB. Comments: A portion of a platted lot. Just under 12 ft of road frontage on Harbour Dr (to the west) and Center Line Rd (to the east). Plats are 180' deep. Private roads. This parcel is likely too small to be of much use. In addition to the undesirable layout, it looks like this parcel is utilized by the parcel to the south. It may be encroached by sheds or utilities from the adjacent parcels. The GIS imaging seems skewed and it will require a survey to know what the exact boundaries are. This is vacant land and does not include any of the structures around it. In person, it appears to be a pass through. Fair warning: This parcel sold on this site three years ago with much of the same description, and now it's back. Additional Disclosures: 9; 39 (see key for full text) Summer Tax Due: TBA	CENTERLINE RD BARRYTON	\$715.55
4611	Parcel ID: 08 055 014 000; Legal Description: SEC 06 T15N R07W LOT 14 SPRING HILL ANNEX. Comments: Single platted lot. 50 ft road frontage, 70 ft deep minimum. Out of rectangle in shape. Vacant wooded land, on a hill. Platted access appears to be blocked by a parked vehicle. Roads to and through here are essentially two track, and appear to be private. We wouldn't be surprised if there are some association fees. Neighborhood is interesting; a mixed bag of newer construction, burned down/abandoned structures, and older small cottages. This might be considered to have access issues; it appears there's a road to the parcel, but somebody seems to think it's their driveway. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 8; 16 (see key for full text) Summer Tax Due: TBA		\$845.30
4612	Parcel ID: 08 055 029 000; Legal Description: SEC 06 T15N R07W LOT 29 SPRING HILL ANNEX. Comments: Cottage on a platted lot. The plat map says 40' ft of road frontage. Depth is hard to see, but looks like 67' at the north end. Land grades sharply down to the west. ~450 sq ft, built 1945. 100 foot well and 1000 gal septic indicate by the assessor; Water bottles on the inside and the exterior discharge hose inspire no confidence regarding those points. Cottage is small, filthy, and not looking great. Some measure of water infiltration has the wood ceiling looking awful. Some mold taking hold. Floors don't feel as solid as I'd like. This place is beat. The block basement/foundation might be the redeeming factor. Roads to and through here are essentially two track, and appear to be private. We wouldn't be surprised if there are some association fees. Grounds of the parcel are well overgrown, with plenty of debris in the overgrowth and around the structure. Neighborhood is interesting; a mixed bag of newer construction, burned down/abandoned structures, and older small cottages. Additional Disclosures: 32; 5; 16; 21 (see key for full text) Summer Tax Due: TBA	17907 SPRING HILL BLVD BARRYTON	\$1,754.11
4613	Parcel ID: 08 055 045 000; Legal Description: SEC 06 T15N R07W LOT 45 SPRING HILL ANNEX. Comments: Single platted lot. ~50 ft road frontage, ~75 ft deep. Parcel shape somewhat out of square. Parcel appears to contain the remains of a burnt down pole structure. Roads to and through here are essentially two track, and appear to be private. We wouldn't be surprised if there are some association fees. Neighborhood is interesting; a mixed bag of newer construction, burned down/abandoned structures, and older small cottages. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 11; 42; 16 (see key for full text) Summer Tax Due: TBA	17920 SPRING HILL BLVD BARRYTON	\$1,547.98
4614	Parcel ID: 09 014 001 100; Legal Description: W 1/2 E 1/2 N 1/2 NE 1/4, SEC 14 T14N R10W, MECOSTA TWP. MECOSTA CO, MICHIGAN. Comments: ~340 ft frontage on 10 Mile Rd to the north, ~660 ft deep. Vacant, wooded land. Portions of this parcel appear to be wet or mucky. Rogers Dam and Dam Pond are within 1/2 mile. Under 5 miles south of Big Rapids. Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	10 MILE RD STANWOOD	\$1,432.25
4615	Parcel ID: 10 038 185 000; Legal Description: SEC 13&24 T14N R9W LOT 185 LAKE OF THE CLOUDS #2. Comments: ~0.25 Acre vacant platted parcel in Canadian Lakes POA. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12085 HUDSON BAY RD STANWOOD	\$734.86

4616	Parcel ID: 10 038 321 000; Legal Description: SEC 13&24 T14N R09W LOT 321 LAKE OF THE CLOUDS # 2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8990 TIMBERLANE DR STANWOOD	\$734.86
4617	Parcel ID: 10 038 362 000; Legal Description: SEC 13&24 T14N R9W LOT 362 LAKE OF THE CLOUDS #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9070 TIMBERLANE DR STANWOOD	\$400.64
4618	Parcel ID: 10 038 393 000; Legal Description: SEC 13&24 T14N R09W LOT 393 LAKE OF THE CLOUDS #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12145 CHINOOK DR STANWOOD	\$400.64
4619	Parcel ID: 10 038 462 000; Legal Description: SEC 13&24 T14N R09W LOT 462 LAKE OF THE CLOUDS #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12110 REGINA DR STANWOOD	\$737.93
4620	Parcel ID: 10 039 047 000; Legal Description: SEC 13 T14N R09W LOT 47 GOLF PORT ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9915 GOLF PORT DR STANWOOD	\$754.16
4621	Parcel ID: 10 039 049 000; Legal Description: SEC 13 T14N R09W LOT 49 GOLF PORT ESTATES # 1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9895 GOLF PORT DR STANWOOD	\$754.16
4622	Parcel ID: 10 040 230 000; Legal Description: SEC 24 T14N R09W LOT 230 HIGHLAND WOODS #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8193 TANGLEWOOD TRL STANWOOD	\$734.86
4623	Parcel ID: 10 040 235 000; Legal Description: SEC 24 T14N R09W LOT 235 HIGHLAND WOODS #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8147 TANGLEWOOD TRL STANWOOD	\$418.15
4624	Parcel ID: 10 042 047 000; Legal Description: SEC 12&13 T14N R09W LOT 47 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12300 LONE WOLF TRL STANWOOD	\$737.93
4625	Parcel ID: 10 042 089 000; Legal Description: SEC 12&13 T14N R09W LOT 89 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10022 SANTA FE TRL STANWOOD	\$718.44
4626	Parcel ID: 10 042 159 000; Legal Description: SEC 12&13 T14N R09W LOT 159 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9899 EAGLE PASS STANWOOD	\$737.93

4627	Parcel ID: 10 042 337 000; Legal Description: SEC 12&13 T14N R09W LOT 337 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12010 CHEYENNE WELLS TRL STANWOOD	\$737.93
4628	Parcel ID: 10 042 388 000; Legal Description: SEC 12&13 T14N R09W LOT 388 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12309 WAGON WHEEL TRL STANWOOD	\$726.25
4629	Parcel ID: 10 042 390 000; Legal Description: SEC 12&13 T14N R09W LOT 390 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	12249 WAGON WHEEL TRL STANWOOD	\$726.25
4630	Parcel ID: 10 042 425 000; Legal Description: SEC 12&13 T14N R09W LOT 425 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10361 MEDICINE BOW TRL STANWOOD	\$726.25
4631	Parcel ID: 10 042 484 000; Legal Description: SEC 12&13 T14N R09W LOT 484 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10371 MOUNTAIN VIEW TRL STANWOOD	\$726.25
4632	Parcel ID: 10 050 041 000; Legal Description: SEC 24 T14N R09W SUMMERHILL SITE CONDOMINIUM UNIT 41. Comments: Appears to have a little water frontage to the east (may just be swamp/pond). At the end of a cul-de-sac. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: TBA	8506 BLACKBERRY CT STANWOOD	\$645.06
4633	Parcel ID: 11 140 226 000; Legal Description: SEC 19 & 30 T14N R08W LOT 226 CANADIAN LAKES #3. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11631 TWELFTH ST STANWOOD	\$871.46
4634	Parcel ID: 11 140 240 000; Legal Description: SEC 30 T14N R8W LOT 240 CANADIAN LAKES #3. Comments: Vacant parcel, Well below road grade. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8209 W ROYAL RD STANWOOD	\$769.43
4635	Parcel ID: 11 140 304 000; Legal Description: SEC 30 T14N R8W LOT 304 CANADIAN LAKES #3. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	7552 10TH ST STANWOOD	\$695.66
4636	Parcel ID: 11 141 361 000; Legal Description: SEC 19 T14N R08W CANADIAN LAKES #4 LOT 361. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8357 QUEBEC RD STANWOOD	\$842.01

