

# Public Land Auction

Allegan, Berrien, Cass, Van Buren

*August 27th, 2025*

Allegan (Dnr), Allegan, Berrien, Cass, and Van Buren Counties



***Location:***

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

***Time:***

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

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





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

There are two ways to bid in our auctions:

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

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

# **Important Information Regarding Rules and Regulations**

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

- Allegan
- Berrien
- Cass
- Van Buren

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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



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

#### E. Absentee Bidding

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

#### F. Auction Location

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

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

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

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

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

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

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

### **B. Restrictive Covenants**

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

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

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

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

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

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

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

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

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

- Allegan DNR

# Michigan DNR Land Sales

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

## B. Starting Bid Price

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

## C. Bid Increments

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

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

## D. Eligible Bidders

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

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 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](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

## G. Bids are Binding

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

# 4. Terms of Sale

## A. Payment

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

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

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

## B. Refund Checks

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

## C. Dishonored Payment

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

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

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

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

## D. Eligible Buyers

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

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

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

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



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

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

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

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

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

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

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

### B. Applicability of These Rules and Regulations

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

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

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

# Allegan

Lot #	Lot Information	Address	Min. Bid
7200	<b>Parcel ID:</b> 01-034-087-00; <b>Legal Description:</b> COM AT A PT 248 FT E OF SW COR SE 1/4 TH E 118.2 FT N 1793.3 FT NWLY ON HWY 18.2 FT S 200' TO A PT OF BEG TH W 82' TH S 100' TH E 82' TH N 100' TO POB ALSO COM AT PT 348' E OF N-S 1/4 LN ALG S ROW LN OF HWY M-89 TH S 153' TH W 80' TO POB TH CONT W 16' TH S 01 DEG 21' W 10.26' TH S 02 DEG 23' 53 W 89.82' THE E 20' TH N 100' TO POB SEC 34 T2N R13W (2015). <b>Comments:</b> Approximately 0.23 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along Jeffrey Dr. Land consists of developed open space and some trees along the perimeter. Small amount of garbage on the back of the property. Nothing too difficult to clean up. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. <b>Additional Disclosures:</b> 42 (see key for full text) <b>Summer Tax Due:</b> TBA	1260 JEFFREY DR ALLEGAN	\$3,100.00
7201	<b>Parcel ID:</b> 02-554-021-00; <b>Legal Description:</b> LOTS 21 & 22 BLK 14 MIAMI PARK SEC 13 T1N R17W. <b>Comments:</b> Approximately 0.14 acres. Located in the South Haven Public School District. Commercial Land Use Code: 201. No observed structures. Approximately 60 feet of road frontage along Orchard and extends roughly ~100 feet deep. Very dense vegetation. Not traversable. Just down the road from Lake Michigan. Association fees are likely. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	SOUTH HAVEN	\$4,500.00
7202	<b>Parcel ID:</b> 02-664-030-00; <b>Legal Description:</b> LOTS 30 & 31 BLK 14 SCOTSONIA PARK SEC 25 T1N R17W. <b>Comments:</b> Approximately 0.13 acres. Located in the South Haven Public School District. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. Not able to gain access but there is 60 feet of legal road frontage on Fairfield Dr in the Scotsonia Park Subdivision. Plat map provided in photos for reference. The land consists of woody wetland and open water. A portion of the property is in a pond to the North. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 41; 8 (see key for full text) <b>Summer Tax Due:</b> TBA	FAIRFIELD DR SOUTH HAVEN	\$900.00
7203	<b>Parcel ID:</b> 04-024-022-11; <b>Legal Description:</b> COM 30' W OF SE COR E 1/2 SW 1/4 NE 1/4 TH W 150' TH N 330' TH E 150' TH S 330' TO POB SEC 24 T2N R15W. <b>Comments:</b> Approximately 1.04 acres. Located in the Fennville Public School District. Residential Land Use Code: 402. Approximately 150 feet of road frontage along 117th Ave and extends roughly ~330 feet deep. No observed structures. The terrain appears to be flat throughout. Densely wooded with mature deciduous trees and thick vegetation, making it somewhat challenging to traverse. The property offers a peaceful, secluded setting for someone who enjoys nature. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Summer Tax Due:</b> TBA	117TH AVE FENNVILLE	\$1,400.00
7204	<b>Parcel ID:</b> 12-010-025-00; <b>Legal Description:</b> COM AT A PT 431 FT E FROM NE COR LOT 73 FOREST PARK TH E 90 FT TH S 100 FT TH NWLY ALONG CREEK TO A PT 45 FT DUE S OF PLACE OF BEG TH N 45 FT TO BEG SEC 10 T1N R15W. <b>Comments:</b> Approximately 0.17 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. No observed structures. The terrain is a bit sloped. Densely wooded with deciduous trees and thick vegetation, making it somewhat challenging to traverse. The property runs along a small creek. This lot offers a secluded setting for someone who enjoys nature. Would be a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,100.00