4637	Parcel ID: 11 141 399 000; Legal Description: SEC 19 T14N R08W LOT 399 CANADIAN LAKES #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8424 WINDSOR DR STANWOOD	\$727.94
4638	Parcel ID: 11 147 825 000; Legal Description: SEC 30 T14N R08W LOT 825 CANADIAN LAKES #10. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11641 MAPLE RIDGE DR STANWOOD	\$759.69
4639	Parcel ID: 11 147 837 000; Legal Description: SEC 30 T14N R08W LOT 837 CANADIAN LAKES # 10. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11537 PINECREST DR STANWOOD	\$749.70
4640	Parcel ID: 11 147 922 000; Legal Description: SEC 30 T14N R08W LOT 922 CANADIAN LAKES #10. Comments: Vacant, wooded land. Some landscaping on the east roadside. Odd. Lake visible across the street from the roadside. Nice homes nearby. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11455 S LOOKOUT RIDGE STANWOOD	\$1,030.98
4641	Parcel ID: 11 147 958 000; Legal Description: SEC 30 T14N R08W LOT 958 CANADIAN LAKES #10. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11446 PINECREST DR STANWOOD	\$762.47
4642	Parcel ID: 11 154 039 000; Legal Description: SEC 32 T14N R08W UNIT 39 OF CEDAR TRACE SITE CONDOMINIUM WHOSE MASTER DEED IS RECORDED IN LIBER 732/PAGES 243-277. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: TBA	6504 CEDAR TRACE STANWOOD	\$779.75
4643	Parcel ID: 11 156 148 000; Legal Description: SEC 18 T14N R08W LOT 148 GOLF PORT ESTATES #1. Comments: Addressed to Boggie (Bogie?) Dr, appears to be on N Royal Road per the map. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9001 BOGGIE DR STANWOOD	\$749.70
4644	Parcel ID: 11 156 154 000; Legal Description: SEC 18 T14N R8W LOT 154 GOLF PORT ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9050 BOGGIE DR STANWOOD	\$777.60
4645	Parcel ID: 11 156 193 000; Legal Description: SEC 18 T14N R08W LOT 193 GOLF PORT ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9450 GOLF PORT DR STANWOOD	\$777.60
4646	Parcel ID: 11 156 194 000; Legal Description: SEC 18 T14N R08W LOT 194 GOLF PORT ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9460 GOLF PORT DR STANWOOD	\$777.60

4647	Parcel ID: 11 158 048 000; Legal Description: SEC 19 T14N R08W LOT 48 HIGHLAND WOODS #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8309 W ROYAL RD STANWOOD	\$749.70
4648	Parcel ID: 11 158 065 000; Legal Description: SEC 19 T14N R8W LOT 65 HIGHLAND WOODS #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	8372 WHITE TAIL LN STANWOOD	\$800.73
4649	Parcel ID: 11 175 038 000; Legal Description: SEC 18 T14N R08W LOT NUMBER 38 OF THE PLAT OF EVERGREEN. Comments: Fronting golf greens to west. One of the nicer subdivisions around here, and there are plenty. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9443 STONEBRIDGE DR STANWOOD	\$2,434.80
4650	Parcel ID: 11 180 021 000; Legal Description: SEC 19 T14N R08W HIDDEN VALLEY ESTATES LOT 21. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11129 HEATHER LN STANWOOD	\$789.43
4651	Parcel ID: 11 180 036 000; Legal Description: SEC 19 T14N R08W LOT 36 HIDDEN VALLEY ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11419 HEATHER LN STANWOOD	\$813.59
4652	Parcel ID: 11 180 161 000; Legal Description: SEC 20 T14N R08W LOT 161 HIDDEN VALLEY. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10626 THORNAPPLE DR STANWOOD	\$813.59
4653	Parcel ID: 11 180 162 000; Legal Description: SEC 20 T14N R8W HIDDEN VALLEY ESTATES #1 LOT 162. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10632 THORNAPPLE DR STANWOOD	\$777.14
4654	Parcel ID: 11 181 505 000; Legal Description: SEC 07 T14N R08W LOT 505 LOST CANYON. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11958 RED FEATHER LN STANWOOD	\$749.70
4655	Parcel ID: 11 182 616 000; Legal Description: SEC 18 T14N R08W LOT 616 LOST CANYON #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9340 LOST CANYON DR STANWOOD	\$406.23
4656	Parcel ID: 11 182 623 000; Legal Description: SEC 18 T14N R08W LOT 623 LOST CANYON #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	11299 SHORTHORN CT STANWOOD	\$759.69

4657	Parcel ID: 11 186 032 000; Legal Description: SEC 29 T14N R08W LOT 32 CANADIAN LAKES PINES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10201 SHERWOOD CIR STANWOOD	\$749.70
4658	Parcel ID: 11 186 041 000; Legal Description: SEC 29 T14N R08W LOT 41 CANADIAN LAKES PINES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	7568 SHERWOOD CIR MECOSTA	\$795.56
4659	Parcel ID: 11 186 055 000; Legal Description: SEC 29 T14N R08W LOT 55 CANADIAN LAKES PINES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10088 SHERWOOD CIR STANWOOD	\$749.70
4660	Parcel ID: 11 186 088 000; Legal Description: SEC 29 T14N R08W LOT 88 CANADIAN LAKES PINES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10107 HAWTHORN LN STANWOOD	\$800.73
4661	Parcel ID: 11 187 049 000; Legal Description: SEC 20 T14N R08W LOT 49 NORTH SHORE ESTATES #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10745 SMALL AVE W STANWOOD	\$1,410.08
4662	Parcel ID: 11 187 054 000; Legal Description: SEC 20 T14N R08W LOT 54 NORTH SHORE ESTATES # 1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	10718 SMALL AVE W STANWOOD	\$907.72
4663	Parcel ID: 11 189 038 000; Legal Description: SEC 28 T14N R08W LOT 38 ROYAL CANADIAN SUB #1. Comments: Vacant parcel, Right across from the airstrip. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16; 42 (see key for full text) Summer Tax Due: TBA	7720 RED FOX RD STANWOOD	\$1,476.48
4665	Parcel ID: 11 189 241 000; Legal Description: SEC 28 T14N R08W LOT 241 ROYAL CANADIAN SUB #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9660 KELLYS CT STANWOOD	\$813.59
4666	Parcel ID: 11 190 088 000; Legal Description: SEC 33 T14N R08W LOT 88 ROYAL CANADIAN SO. # 1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9035 WHITE PINE DR STANWOOD	\$884.45
4667	Parcel ID: 11 190 255 000; Legal Description: SEC 33 T14N R08W LOTS 255 & N 1/2 LOT 256 ROYAL CANADIAN SOUTH #1. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	6763 BEECHNUT RIDGE STANWOOD	\$939.49
4668	Parcel ID: 11 194 567 000; Legal Description: SEC 32 & 33 T14N R08W PLAT ROYAL CANADIAN SOUTH #4 LOT #567. Comments: Vacant, wooded land. Fronting golf greens to the north. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9478 CLUBHOUSE DR W STANWOOD	\$844.95

4669	Parcel ID: 11 194 732 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #732. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	9340 FAWN LAKE DR STANWOOD	\$809.51
4670	Parcel ID: 12 022 002 500; Legal Description: SEC 22 T14N R07W THAT PART OF N 225 FT OF E 200 FT OF NE 1/4 SEC 22 WHICH LIES SWLY OF A LINE BEG AT A PT ON E LINE OF SD SEC WHICH IS S 00 DEG 34 M 19 S E 205.70 FT FROM NE COR TH N 55 DEG 27 M 12 S W 228.98 FT TH N 88 DEG 29 M 57 S W 100 FT TO POB. Comments: Vacant land in Remus, at the 9 Mile and 20th Ave intersection. This appears to be a triangular piece of land southwest of the M20 ROW. Basically a hill with some trees, looks high and dry. Agricultural land to the north. Assessor card indicates the land is unbuildable. The assessor also says it's 1 acre; seems to be closer to 0.25. Interested bidders should contact the local government regarding possible development, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	REMUS	\$1,106.44
4671	Parcel ID: 13 003 003 000; Legal Description: SEC 03 T13N R10W COM AT E 1/4 COR SEC 3 TH N 0 DEG 22 M W 1114.21 FT TO POB. TH S 89 DEG 37 M W 208.71 FT TH N 0 DEG 22 M E 208.71 FT TO N 1/8 LINE TH N 89 DEG 37 M E 208.71 FT TO E SEC LINE TH S 0 DEG 22 M E 208.71 FT TO POB. Comments: This parcel is occupied. Please respect their privacy ~200 ft road frontage on 200th ave to the east, ~220 ft deep. 1998 home, ~1680 sq ft. Well and septic indicated. Short dirt driveway, home is easily visible from the roadside, excepting the vehicles and camper trailers in the area. This visit was very short, and only sparse observations were able to made. Structure appears to be in good enough condition from the exterior. Additional Disclosures: 17; 6; 33; 21 (see key for full text) Summer Tax Due: TBA	5790 200TH AVE STANWOOD	\$1,965.05
4672	Parcel ID: 13 017 006 750; Legal Description: SEC 17 T13N R10W W 201 FT OF E 402 FT OF S 330 FT OF SW 1/4 SW 1/4. Comments: This parcel is occupied. Please respect their privacy. ~200 ft frontage on 3 Mile Rd to the south, ~330 ft deep. 1000 gal septic, 100 ft well. Mobile built 1976, remodeled 2001, ~980 sq ft. Detached garage, ~576 square feet. There are myriad cars and stuff all around this parcel. Mobile home has what we here sometimes call "the blue tarp of death" on the roof. Additional Disclosures: 6; 21; 5; 33; 17 (see key for full text) Summer Tax Due: TBA	22820 3 MILE RD MORLEY	\$1,103.23
4673	Parcel ID: 13 035 003 000; Legal Description: SEC 35 T13N R10W PART OF E 1/2 NE 1/4 BEG 1718.18 FT S OF NE COR E 1/2 NE 1/4 TH N 391.32 FT TH W 313 FT TH S 680 FT TH E 132.5 FT TH NELY ALG CENTERLINE OF RIVER 390 FT M/L TO POB. Comments: This parcel is occupied. Please respect their privacy. 4 acre parcel, fairly rectangular. ~400 ft frontage on 190th ave to the east. ~320 ft x 675 ft. ~400 ft frontage on a bend of the Little Muskegon River to the south. Two story house on slab, ~864 sq ft ground area, ~1728 floor area. There is certainly some deferred maintenance on the structure. Some soffit/fascia issues, incomplete siding, etc. Roof looks to be older three tab shingle; it's likely not new. Several small storage/utility outbuildings. River frontage is a very steep incline; if there is a portion on this property that is walkable to the river, we didn't see it; but that's the nature of an occupied parcel. There's plenty of "stuff" out and around the outbuildings. No interior access obtained, but we'll assume it's livable enough since it's being stayed in and the utilities are on. Seems like a decent parcel. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: TBA	675 190TH AVE MORLEY	\$7,731.05
4676	Parcel ID: 17-11-361-018; Legal Description: SEC 11, T15N, R10W --PART OF WARREN AND BRONSON'S 2ND SUBDIVISION, BLOCK 16; COM AT THE INT OF THE N LI OF MAPLE ST & THE W LI OF N WARREN AVE, TH N 50.67 FT ALG THE W LI OF N WARREN AVE TO THE POB, TH W 25 FT, TH N 49.33 FT, TH E TO THE W LI OF N WARREN AVE, TH S ALG THE W LI OF N WARREN AVE TO THE POB. Comments: ~50 ft frontage on N Warren Ave, ~25 ft deep. Two story commercial building, 10 ft floors. ~882 sq ft per story. Reportedly built 1930, with updates in 1980. Electric service appears to be off at the meter. There may be parking at the north... looks like neighbors are using it. Brick exterior appears in generally good repair. Some signs of cracking throughout the years; this seems to have been addressed to some degree in the past. In particular, the lintel and blockwork above the second story window facing the sidewalk doesn't look the best. Access obtained to only the second floor apartment. It's cozy, but seems in generally good repair. Downstairs commercial space appears to have last been doing business as a hot dog shop. Windows are covered or glass block, and nothing really can be seen of that interior space. Can't see the flat roof from the ground, but there was no obvious signs of water infiltration on the second floor. Neighboring business at the corner appears to bustling. Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: TBA	107 N WARREN AVE BIG RAPIDS	\$5,836.61

4677	Parcel ID: 13 046 006 000; Legal Description: SEC 28 T13N R10W LOT 6 BRIGHT OAKS ESTATES. Comments: ~2.2 Acre platted lot with a single-wide mobile home present. Per assessor information property has a 1000gal septic and a ~100 ft well on site. We were unable to perform a follow-up inspection on this parcel. Please perform your own due diligence and research. Parcel is occupied so please limit inspections to the side of the road. Additional Disclosures: 17; 6; 81 (see key for full text) Summer Tax Due: TBA	21515 KNIGHTS DR MORLEY	\$2,270.06
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Mecosta DNR

Lot #	Lot Information	Address	Min. Bid
10072	<p>Parcel ID: 10-014-009-000; Legal Description: SW1/4 of the SE1/4 Saving and excepting out of the conveyance all underground gas storage rights and always reserving unto the said State of Michigan mineral rights reservation Comments: The subject property is a forested vacant 40-acre parcel that is surrounded by 4 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located a ½ mile northwest of the Buchanan Road and 130th Avenue intersection about 7 miles east of Stanwood MI. Most of the property is composed of well drained sandy soils with 0 to 16% slopes. Austin Township has zoned the property within the AF “ Agricultural/Forestry District which requires 1-acre and 200 foot of road frontage to build onsite. The property would likely need an easement from an adjacent landowner to meet zoning specifications to build. Interested buyers should contact Austin Township regarding permitting if interested in building on the subject property. The State of MI has issued an easement to Michigan Consolidated Gas for a pipeline easement which cuts diagonally through the property. Additional Disclosures: 74; 75; 42; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$69,000.00