7205	<p><b>Parcel ID:</b> 12-010-042-00; <b>Legal Description:</b> COM 50 FT E OF SE COR LOT 66 FOREST PARK TH S 150 FT TH E 50 FT TH N 150 FT TH W TO BEG SEC 10 T1N R15W. <b>Comments:</b> Approximately 0.17 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. 50x150 feet. Please note that road access to this property was not confirmed. Assessor card states dirt road. However, could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. Land appears to consist of deciduous forest. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	OFF KANDEL ST	\$900.00
7206	<p><b>Parcel ID:</b> 12-120-073-30; <b>Legal Description:</b> THE S 62 FT OF LOT 73 ASHBECK'S SUBDIVISION SECS 5 &amp; 8 T1N R15W. <b>Comments:</b> Approximately 000 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. Approximately 62 feet of road frontage along 57th St and extends roughly ~625 feet deep. No observed structures. The terrain appears to be flat throughout. Densely wooded with mature deciduous trees and thick vegetation, making it challenging to traverse. At the end of 57th street. Dirt cul-de-sac. Power lines run through the West portion of the property. There is a trail that leads into the property. Was able to drive 3/4 till there were downed trees. Very tight. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 30; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,000.00
7207	<p><b>Parcel ID:</b> 12-165-003-00; <b>Legal Description:</b> LOT 3 BLK 5 FAIRMOUNT PARK SEC 4 T1N R15W. <b>Comments:</b> Approximately 0.06 acres. Located in the Fennville Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. Not able to gain access but there is 29 feet of legal road frontage on Balmonal Ave in the Fairmount Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$750.00
7208	<p><b>Parcel ID:</b> 12-210-008-00; <b>Legal Description:</b> LOT 8 BLK 10 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. <b>Comments:</b> Approximately 0.06 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. Not able to gain access but there is 30 feet of legal road frontage on Ridge St in the Glenwood Park Subdivision. Plat map provided in photos for reference. Appears to be made up of deciduous forest. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$750.00
7209	<p><b>Parcel ID:</b> 12-240-009-00; <b>Legal Description:</b> LOTS 9 &amp; 10 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W. <b>Comments:</b> Approximately 0.49 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. Approximately 120 feet of road frontage along Baseline Rd and extends roughly ~170 feet deep. Adjacent to LOT# 7210 to the East. Unfortunately this house is in very poor shape. The back half of the building is missing. House is gutted down to the studs. It looks like the former occupants were in the process of building an addition but never finished. The roof is leaking where the addition connects to the original building. There is a great deal of debris, garbage, and other personal property on the premise. Many garbage bags piled up in the home as well as old tires. The poured concrete slab on the addition looks solid. Lots of metal and other dangerous debris piled up between the house and garage. The garage is not in great shape as well. There is an addition on the rear of the garage that is missing the roof and walls. Garage is full of personal property. Theres potential here but the house needs major work and the property needs to be cleaned up. Please be prepared. <b>Additional Disclosures:</b> 66; 50; 21; 5; 22 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	5971 BASELINE RD GRAND JUNCTION	\$8,500.00