Midland DNR

Lot #	Lot Information	Address	Min. Bid
10073	<p>Parcel ID: Part of 010-031-300-010-00; Legal Description: That part of the SE1/4 of the SW1/4 lying SW'ly of the US-10 ROW described as all that part of N 1/2 of SW Fractional 1/4 of Sec. 31 T16N R1W Edenville Twp. Midland County Mich. lying within the following described property. Beg. At the SW corner of Sec. 31 T16N R1W Edenville Twp. Midland County Mich. thence N0D26°48'E along the W line of said Sec. 31 2629.34 ft. to the W 1/4 corner of Sec. 31 thence E8°°ly along the E & W 1/4 line 302.02 ft. to a pt said pt being also distant 300 ft. E8°°ly of and perpendicular to the centerline of M-18 thence Sw8°°ly along a line (which if extended would intersect the centerline of M-18 at a pt lying S0D24°10'W measured along said centerline of M-18 a distance of 300 ft. from the E & W 1/4 line) to an intersection with a line which lies 110 ft. E8°°ly of an parallel to the centerline of M-18. Thence S0D24°10'W along a line parallel to and lying 110 ft. E8°°ly of and perpendicular to the centerline of M-18 (opposite sta. 83/86.49 M-18) thence S19D15°45'E 875.72°° thence S40D28°25'E 740.61 ft. thence S61D26°07'E 622.18 ft. to a pt. said pt being measured 103 ft. N8°°ly of and perpendicular to the W bound construction centerline of US-10 relocated (opposite Sta. 940/81.27) thence S64D16°25'E along a line parallel to and lying 103 ft. N8°°ly of the W bound construction centerline of US-10 to an intersection with the S line of Sec. 31 T16N R1W thence W8°°ly along the S line of said Sec. 31 to an intersection with a line lying 90 ft. E8°°ly of and parallel to the centerline of M-18. Thence S0D24°10'W along to a pt. opposite sta. 60/00 M-18 thence N89D35°50'W 96.89 ft. to a pt on the W line of Sec. 6 T15N R1W Edenville Twp. Midland County Mich. lying SW8°°ly of a line 103 ft. NE8°°ly of (measured at right angles) and parallel to the survey line of the West bound lane of Hwy. US-10 relocated also a strip of land 100 ft. in width lying NE8°°ly of and adjacent to a line 103 ft. NE8°°ly of measured at right angles and parallel to the survey line of the W bound land of Hwy. US-10 relocated over and across the E 735 ft. of E 1/2 of SW Fractional 1/4 of said Sec. 31. Comments: The subject property is a 0.2-acre parcel that is adjacent to 1 private landowner. The parcel is located east of the W Burns Road and M18 intersection along the US-10 ROW 8 miles northwest of Sanford MI. The subject property is only a small triangular parcel without legal road access. Soils in the area are composed of moderately well drained sand soils with 0 to 8% slopes. The parcel is zoned within Commercial / Light Industrial District which does not require a minimum area but does require a lot width of 150 foot along a road to meet local zoning to build requirements. The subject property likely does not meet zoning to build criteria as standalone parcel based on not having legal road access. Interested buyers should contact Edenville Township if interested in building on the property. According to the MDOT ROW map there is a small portion of the SE 1/4 of the SW 1/4 lying SW'ly of the highway ROW.</p> <p>Additional Disclosures: 75; 9; 7; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00

Newaygo DNR

Lot #	Lot Information	Address	Min. Bid
10079	<p>Parcel ID: 62-19-05-400-007; Legal Description: Comm at SE corner S1/2 SE1/4 thence North 150 feet thence West 100 feet thence South 150 feet thence East 100 feet to beg</p> <p>Comments: The subject property is a 0.34-acre parcel on Basswood Drive that is adjacent to 2 private landowners. The parcel is located on Basswood Drive north of the E 58th Street intersection about 4-miles northeast of Newaygo MI. The property is composed of excessively drained sand soils with 0 to 70% slopes. The parcel is zoned within the R-1 Low Density Single Family Residential District which requires at least 5-acres and a minimum lot width of 235 foot to meet local zoning to build requirements. The subject property has dimensions of 150 feet (north-south) X 100 feet (east-west) and does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Brooks Township if interested in building on the property. Basswood Drive is a county-maintained road according to the Newaygo County Act 51 map. Additional Disclosures: 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,500.00
10080	<p>Parcel ID: 62-19-07-100-006; Legal Description: East 18 acres of W 1/2 of the SE1/4 of the NW1/4 Comments: The subject property is an 18-acre parcel with around 700 feet of frontage on John Ford Lake. The property is adjacent to at least 2 private landowners and is located past the dead end of Centerline Ct. east of the Centerline Road intersection about 2-miles north of Newaygo MI. About 10-acres of the property is under John Ford Lake. Most of the property (~7.6 acres) is south of the lake while a small portion of the description does go to the northern shore of the lake (marshy). The property has no legal road access and is composed of well drained loamy fine sand soils with 0 to 25% slopes. There is low lying area near John Ford Lake that has poorly drained sandy loam soils. The parcel is zoned within the RTD - Waterfront District which requires at least 5-acres and a minimum lot width of 250 foot along a road to meet local zoning to build requirements. The subject property has dimensions of 1320 feet (north-south) X 594 feet (east-west) and does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Brooks Township if interested in building on the property. Additional Disclosures: 75; 42; 7; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$42,000.00
10081	<p>Parcel ID: 62-19-14-200-025; Legal Description: That part of Govt Lot 2 lying N of N1/8 line exc E 780 ft also exc N 1220 ft of W 510 ft thereof Comments: The subject property is an "L-shaped" 1.25-acre parcel on E Croton Trail that is adjacent to 7 private landowners. The parcel is located on E Croton Trail at the S Croton Trail intersection about 3-miles west of Croton MI. The property is composed of somewhat excessively drained loamy sand soils with 0 to 25% slopes. The parcel is zoned within the R-1 Low Density Single Family Residential District which requires at least 5-acres and a minimum lot width of 235 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Brooks Township if interested in building on the property. There is a ~30-foot strip of land that extends from the property on E Croton Trail northerly to E Croton Drive. The property is near the Muskegon River! Additional Disclosures: 75; 42; 9; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$5,600.00
10082	<p>Parcel ID: 62-19-27-151-003; Legal Description: Brook-Wood Subdivision: That part Lot 21 which lies N'y of line des. as com. at a pt. on W sec. line 1185.08 ft. N 0d14'58" W from W 1/4 cor. th. S 50d11'24" E 239.74 ft. S 80d52'13" E 500 ft. to pt of ending Comments: The subject property is a 0.01-acre parcel that is adjacent to 1 private landowner. The parcel is located on M82 east of the S Spruce Avenue intersection 4 miles east of Newaygo MI. The subject property is only a small triangular parcel with road access to M82. Soils in the area are composed of excessively drained sand soils with 0 to 70% slopes. The parcel is zoned within the R-2 Medium Density Single-Family Residential District which requires an area of 2 acres and a minimum lot width of 200 foot along a road to meet local zoning to build requirements. The subject property does not meet zoning to build criteria as standalone parcel based on the local zoning ordinance. Interested buyers should contact Brooks Township if interested in building on the property. Additional Disclosures: 42; 75; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00