7210	<p><b>Parcel ID:</b> 12-240-011-00; <b>Legal Description:</b> LOT 11 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W. <b>Comments:</b> Approximately 0.25 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. No observed structures. There is a large amount of debris and personal property on this lot. Including two boats. It looks like an excavator or other heavy machinery was recently here and moved some of the land. Approximately 62 feet of road frontage along Baseline Rd and extends roughly ~172 feet deep. The land consists of open grassy space with a mature tree. Ground is level throughout. Sits between two houses with farmland to the North. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7209 to the West. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	BASELINE RD GRAND JUNCTION	\$900.00
7211	<p><b>Parcel ID:</b> 12-319-008-00; <b>Legal Description:</b> LOT 8 BLK 19 LAKE VIEW PARK ADD SEC 3 T1N R15W. <b>Comments:</b> Approximately 0.07 acres. Located in the Fennville Public School District. Residential Land Use Code: 402. Land consists of deciduous forest. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. Not able to gain access but there is 100 feet of legal road frontage on Bishop Ave and 30 feet along Park Ave in the lake View Park Addition Subdivision Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$800.00
7212	<p><b>Parcel ID:</b> 12-385-009-00; <b>Legal Description:</b> LOTS 9 &amp; 10 BLK 35 LAKE VIEW PARK SEC 2 T1N R15W. <b>Comments:</b> Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. Land consists of deciduous forest. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. Not able to gain access but there is 100 feet of legal road frontage on Boon Dr and 60 feet along Carmen St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$800.00
7213	<p><b>Parcel ID:</b> 12-406-018-00; <b>Legal Description:</b> LOTS 18 &amp; 19 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. <b>Comments:</b> Approximately 0.14 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. The property is roughly 30 feet North of 111th Ave. There is 60 feet of legal road frontage on Jefferson St in the Lower Scoot Lake Subdivision. 100 feet deep. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Land consists of deciduous forest and open space. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$750.00
7214	<p><b>Parcel ID:</b> 15-035-003-20; <b>Legal Description:</b> E 1/2 NW 1/4 NW 1/4 EX THE N 264' OF W 165' ALSO EX E 165' OF W 330' OF N 264' ALSO THAT PART LYING S &amp; E OF HOLLAND DRAIN SEC 35 T2N R11W. <b>Comments:</b> Approximately 3 acres. Located in the Martin Public School District. Residential Land Use Code: 402. Approximately 264 feet of road frontage along 114th Ave. No observed structures. The terrain appears to be flat throughout most of the property. The South portion of the lot is forested. Open areas along the East portion. Surrounded by farm land. Across the street from very large commercial farming operation. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7215 to the West. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	114TH AVE PLAINWELL	\$1,800.00

7215	<p><b>Parcel ID:</b> 15-035-004-00; <b>Legal Description:</b> COM AT NW COR OF E 1/2 NW 1/4 NW 1/4 SEC 35 TH E'LY ALG THE N LIN OF SEC 10 RDS TO POB TH S 16 RDS TH E 10 RDS TH TH N 16 RDS TH W 10 RDS TO POB SEC 35 T2N R11W. <b>Comments:</b> Approximately 1.00 acres. Located in the Martin Public School District. Residential Land Use Code: 401. Approximately 165 feet of road frontage along 114th Ave and extends roughly ~264 feet deep. The land consists of grassy open space and mixed trees. Easily traversable. Sits between a home to the West and LOT#7214 to the East. Ranch style home built in 1964. Roughly 40'x30'. The house is showing its age but there is a lot of potential here. Large storage barn behind the home with large car port. Gas meter removed. Electric meter still hooked up but disconnected. A/C unit and Generator on side of home. Generac Transfer switch hooked up to the 100 amp breaker box. Shingled roof doesn't look bad and didn't see any leaks inside. The interior of the home is outdated. Pine walls throughout. Furnace and water heater still intact but the cast iron drainage pipes have rusted and burst. The basement did not appear wet during visit. The barn behind the home is in good shape. Slab foundation looks solid with minor cracking. Vinyl siding in decent shape and shingled roof looks fine. Plenty of space to raise a family. Overall this is a nice property. It will require some repairs and renovations but most homes do. We don't see to many of these at the auctions. Don't miss out on your chance! <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	374 114TH AVE PLAINWELL	\$13,500.00
7216	<p><b>Parcel ID:</b> 16-300-046-00; <b>Legal Description:</b> LOTS 46 &amp; 47 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 0.36 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 140 feet of road frontage along lake Dr. The West portion of the property borders a channel that leads to Little Spectacle Lake. Pretty neat spot tucked away in the woods. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. Very thick vegetation. Not an easy traverse. It looks like the adjacent land owner has cleaned up a small section of the property and has some personal property parked on it. Difficult to determine property line. Do your due diligence. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Association fees are likely. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$2,150.00
7217	<p><b>Parcel ID:</b> 16-300-048-00; <b>Legal Description:</b> LOTS 48-91 ALSO LOT 96 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 10.79 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. This is a large parcel that is made up of 45 individual lots in the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. This is a beautiful property that runs along Little Spectacle Lake to the West. The far North section of this property, specifically lot 96 has water front on Big Spectacle Lake. There are small channels built into the lake front that provides the individual lots more water frontage. This lot has a ton of potential for the right buyer. Could be a great spot to start a new development. The land consists of deciduous forest, woody wetlands, developed open space, and open water. This property offers a peaceful, secluded setting for anyone who enjoys nature and water. There are many trails that run all throughout the property. Some debris and leftover camping supplies. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Association fees are likely. <b>Additional Disclosures:</b> 16; 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$2,250.00