10083	<p>Parcel ID: 62-20-17-300-006; Legal Description: Commencing 22 rods W from NE corner of NW1/4 SW1/4 thence W 115 feet S 175 feet E 115 feet N 175 feet to beginning</p> <p>Comments: The subject property is a 0.46-acre parcel on E 68th Street that is adjacent to 2 private landowners. The parcel is located on E 68th Street near the S Holly Avenue intersection about ½ a mile south of Croton MI. The property is composed of excessively drained sand soils with 0 to 70% slopes. The parcel is zoned within the R-1 Rural Residential District which requires at least 1 acre and a minimum lot width of 150 foot to meet local zoning to build requirements. The subject property is less than an acre and has dimensions of 115 feet X 175 feet. As a result the property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Croton Township if interested in building on the property. Additional Disclosures: 75; 42; 9; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,100.00
10084	<p>Parcel ID: 62-02-33-400-007; Legal Description: Commencing 33 ft N & 495 ft W of SE Section corner thence N 132 ft W 165 ft to W line of SE 1/4 of the SE 1/4 of the SE 1/4 S 132 ft E 165 ft to beginning</p> <p>Comments: The subject property is a 0.5-acre parcel that is adjacent to 3 private landowners. The parcel is located at the end of the W 12 Mile Road west of the N Bingham Avenue intersection 1.5 miles south of Bitely MI. The subject property does have legal road access as the plat to the south (i.e. Woodland Park Acres) has a 33 ft platted road dedicated to the public which provides legal access to the property from the W 12 Mile Road dead end. The Southeast corner of the property is only a few yards from the dead end. Soils in the area are composed of moderately well drained sandy soils with 0 to 8% slopes. The parcel is zoned within the MDR - Medium Density Residential District which requires 15000 sq feet (0.34-acre) and a minimum lot width of 100 foot along a road to meet local zoning to build requirements. The subject property is 132 ft (north-south) X 165 ft.(east-west) and does meet zoning to build criteria as standalone parcel based on the local zoning ordinance. Interested buyers should contact Lilley Township if interested in building on the property. Additional Disclosures: 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00
10085	<p>Parcel ID: 62-06-11-400-008; Legal Description: S 1/4 of the SW 1/4 of the NW 1/4 NE 1/4 of the SW 1/4 of the NE 1/4 of the SE 1/4 also S 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4 of the NE 1/4 of the SW 1/4 of the NE 1/4 of the SE 1/4</p> <p>Comments: The subject property is a 0.06-acre landlocked parcel that is adjacent to 1 private landowner. The parcel is located southwest of the Grant Street and M37 intersection 1.5 miles north of Brohman MI. The subject property does not have legal road access and is composed of well drained sandy soils with 0 to 70% slopes. The parcel is zoned within the RR "Rural Residential District which requires 2.5-acres and a minimum lot width of 165 foot along a road to meet local zoning to build requirements. The subject property does not meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Merrill Township if interested in building on the property. Additional Disclosures: 7; 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$450.00
10086	<p>Parcel ID: Part of 62-06-03-461-018; Legal Description: Woodland Park No. 4: Block 544: Lot 5</p> <p>Comments: The subject property is a vacant 0.05-acre parcel that is adjacent to 1 private landowner. The parcel is located north of 11 Mile Road near the railroad tracks about 3 miles southeast of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10087	<p>Parcel ID: 62-06-05-486-019; Legal Description: West Woodland Park: Block 2: Lot 30</p> <p>Comments: The subject property is a vacant 0.05-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located along 11 Mile Road near Douglas Avenue about 3.5 miles southwest of Bitely MI. The property is legally accessible via 11 Mile Road. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00

10088	Parcel ID: 62-06-05-485-002; Legal Description: West Woodland Park: Block 3: Lots 5 & 6 Comments: The subject property is a vacant 0.11-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located along Pinewood Boulevard north of 11 Mile Road about 3.5 miles southwest of Bitely MI. The property is legally accessible via Pinewood Boulevard. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 9 (see key for full text) Summer Tax Due: TBA		\$300.00
10089	Parcel ID: 62-06-05-484-005; Legal Description: West Woodland Park: Block 4: Lots 9 10 11 Comments: The subject property is a vacant 0.17-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road near Pinewood Boulevard about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 8; 75; 42; 9 (see key for full text) Summer Tax Due: TBA		\$450.00
10090	Parcel ID: 62-06-05-484-009; Legal Description: West Woodland Park: Block 4: Lots 44 & 45 Comments: The subject property is a vacant 0.11-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road near Pinewood Boulevard about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 9; 8 (see key for full text) Summer Tax Due: TBA		\$300.00
10091	Parcel ID: 62-06-05-482-004; Legal Description: West Woodland Park: Block 6: Lots 8 9 10 11 Comments: The subject property is a vacant 0.22-acre parcel that is adjacent to US Forest Service property. The parcel is located north of 11 Mile Road (paved) near Woodland Ave. (dirt; looks like a powerline ROW) about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public. NOTE: Woodland Ave. is a platted road that is dedicated to the public. As a result no one has the right to close the access to the property. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but likely needs constructed road access. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$600.00
10092	Parcel ID: 62-06-05-437-026; Legal Description: West Woodland Park: Block 13: Lots 13 14 44 45 Comments: The subject property is a vacant 0.22-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road between Tank Creek and the county-maintained road about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but likely needs constructed road access. Additional Disclosures: 8; 75; 42 (see key for full text) Summer Tax Due: TBA		\$600.00

10093	Parcel ID: 62-06-05-426-015; Legal Description: West Woodland Park: Block 19: Lots 1 to 6 Comments: The subject property is a vacant 0.34-acre parcel that is adjacent to 1 private landowner. The parcel is located north of 11 Mile Road and Tank Creek about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but likely needs constructed road access. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$900.00
10094	Parcel ID: 62-06-05-427-008; Legal Description: West Woodland Park: Block 20: Lots 14 & 15 Comments: The subject property is a vacant 0.11-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road and Tank Creek about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$300.00
10095	Parcel ID: 62-06-05-284-022; Legal Description: West Woodland Park: Block 28: Lots 12 to 15 Comments: The subject property is a vacant 0.22-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road and Tank Creek about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance but likely needs constructed road access. Additional Disclosures: 75; 42; 8 (see key for full text) Summer Tax Due: TBA		\$600.00
10096	Parcel ID: 62-06-05-283-005; Legal Description: West Woodland Park: Block 29: Lots 22 & 23 Comments: The subject property is a vacant 0.11-acre parcel that is adjacent to 1 private landowner and the US Forest Service. The parcel is located north of 11 Mile Road and Tank Creek about 3.5 miles southwest of Bitely MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the Suburban / Lake Residential district which requires a minimum lot area of 10000 sq feet (0.22-acre) and a lot width of 100 foot to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Additional Disclosures: 75; 8; 42; 9 (see key for full text) Summer Tax Due: TBA		\$300.00
10097	Parcel ID: 62-06-25-400-011; Legal Description: N1/2 of the S1/2 of the N1/2 of the SE1/4 of the SE1/4 Comments: The subject property is a forested vacant 5-acre parcel that is surrounded by 2 private landowners and the US Forest Service (east). The parcel does not have legal road access (i.e. landlocked) and is located a ¼ mile northeast of the 7 Mile Road and M-37 intersection about 9 miles north of White Cloud MI. Most mapping apps show the property is on Centerline Road. This road is currently not county maintained and is not considered road access. The eastern part of the property is composed of moderately well drained sandy soils with 0 to 4 % slopes. The western part of the property has poorly drained peat soils. Merrill Township has zoned the property within the RR - Rural Residential District which requires 2.5-acres and 165 foot of road frontage to build onsite. The property would likely need an easement from an adjacent landowner to meet zoning specifications to build. Interested buyers should contact Merrill Township regarding permitting if interested in building on the subject property. Additional Disclosures: 41; 7; 42; 75 (see key for full text) Summer Tax Due: TBA		\$4,500.00

10098	<p>Parcel ID: 62-07-23-300-004; Legal Description: W1/4 of the SW1/4 of the SW1/4</p> <p>Comments: The subject property is a forested vacant 10-acre parcel that is surrounded by 2 private landowners. The parcel has legal road access on E 8 Mile Road west of the Oak Avenue intersection about 14 miles west of Big Rapids MI. The property is composed of somewhat poorly drained sandy soils with 0 to 6% slopes. The northern part of the property has poorly drained muck soils in some areas. Monroe Township has zoned the property within the R-R Rural Residential District which requires 5-acres and 330 foot of road frontage to build onsite. The property meets zoning specifications to build as it has dimensions of 330 feet (east-west) X 1320 feet (north-south). Interested buyers should contact Monroe Township regarding permitting if interested in building on the subject property. Additional Disclosures: 42; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$37,500.00
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Osceola

Lot #	Lot Information	Address	Min. Bid
5600	Parcel ID: 02 551 073 00; Legal Description: LOT 73 SWISS ALPINE. Comments: Vacant, wooded, platted lot. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.72 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.12	REED CITY	\$133.91
5601	Parcel ID: 02 552 270 00; Legal Description: LOT 270 SWISS ALPINE #2. Comments: Vacant, wooded, platted lot. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.45 acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.95	LUCERNE DR REED CITY	\$176.42
5602	Parcel ID: 03 006 024 10; Legal Description: SEC 6 T17N R8W E 330 FT OF N 144 FT OF S 409.78 FT OF N 1/2 OF NE 1/4 OF SE 1/4 1.09A M/L. Comments: ~160 ft frontage on 110th to the east. ~305 ft deep. ~1456 sq ft modular home, 1986 vintage. ~624 sq ft garage. Concrete pad in front of garage. 1000 gal septic, 100 ft well. That's about the only good thing that can be said. This place is BAD. Previous occupants appear to have gone feral. Garbage is everywhere. Garage roof is collapsing. Modular home has been open to elements, and appears to be have been harvested and/or vandalized. Animal droppings all over. Portions of the block foundation are absent. Floors feel bad. I wouldn't trust any wiring or plumbing in this entire building. Additional Disclosures: 17; 66; 48; 47; 34 (see key for full text) Summer Tax Due: \$287.05	5443 110TH AVE EVART	\$2,995.93
5603	Parcel ID: 03 381 032 00; Legal Description: LOT 32 LAKE MIRAMICHI SUBD. Comments: Vacant platted lot. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.47	9032 MIRAMICHI DR EVART	\$77.96
5604	Parcel ID: 03 381 033 00; Legal Description: LOT 33 LAKE MIRAMICHI SUBD. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.47	9033 MIRAMICHI DR EVART	\$77.96
5605	Parcel ID: 03 381 118 00; Legal Description: LOT 118 LAKE MIRAMICHI SUBD. Comments: On a hill. Developed parcels nearby. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.47	EVART	\$77.96
5606	Parcel ID: 03 381 171 00; Legal Description: LOT 171 LAKE MIRAMICHI SUBD. Comments: Vacant land. Portions are being mowed. Developed parcels nearby/adjacent. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.60 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.97	EVART	\$113.84
5607	Parcel ID: 03 381 187 00; Legal Description: LOT 187 LAKE MIRAMICHI SUBD. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$91.55
5608	Parcel ID: 03 381 303 00; Legal Description: LOT 303 LAKE MIRAMICHI SUBD. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.47	EVART	\$77.96

5609	Parcel ID: 03 382 429 00; Legal Description: LOTS 429 & 430 LAKE MIRAMICHI SUBD #2. Comments: Vacant parcel. The nearby roads appear to be seasonal. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.60 Acres. Additional Disclosures: 16; 40 (see key for full text) Summer Tax Due: \$10.47	EVART	\$107.30
5610	Parcel ID: 03 382 446 00; Legal Description: LOT 446 LAKE MIRAMICHI SUBD #2. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$127.83
5611	Parcel ID: 03 384 536 00; Legal Description: LOTS 536 & 537 LAKE MIRAMICHI SUBD #4. Comments: This parcel consists of two platted lots. Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.80 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.76	EVART	\$199.00
5612	Parcel ID: 03 384 542 00; Legal Description: LOT 542 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.47	EVART	\$77.96
5613	Parcel ID: 03 384 545 00; Legal Description: LOT 545 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$127.83
5614	Parcel ID: 03 384 590 00; Legal Description: LOTS 589 & 590 WATER WELL SITES LAKE MIRAMICHI SUBD #4. Comments: Two non-contiguous platted lots. ~0.65a for platted lot 590, ~0.36a for platted lot 589. Sheds in between the two (Park T on the plat map). Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.70 Acres. Additional Disclosures: 30; 16 (see key for full text) Summer Tax Due: \$19.94	EVART	\$208.23
5615	Parcel ID: 03 384 632 00; Legal Description: LOT 632 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$90.16
5616	Parcel ID: 03 384 633 00; Legal Description: LOT 633 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$115.98
5617	Parcel ID: 03 384 634 00; Legal Description: LOT 634 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$115.98
5618	Parcel ID: 03 384 635 00; Legal Description: LOT 635 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$90.16

5619	Parcel ID: 03 384 638 00; Legal Description: LOTS 638 & 639 LAKE MIRAMICHI SUBD # 4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$115.98
5620	Parcel ID: 03 384 647 00; Legal Description: LOTS 647 & 648 LAKE MIRAMICHI SUBD # 4. Comments: Parcel is located on a seasonal road. ~0.80 Acres. Additional Disclosures: 16; 40 (see key for full text) Summer Tax Due: \$18.76	EVART	\$180.54
5621	Parcel ID: 03 384 649 00; Legal Description: LOT 649 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.70 Acres Additional Disclosures: 16; 40 (see key for full text) Summer Tax Due: \$16.08	EVART	\$154.67
5622	Parcel ID: 03 384 721 00; Legal Description: LOT 721 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.47	EVART	\$109.27
5623	Parcel ID: 03 384 731 00; Legal Description: LOT 731 LAKE MIRAMICHI SUBD #4. Comments: Some standing water observed near the roadside. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$5.96	EVART	\$62.19
5624	Parcel ID: 03 384 740 00; Legal Description: LOT 740 LAKE MIRAMICHI SUBD #4. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$99.38
5625	Parcel ID: 03 384 743 00; Legal Description: LOT 743 & USE OF PARK P FOR LOTS 726-728, 732-734, & 742-745 ONLY-SEE PLAT LAKE MIRAMICHI SUBD #4. Comments: Vacant, platted lot. Also comes with deeded use of a common park area directly to the west of the parcel. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.96	EVART	\$62.19
5626	Parcel ID: 03 385 916 00; Legal Description: LOT 916 LAKE MIRAMICHI SUBD #5. Comments: Vacant parcel, generally well below road grade. At/near the end of a cul-de-sac. Circle drive in front is packed with cars. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.60 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.35	EVART	\$97.58
5627	Parcel ID: 03 385 937 00; Legal Description: LOT 937 LAKE MIRAMICHI SUBD #5. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$115.98
5628	Parcel ID: 03 385 938 00; Legal Description: LOT 938 LAKE MIRAMICHI SUBD #5. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$90.16