7218	<p><b>Parcel ID:</b> 16-300-094-00; <b>Legal Description:</b> LOTS 94 95 97-137 INCLUSIVE SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 7.50 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. This is a large parcel that is made up of 43 individual lots in the Spectacle Lake Estates Subdivision. The property is located on a platted subdivision road however the road itself has not yet been constructed. There is legal road frontage on Lake Dr in the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Road access is available. The paved road stops just as you reach the property line and turns into a smaller dirt/grass trail. It wouldn't take a great deal of work to establish a real road. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. This is a beautiful property that has a small amount of water frontage on Big Spectacle Lake. Water frontage is on lots 94 and 95. Little Spectacle Lake to the South. The land consists of deciduous forest, woody wetlands, developed open space. This property offers a peaceful, secluded setting for anyone who enjoys nature and water. There are multiple trails running throughout the property. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Association fees are likely. <b>Additional Disclosures:</b> 8; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$4,050.00
7219	<p><b>Parcel ID:</b> 16-300-174-00; <b>Legal Description:</b> LOTS 174 &amp; 175 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 0.34 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 130 feet of road frontage along Lake Dr and ~91.25 feet along Benjamin Dr. part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. This property sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$1,100.00
7220	<p><b>Parcel ID:</b> 16-300-181-00; <b>Legal Description:</b> LOTS 181 &amp; 182 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 0.45 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Benjamin Dr and roughly 160 feet deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. This property sits just East of Little Spectacle Lake. Land consists of deciduous forest. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Land is slightly terrain challenged but would be terribly difficult to level things out. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$1,100.00
7221	<p><b>Parcel ID:</b> 16-300-198-00; <b>Legal Description:</b> LOTS 198 &amp; 199 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 0.40 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 60 feet of road frontage along Moore Dr and ~159 feet along Grant Dr. There was a gate on the road that leads to this property but it is accessible. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest and appears level. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$1,100.00

7222	<b>Parcel ID:</b> 16-300-200-00; <b>Legal Description:</b> LOTS 200 & 201 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. <b>Comments:</b> Approximately 0.43 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~158 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	ALLEGAN	\$1,100.00
7223	<b>Parcel ID:</b> 16-300-202-00; <b>Legal Description:</b> LOTS 202 & 203 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. <b>Comments:</b> Approximately 0.41 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~155 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	ALLEGAN	\$1,100.00
7224	<b>Parcel ID:</b> 16-300-204-00; <b>Legal Description:</b> LOTS 204 & 205 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. <b>Comments:</b> Approximately 0.40 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~151 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest and open space. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	ALLEGAN	\$1,100.00
7225	<b>Parcel ID:</b> 16-300-206-00; <b>Legal Description:</b> LOTS 206 & 207 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. <b>Comments:</b> Approximately 0.40 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~147 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest and open space. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	ALLEGAN	\$1,100.00
7226	<b>Parcel ID:</b> 16-300-208-00; <b>Legal Description:</b> LOTS 208 & 209 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. <b>Comments:</b> Approximately 0.39 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~143 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest and open space. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> TBA	ALLEGAN	\$1,100.00