5629	Parcel ID: 03 385 939 00; Legal Description: LOT 939 LAKE MIRAMICHI SUBD #5. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.40 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.37	EVART	\$90.16
5630	Parcel ID: 03 385 940 00; Legal Description: LOT 940 LAKE MIRAMICHI SUBD #5. Comments: Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.50 Acres. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.05	EVART	\$115.98
5631	Parcel ID: 04 009 002 00; Legal Description: SEC 9 T19N R8W NW 1/4 OF NE 1/4, EXC E 412 FT OF N 528 FT THEREOF, & EXC W 130 FT OF N 335 FT THEREOF 34A M/L. Comments: ~250 ft frontage on 17 Mile Road to the north, ~1240 ft deep. Parcel shape is irregular; think of a square with some missing chunks. North portion of the property is fairly clear. Structures are tucked in the predominately wooded area to the south. 1000 gal septic, 100 ft well. 1600 sq ft single story ranch home. ~450 sq ft of basement, the rest is crawlspace. Sometimes when reviewing these parcels prior to visit, you find something seems like it be a real diamond in the rough. Sometimes, you get really disappointed when you see them in person. Both of these structures appear pretty nice from the outside. Opening up the modular reveals some degree of structural/foundation issues. That floor is sinking, and doesn't look like anything somebody should walk on without somebody else present. That's as far as the interior access goes there. Exterior certainly has some visible issues with water damage, fascia/siding, etc. It really doesn't look that bad other than the tree resting on the electrical service. Looks are deceiving. The adjacent single wide mobile seems in a better state. Interior is appears to mostly be in good order; some localized mold growth in the NW corner. Doors are not great. Looks like the there may have been some exploration of both of these structures in the recent past. There is also a two car garage near center of this parcel. Electrical easement appears to bisect the parcel. Portions have been mowed; it's unclear if this is from neighbors wanting access across the parcel, or for the access of the electric service itself. Additional Disclosures: 22; 32; 47; 17; 5 (see key for full text) Summer Tax Due: \$714.42	9423 17 MILE RD EVART	\$7,102.43
5632	Parcel ID: 06 200 005 00; Legal Description: LOT 5 ESCAPE SUBD. Comments: ** WARNING: The former owner of this parcel is still maintaining occupancy, has threatened violence towards law enforcement and government officials, and will likely be hostile to any visitors. Also understand that the buyer will responsible for all action regarding a legal eviction. Please exercise an abundance of caution if you're thinking about bidding ** Single platted lot. ~71 ft frontage on Tall Pine Dr to the north, ~130 ft deep m/l. Slightly out of rectangle shape. Parcel is near the end of a cul-de-sac. It's worth noting that Tall Pine Dr appears to be a private road along the north end, including in front of this parcel. Branch River flows just to south. The plat map suggests that this parcel may not have legal river access; and may be within a privately owned parcel to the east. If that's a consideration, please do your homework. Additional Disclosures: 67; 6; 33; 81 (see key for full text) Summer Tax Due: \$278.76	20546 TALL PINE DR MARION	\$1,940.97
5633	Parcel ID: 07 009 012 00; Legal Description: SEC 9 T19N R10W S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 10A M/L. Comments: ~310 ft frontage on N 220th Ave to the west, ~1250 ft deep. SW portion of the parcel is fairly clear, wooded throughout the rest. Some debris and junk here and there. Assessor indicates a residential structure that may have burnt down. That may be true; because there doesn't appear to be one here. There are some abandoned camper trailers, a boat, and some other misc junk. Pretty nice looking piece of land on a low traffic seasonal road. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$136.71	16408 220TH AVE LEROY	\$1,541.04

5634	<p>Parcel ID: 08 016 017 00; Legal Description: SEC 16 T18N R10W PT OF N 1/2 OF SE 1/4 COM AT E 1/4, TH S0DEG53'56"W 30 FT, TH N89DEG06'04"W 250 FT, TH S0DEG53'56"W 522.23 FT, TH N89DEG06'04"W 807.15 FT TH N0DEG53'56"E 518.87 FT TO E-W 1/4 LN, TH N89DEG05'29"E 1057.68 FT TO POB PARCEL 4 10A M/L. Comments: This parcel is occupied. Please respect their privacy. ~800 ft frontage on Rugged Ln to the south, ~535 ft deep. East half of the parcel is fairly clear, predominately wooded throughout the west portions. About 5 miles north of Reed City. 1000 gal septic, 100 ft well. Mobile home with addition, combining for ~1792 sq ft. The 24x24 addition appears to be unfinished or in disrepair. Stuff all over the grounds. Building has been run into the ground, by squatters/former occupants, or so we're told. Whatever the cause, the result is apparently real. No interior access obtained, but it looks rough. From the exterior, there are clear and obvious serious issues with the roof of the addition. Additional Disclosures: 17; 6; 5; 47; 33 (see key for full text)</p> <p>Summer Tax Due: \$239.46</p>	21100 OLD RUGGED LN REED CITY	\$3,252.67
5635	<p>Parcel ID: 10 008 009 00; Legal Description: SEC 8 T19N R7W NW 1/4 OF SW 1/4 40A M/L. Comments: ~1240 ft frontage on N 50th Ave to the west, ~1260 ft deep. Parcel is predominately wooded, with a clearing in the east west portion near the road, just north of center. ~380 sq ft cabin. 1000 gal septic, 100 ft well indicated by the assessor. The cabin doesn't look to be worth much mention outside of the associated well and septic. No real access was obtained, but the porch area is a trashy mess. Numerous holes in the structure suggest its been ransacked by critters. The rolled/membrane roofing is unlikely to have done a sufficient job in these past years of abandonment. Mapping suggests this has a maybe a little bit of frontage on a pond to the north, but this is uncertain. Some portions of the land could be wet or mucky. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 33; 41; 63; 5 (see key for full text)</p> <p>Summer Tax Due: \$458.52</p>	16396 50TH AVE MARION	\$4,952.76
5636	<p>Parcel ID: 10 012 036 00; Legal Description: SEC 12 T19N R7W PT OF SW 1/4 OF SW 1/4 COM N0DEG30'03"W 205.81 FT FR SW COR, TH N0DEG30'03"W 125.88 FT, TH S89DEG15'44"E 1320.51 FT, TH S0DEG13'22"E 241.32 FT TO NLY ROW OF M-61 (AKA 16 MILE RD), TH N89DEG40'09"W 1131.87 FT ALG ROW, TH N56DEG14'26"W 226.6 FT ALG ROW TO POB PARCEL 8 7.18A M/L. Comments: ~144 ft frontage on N10th Ave to the west, ~1135 on 16 Mile (M61) to the south. Essentially a rectangular parcel, with a triangle missing at the M61 and N10th Ave intersection. Mostly wooded, with a clearing for a long unused camp site. Some debris in that area; empty bottles, an old outhouse, and the husk of a vintage camper trailer. Access appears to be obtained from the electric easement running alongside the road. Looks like there used to be electric service here, but the lines are now cut. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$76.70</p>	904 16 MILE RD MARION	\$828.63
5637	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 11 007 003 00; Legal Description: SEC 7 T17N R7W PT OF SE 1/4 OF NE 1/4 BEG N0DEG30'W 300.06 FT FR E 1/4 COR, TH S89DEG30'W 295.45 FT, TH N0DEG30'W 280 FT, TH N89DEG30'E 295.45 FT, TH S0DEG30'E ALG E SEC LN 280 FT TO POB, EXC N 220 FT THEREOF .41A M/L. Comments: These parcels are occupied. Please respect their privacy. These bundled parcels combine for ~185 ft frontage on 50th Ave, ~260 ft deep. Land is flat and generally clear. Big Lake is under a mile to the south, almost right down the road. The County owned park on the Lake IS right down the road. 1000 gal septic, 100 ft well. Vintage mobile home, ~1000 sq ft. Parcels are very clearly lived in and in use. Everything looks a little past its prime. Additional Disclosures: 17; 6; 33; 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 11 007 003 11; Legal Description: SEC 7 T17N R7W PT OF SE 1/4 OF NE 1/4 COM N0DEG30'W 360.06 FT FR E 1/4 COR, TH S89DEG30'W 295.45 FT, TH N0DEG30'W 72.56 FT, TH N89DEG30'E 295.45 FT, TH S0DEG30'E 72.56 FT ALG E SEC LN TO POB .5A M/L.</p> <p>Summer Tax Due: \$103.95</p>	4587 50TH AVE SEARS; SEARS	\$670.61