7227	<p><b>Parcel ID:</b> 16-300-210-00; <b>Legal Description:</b> LOTS 210 &amp; 211 SPECTACLE LAKE ESTATES SEC 29 &amp; 32 T3N R13W. <b>Comments:</b> Approximately 0.39 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. No observed structures. Approximately 120 feet of road frontage along Moore Dr and roughly ~140 deep. Part of the Spectacle Lake Estates Subdivision. Plat map provided in photos for reference. Association fees are likely. The land consists of deciduous forest. Sits just East of Little Spectacle Lake. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	ALLEGAN	\$1,100.00
7228	<p><b>Parcel ID:</b> 20-150-049-00; <b>Legal Description:</b> UNIT 49 DEEP HARBOR CONDOMINIUM SEC 23 T3N R16W. <b>Comments:</b> Unit# 49. Boat slip in the Deep Harbor Marina. Association fees are likely. Connects to the Kalamazoo River. Nice little area with a clubhouse and pool. The marina looks a bit dry but there are boats in the water. Not sure if its possible to make it to Lake Michigan if you have a large boat. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	RIVERSIDE RD SLIP # 49 FENNVILLE	\$850.00
7229	<p><b>Parcel ID:</b> 51-170-060-00; <b>Legal Description:</b> LOT 70 &amp; 71 STEIN &amp; GREEN ADDITION. <b>Comments:</b> Approximately 0.40 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along Russel St and extends roughly ~132 feet deep. The land consists of grassy open space around the home and a few mature trees. Lawn was mowed and maintained. Easily traversable. Sits between two houses. Unfortunately the home is not in the best shape. The interior of the home has been gutted down to the studs. The bathroom and kitchen have been removed. There appear to be issues with the block foundation on one of the walls in the basement. Major cracking and some settling. There is evidence the previous occupants knew of an issue. There is spray foam in some of the holes in the foundation. Electric box has been harvested. Water heater and furnace are still present and don't look bad. Block foundation goes up all the way to the roof. Shingled roof is older but looks to be in decent shape. No leaks were seen in on the second floor. The garage has some debris and minor personal property. This house will require some repairs and renovations. The foundation needs attention immediately. That being said, there is potential here for the right buyer. Fixer upper looking for a new owner. <b>Additional Disclosures:</b> 48; 34; 50 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	314 RUSSELL ST ALLEGAN	\$13,050.00
7230	<p><b>Parcel ID:</b> 54-102-112-50; <b>Legal Description:</b> ELY 1/2 LOT 112 BLOCK 2 O. P. SEC 22 &amp; 23. <b>Comments:</b> Approximately 0.16 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Approximately 41 feet of road frontage along Court St and extends roughly ~165 feet deep. This two story home was built in 1880 and it is showing its age on the interior. Three bedrooms on the second floor. The main floor has a lot of living space and could be convert some space into another bedroom. The bathroom is old and the toilet has been removed. Bathtub should be replaced. Water heater and furnace in the basement. Water heater is not hooked up and rusty. There is an older water heater still in the basement. Mix of stone and block foundation. Stone is cracking and showing its age but looks good for being 145 years old! The exterior of the home actually looks decent but there are some areas that need attention. The back side of the roof is sagging quite bad but there weren't any major leaks seen inside the home. Shingled roof should be replaced. The interior will need a complete renovation. There is a lot of DIY stuff going on in here but nothing major. Just poorly maintained. The land consists of grassy open space with some bushes and a tree along the West side of the property. Easily traversable. There is a small metal shed behind the home that has seen better days. Sits between a church parking lot and the United State Post Office. Gravel dirt driveway on the South side of the house. This house has potential but it will require a good amount of work. Please be prepared. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	218 COURT OTSEGO	\$24,900.00

7231	<p><b>Parcel ID:</b> 54-550-008-00; <b>Legal Description:</b> LOT 8 JOHN KOLVOORD'S ADDITION. <b>Comments:</b> Approximately 0.20 acres. Located in the Otsego Public School District. Residential Land Use Code: 402. No observed structures although the adjacent property to the North has a garage that sits very close to the property line. This neighbor was a former owner of this lot and has a dirt driveway that wraps into it. Possible encroachment issues. Please do your due diligence. There was a vehicle parked on the property during time of last visit. Approximately 66 feet of road frontage along Florence St and extends roughly ~132 feet deep. The West portion of the property borders North Side Park. Open grass and a couple trees. Ground slopes up slightly from the road. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 23; 21; 39 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	219 FLORENCE OTSEGO	\$2,250.00
7232	<p><b>Parcel ID:</b> 12-438-008-00; <b>Legal Description:</b> LOT 8 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. <b>Comments:</b> Approximately 0.05 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. There is 29 feet of legal road frontage on Maryland Avenue in the Lower Scott Lake Subdivision 4. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Land consists of deciduous forest. Possible association fees. <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$750.00
7233	<p><b>Parcel ID:</b> 51-300-038-50; <b>Legal Description:</b> COM 359.7' N &amp; 21' W OF SE COR SEC 29 TH WLY ALG S SIDE MAPLE ST 66' TO A PT 361.9' N &amp; 87' W OF SE COR SEC 29 TH S 132' TH ELY 66' TO A PT 132' S OF PT OF COM TH N 132' TO BEG EX THAT PORTION LYING NELY OF A LIN DESC AS BEG AT A PT ON S LIN SEC 29 WHICH IS S 88 DEG W 36.18' OF SE COR SEC 29 TH N 13 DEG E 108.96' TH N 24 DEG W 400' TO PT OF END SEC 29 T2N R13W. <b>Comments:</b> Approximately 0.03 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. This appears to be a gap lot. Small triangular property between house and Jenner Dr. The land consists of open grassy space. Terrain challenged. Too small to build. This is a great opportunity for an adjacent land owner to increase their property size. There's not much else you can do with this other than use it as a yard. This is an interesting parcel, please do your due diligence before placing a bid. <b>Additional Disclosures:</b> 9; 23; 44 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$750.00

## Allegan DNR

Lot #	Lot Information	Address	Min. Bid
10001	<b>Parcel ID:</b> 12-301-002-00; <b>Legal Description:</b> Lake View Park Addition: Block 1 Lots 6 to 11 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10002	<b>Parcel ID:</b> 12-302-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 2 Lots 1 to 6 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10003	<b>Parcel ID:</b> 12-303-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 3 Lots 1 to 6 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner (Lee Township) and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10004	<b>Parcel ID:</b> 12-304-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 4 Lots 1 to 8 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10005	<b>Parcel ID:</b> 12-305-003-00; <b>Legal Description:</b> Lake View Park Addition: Block 5 Lots 3 to 5 7 to 11 13 15 16 <b>Comments:</b> The subject property is a vacant 0.75-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 4 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,070.00
10006	<b>Parcel ID:</b> 12-306-001-01; <b>Legal Description:</b> Lake View Park Addition: Block 6 Lots 1 to 10 15 <b>Comments:</b> The subject property is a vacant 0.75-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,070.00
10007	<b>Parcel ID:</b> 12-307-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 7 Lots 1 to 13 16 <b>Comments:</b> The subject property is a vacant 0.96-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,625.00
10008	<b>Parcel ID:</b> 12-308-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 8 Lots 1 to 22 <b>Comments:</b> The subject property is a vacant 1.48-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$4,125.00

10009	<b>Parcel ID:</b> 12-309-001-00, 12-309-019-00; <b>Legal Description:</b> Lake View Park Addition: Block 9 Lots 1 to 13 16 to 19 22 <b>Comments:</b> The subject property is a vacant 1.21-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,375.00
10010	<b>Parcel ID:</b> 12-310-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 10 Lots 1 to 16 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10011	<b>Parcel ID:</b> 12-311-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 11 Lots 1 to 9 <b>Comments:</b> The subject property is a vacant 0.61-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 3 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,700.00
10012	<b>Parcel ID:</b> 12-312-013-00, 12-312-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 12 Lots 1 2 5 to 14 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10013	<b>Parcel ID:</b> 12-313-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 13 Lots 1 to 16 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10014	<b>Parcel ID:</b> 12-314-001-00, 12-314-007-00, 12-314-002-00; <b>Legal Description:</b> Lake View Park Addition: Block 14 Lots 1 to 16 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10015	<b>Parcel ID:</b> 12-315-001-01, 12-315-005-00; <b>Legal Description:</b> Lake View Park Addition: Block 15 Lots 1 2 5 to 10 15 16 <b>Comments:</b> The subject property is a vacant 0.68-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 3 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,875.00
10016	<b>Parcel ID:</b> 12-316-001-01; <b>Legal Description:</b> Lake View Park Addition: Block 16 Lots 1 to 4 7 to 12 14 to 22 <b>Comments:</b> The subject property is a vacant 1.28-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Allegan County GIS has the State of MI owning Lot 13. We have no deed on record for this lot. Working with Allegan Co and Lee Township to correct the issue. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,600.00

10017	<b>Parcel ID:</b> 12-317-012-00, 12-317-017-00; <b>Legal Description:</b> Lake View Park Addition: Block 17 Lots 12 17 to 22 <b>Comments:</b> The subject property is a vacant 0.46-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 3 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,320.00
10018	<b>Parcel ID:</b> 12-318-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 18 Lots 1 4 to 6 9 to 16 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10019	<b>Parcel ID:</b> 12-319-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 19 Lots 1 to 7 10 11 14 15 <b>Comments:</b> The subject property is a vacant 0.75-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 4 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,070.00
10020	<b>Parcel ID:</b> 12-320-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 20 Lots 1 to 16 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10021	<b>Parcel ID:</b> 12-321-006-00, 12-321-009-00; <b>Legal Description:</b> Lake View Park Addition: Block 21 Lots 6 to 10 13 to 16 <b>Comments:</b> The subject property is a vacant 0.61-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 4 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,700.00
10022	<b>Parcel ID:</b> 12-322-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 22 Lots 1 2 5 6 9 10 15 16 <b>Comments:</b> The subject property is a vacant 0.55-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 4 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,500.00
10023	<b>Parcel ID:</b> 12-323-009-00, 12-323-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 23 Lots 1 2 4 to 6 9 to 16 <b>Comments:</b> The subject property is a vacant 0.89-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,440.00
10024	<b>Parcel ID:</b> 12-324-001-00, 12-324-002-00; <b>Legal Description:</b> Lake View Park Addition: Block 24 Lots 1 to 7 12 13 16 to 22 <b>Comments:</b> The subject property is a vacant 1.09-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 4 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00