5640	Parcel ID: 14 029 021 00; Legal Description: SEC 29 T19N R9W PT OF NW 1/4 COM AT NE PLAT COR OF WANSTEAD ACRES, TH N88DEG25'W 24 FT, TH S01DEG35'W 743.94 FT, TH S31DEG55'W 124.75 FT, TH S43DEG45'W 27.2 FT TO POB, TH S43DEG45'W 69.85 FT, TH S50DEG12'21"E 160.38 FT, TH N43DEG45'E 80.91 FT, TH N54DEG07'W 161.52 FT TO POB .28A M/L. Comments: ~70 ft frontage on G and K Rd to the NW, ~160 ft deep. Clear and fairly flat. Appears somebody has been driving across the parcel to access a neighboring parcel to the NE. Interested bidders may wish to determine if there are any recorded easements, or simply be aware that a neighbor has been making use. Land appears to receiving mows. There appear to be a couple of rows of young trees planted. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$5.79		\$64.45
5641	Parcel ID: 14 029 026 10; Legal Description: SEC 29 T19N R9W PT OF NW 1/4 COM AT CEN OF SEC, TH N88DEG53'W 1600.04 FT, TH N0DEG31'44"E 693.01 FT, TH N89DEG09'33"E 118.96 FT TO POB, TH N23DEG55'10"W 162.43 FT TO G & K RD AT PLAT MONUMENT FOR WANSTEAD ACRES, TH N43DEG45'E 35.7 FT, TH S23DEG53'17"E 162.39 FT, TH S43DEG39'W 35.63 FT TO POB .12A M/L EASEMENT FOR 67-14-029-026-00. Comments: ~35 ft frontage on G and K Rd to the NW, ~160 ft deep. Flat land, maybe a tree, and enough dirt and gravel to drive on. Easement is recorded. Appears to be serving the parcel to adjacent to the north. There's a lake nearby, though. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9; 30 (see key for full text) Summer Tax Due: \$1.41		\$15.71
5642	Parcel ID: 14 440 033 00; Legal Description: LOTS 33 & 34 NORTH ROSE LAKE FOREST HILLS. Comments: This parcel consists of two platted lots. Per the the plat map, there is up to 50 ft between this two platted lots to allow for access to a common area adjacent to the east. While not an easement per se, it may function as one in essence. The north portion is wooded unimproved land. The south portion is cleared in the interior, with a mobile home. 1000 gal septic, 50 ft well. 1997 mobile home, with parking pad/garage foundation. Some exterior issues (siding, fascia, trim). Interior is cluttered but appears livable. Some measure of renovations have taken place, some underway. Pieces and parts for electrical, plumbing, doors, trim, flooring ,etc within. Damaged window in the north may be allowing in some water/critters, but nothing too terrible appears to have occurred at this time. Garage pad is heaving. Additional Disclosures: 17; 16 (see key for full text) Summer Tax Due: \$316.03	202 HILLS CIRCLE LEROY	\$3,542.24
5644	Parcel ID: 16 013 005 01; Legal Description: SEC 13 T18N R7W W 1/4 OF NW 1/4 40A M/L. Comments: ~665 ft frontage on Ford Rd to the south, ~2590 ft deep. Vacant, unimproved, wooded land. Looks to be mixed growth forest throughout. It's big enough that there's probably some wet spots. Big 'ol piece of land out in the sticks. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$420.82	SEARS	\$4,122.90
5645	Parcel ID: 16 020 018 10; Legal Description: SEC 20 T18N R7W PT OF NW 1/4 COM 1155.54 FT S & S75DEG15'40"E 707.53 FT FR NW COR, TH S03DEG28'W 197 FT, TH N77DEG23'W 287 FT M/L TO ELY PLAT LN OF DEER RIDGE, TH N TO RIVER RD ROW, TH SELY ALG ROW TO POB 1.3A M/L. Comments: ~260 ft frontage on N River Rd to the north, ~190 ft deep. Parcel shape slightly out of square. Vacant, wooded, unimproved land. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$30.76	EVART	\$205.61
5647	Parcel ID: 41 028 007 00; Legal Description: SEC 28 T20N R7W PT OF NW 1/4 OF NE 1/4 COM AT N 1/4 COR, TH S0DEG32'50"W 1318.79 FT, TH S88DEG52'E 725.05 FT, TH N0DEG31'40"E 54 FT TO POB, TH N01DEG07'15"E 177.15 FT, TH S88DEG58'40"E 160 FT, TH S01DEG07'15"W 177.47 FT, TH N88DEG52'W 160 FT TO POB .65A M/L. Comments: ~155 ft frontage on Hamming St to the south. ~185 ft deep. North portion is wooded, south is cleared. Wreckage and debris from structure litter the southwest portion. There is a mobile home pad on the east side that may be usable. Additional Disclosures: 42; 62; 11 (see key for full text) Summer Tax Due: \$157.02	610 HAMMING ST MARION	\$3,667.21
5648	Parcel ID: 41 070 026 50; Legal Description: LOT 43 ARDIS ADD. Comments: Single platted lot. ~66 ft frontage on S Pine St to the west, ~132 ft deep. Adjacent to auction lot 5649. Similar to that parcel, this one has some junk on it. Less junk, but still some junk. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$17.29	MARION	\$157.35

5649	Parcel ID: 41 070 034 00; Legal Description: LOT 52 ARDIS ADD. Comments: Single platted lot. 1.5 story house. Year 1900 built structure. ~1000 sq ft ground area, ~1300 sq ft floor area. Partial basement. Trash all over the yard. Trash all inside the house. Trash maintenance practices. It's a straight up pit. The positive may be that the interior is already partially down to studs. It's said there's a basement here; it's probably hiding beyond the garbage, if not stuffed with more. Additional Disclosures: 50; 5; 21; 66 (see key for full text) Summer Tax Due: \$810.41	119 PINE ST MARION	\$9,377.39
5650	Parcel ID: 41 220 141 00; Legal Description: LOT 6 BLK 21 VILLAGE OF MARION ORIG PLAT. Comments: This parcel is occupied. Please respect their privacy. Single platted lot. 66 ft frontage on 4th St to the south, ~132 ft deep. Mapping information suggests possible encroachment/boundary issues. Single story ~720 sq ft home on basement, built 1950. Nice looking place all around. Only cats were home at the time of visit, but they appear to well fed and groomed, and aren't running the place. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$665.11	415 4TH ST MARION	\$8,352.15
5651	Parcel ID: 51 100 333 01; Legal Description: PT OF LOT 333 COM N0DEG49'36E 29.52 FT FR SW COR SD LOT TH N0DEG49'36E 3.5 FT (TO N LN OF S 1/2 LOT 333) TH S89DEG13'12E 74.96 FT TH S0DEG39'28W 3.5 FT TH N89DEG13'12W 74.97 FT TO POB. Comments: ~8 ft frontage on N Hemlock St to the west, ~85 ft deep. Vacant land with apparently limited practical use. Appears to be partially fenced in with the adjacent parcel to the south, which appears to be signed for traditional sale. The neighbors are... inquisitive. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$6.24	EVART	\$26.60
5652	Parcel ID: 51 354 001 00; Legal Description: C-EV-805 LOTS 1 & 2 & S 1/2 OF LOT 3 BLK 4 & E 1/2 OF VAC N-S ALLEY ADJ W SIDE SD LOTS RUST'S ADD. Comments: This parcel is occupied. Please respect their privacy. ~138 ft frontage on N Hemlock to the east, another on ~138 W 1st St to the south. Driveway on W 1st. Single story home; looks like it's received multiple additions. Roof is on obvious decay. Exterior is shabby. Hopefully it's good enough to be lived in, because that's happening. Additional Disclosures: 6; 5; 33; 21 (see key for full text) Summer Tax Due: \$788.01	701 N HEMLOCK ST EVART	\$6,800.24
5653	Parcel ID: 52 121 013 00; Legal Description: W 1/2 OF S 60 FT OF LOT 13 BLK 21 REED CITY ORIG PLAT. Comments: ~35 ft frontage on W 5th to the south, ~63 ft deep. Vacant land. Looks like there used to be a house here, and it probably looked a lot like the ones on the adjacent properties. Seems like a quiet end of the street, near all the city amenities. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$27.38	206 W 5TH AVE REED CITY	\$1,459.60

Additional Disclosures Key

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

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

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

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

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

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

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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.

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

bidding.

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

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

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

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

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

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

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

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

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

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

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and 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.

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide.

Scenario 2: Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

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

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

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

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

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

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluate it or consult with the local health department for additional information.

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.

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