10025	<b>Parcel ID:</b> 12-325-006-00, 12-325-001-01; <b>Legal Description:</b> Lake View Park Addition: Block 25 Lots 1 to 4 6 to 16 20 <b>Comments:</b> The subject property is a vacant 1.09-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 3 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of two non-adjacent clusters of lots. DNR sent Allegan Co an email regarding Lot 17 (12-325-017-00) State of MI does not have a deed in for this lot. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10026	<b>Parcel ID:</b> 12-326-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 26 Lots 1 to 8 11 to 14 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10027	<b>Parcel ID:</b> 12-327-001-00, 12-327-005-00; <b>Legal Description:</b> Lake View Park Addition: Block 27 Lots 1 to 16 <b>Comments:</b> The subject property is a vacant 1.1-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property has no adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10028	<b>Parcel ID:</b> 12-328-001-00; <b>Legal Description:</b> Lake View Park Addition: Block 28 Lots 1 to 8 11 to 14 <b>Comments:</b> The subject property is a vacant 0.82-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,250.00
10029	<b>Parcel ID:</b> Part of 12-329-001-00 (A); <b>Legal Description:</b> Lake View Park Addition: Block 29 Lots 1 to 8 <b>Comments:</b> The subject property is a vacant 0.55-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,500.00
10030	<b>Parcel ID:</b> Part of 12-329-001-00 (B); <b>Legal Description:</b> Lake View Park Addition: Block 29 Lots 11 12 15 17 18 <b>Comments:</b> The subject property is a vacant 0.34-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 3 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. Composed of three non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$940.00
10031	<b>Parcel ID:</b> Part of 12-329-001-00 (C); <b>Legal Description:</b> Lake View Park Addition: Block 29 Lots 21 to 28 <b>Comments:</b> The subject property is a vacant 0.55-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 2 adjacent landowners and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,500.00
10032	<b>Parcel ID:</b> Part of 12-329-001-00 (D); <b>Legal Description:</b> Lake View Park Addition: Block 29 Lots 32 to 55 <b>Comments:</b> The subject property is a vacant 1.65-acre parcel located south of 112th Avenue west of the 53rd Street intersection about 4 miles northeast of Pullman MI. The property is surrounded by 1 adjacent landowner and is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 18% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$4,500.00

10033	<b>Parcel ID:</b> 12-161-001-00; <b>Legal Description:</b> Fairmount Park: Block 1 Lots 1 to 10 <b>Comments:</b> The subject property is a vacant 0.66-acre parcel that is adjacent to 1 private landowner. The parcel is located on the west side of 54th Street south of the 112th Avenue about 2.5 miles northeast of Pullman MI. The property has road access on 54th Street and unconstructed plat road(s). The property is 200 ft (east-west) X 145 ft (north-south). The area consists of excessively drained sandy soils with 0 to 6% slopes. There were colored ribbons tied to some of the trees. Trail runs very close to the property line and possibly across it. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,000.00
10034	<b>Parcel ID:</b> 12-162-001-00; <b>Legal Description:</b> Fairmount Park: Block 2 Lots 1 2 6 to 9 <b>Comments:</b> The subject property is a vacant 0.39-acre parcel that is adjacent to 3 private landowners. The parcel is located on the west side of 54th Street south of the 112th Avenue about 2.5 miles northeast of Pullman MI. The property has road access on 54th Street and unconstructed plat road(s). The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,800.00
10035	<b>Parcel ID:</b> 12-163-001-00; <b>Legal Description:</b> Fairmount Park: Block 3 Lots 1 to 9 <b>Comments:</b> The subject property is a vacant 0.59-acre parcel that is adjacent to 2 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,700.00
10036	<b>Parcel ID:</b> 12-164-001-00; <b>Legal Description:</b> Fairmount Park: Block 4 Lots 1 4 5 7 to 10 <b>Comments:</b> The subject property is a vacant 0.46-acre parcel that is adjacent to 2 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 42; 8; 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00
10037	<b>Parcel ID:</b> 12-165-002-00; <b>Legal Description:</b> Fairmount Park: Block 5 Lots 2 4 to 7 9 10 <b>Comments:</b> The subject property is a vacant 0.46-acre parcel that is adjacent to 4 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 75; 8; 42 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00
10038	<b>Parcel ID:</b> 12-166-001-00; <b>Legal Description:</b> Fairmount Park: Block 6 Lots 1 to 5 8 9 <b>Comments:</b> The subject property is a vacant 0.46-acre parcel that is adjacent to 3 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00
10039	<b>Parcel ID:</b> 12-167-002-00, 12-167-001-00; <b>Legal Description:</b> Fairmount Park: Block 7 Lots 1 to 9 <b>Comments:</b> The subject property is a vacant 0.59-acre parcel that is adjacent to 1 private landowner. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,700.00
10040	<b>Parcel ID:</b> 12-168-001-00; <b>Legal Description:</b> Fairmount Park: Block 8 Lots 1 to 7 <b>Comments:</b> The subject property is a vacant 0.46-acre parcel that is adjacent to 3 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 8; 75; 42 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00

10041	<p><b>Parcel ID:</b> 12-169-005-00, 12-169-007-00, 12-169-001-00; <b>Legal Description:</b> Fairmount Park: Block 9 Lots 1 5 7 to 10 <b>Comments:</b> The subject property is a vacant 0.39-acre parcel that is adjacent to 4 private landowners. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 8; 75; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,800.00
10042	<p><b>Parcel ID:</b> 12-170-001-00; <b>Legal Description:</b> Fairmount Park: Block 10 Lots 1 to 7 10 <b>Comments:</b> The subject property is a vacant 0.53-acre parcel that is adjacent to 1 private landowner. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 8; 75; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$2,400.00
10043	<p><b>Parcel ID:</b> 12-171-004-00; <b>Legal Description:</b> Fairmount Park: Block 11 Lots 4 5 <b>Comments:</b> The subject property is a vacant 0.13-acre parcel that is adjacent to 1 private landowner. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. <b>Additional Disclosures:</b> 8; 42; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$600.00
10044	<p><b>Parcel ID:</b> 12-172-001-00; <b>Legal Description:</b> Fairmount Park: Block 12 Lots 1 2 4 5 <b>Comments:</b> The subject property is a vacant 0.26-acre parcel that is adjacent to 1 private landowner. The parcel is located west of 54th Street south of the 112th Avenue intersection about 2.5 miles northeast of Pullman MI. The property is legally accessible via platted roads dedicated to the public some of which are non-constructed. The area consists of excessively drained sandy soils with 0 to 6% slopes. Composed of two non-adjacent clusters of lots. <b>Additional Disclosures:</b> 42; 75; 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$1,200.00
10045	<p><b>Parcel ID:</b> 12-022-004-00; <b>Legal Description:</b> Commencing at the center of Section 22 thence West on the E &amp; W 1/4 line 993.32 feet to POB of this description thence West on the 1/4 line 157 feet thence North 1387.26 feet thence East 157 feet thence South 1387.26 feet to POB. <b>Comments:</b> The subject property is a forested vacant 5-acre parcel that is surrounded by 3 private landowners. The parcel has legal road access on the north side of 105th Avenue east of the 54th Street intersection about 3.5 miles southeast of Pullman MI. Most of the property is composed of excessively drained sandy soils with 0 to 6% slopes. Lee Township does not have zoning information available online. Tax records indicate that the property is zoned within the Rural Residential District. Interested buyers should contact Lee Township regarding permitting if interested in building on the subject property. Property dimensions are 157 ft (east-west) X 1387.26 ft (north-south). <b>Additional Disclosures:</b> 42; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$30,000.00



10046	<p><b>Parcel ID:</b> 17-019-005-00; <b>Legal Description:</b> That part of NW1/4 of the NW1/4 lying N of Hwy <b>Comments:</b> The subject property is a vacant 20-acre triangular parcel that is surrounded by 4 private landowners. The parcel is located east of the 105th Avenue and 24th Street intersection, about 5 miles west of Otsego, MI. The property has approximately 1,600 feet of frontage on 105th Avenue, which is the western property line. Most of the property is composed of well drained loamy fine sandy soils with 2 to 12% slopes. The parcel is zoned within the AG Agriculture and Rural Estate District, which requires 2.5 acres and a lot width of 330 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Otsego Township if interested in building on the property. There is no known contamination on site and the property was acquired and retained by the State of MI (DNR) as it was needed for access to facilitate clean-up activities on adjoining land for treatment, which has concluded. The former A-1 Disposal Corporation (A1DC) in Plainwell was a licensed liquid industrial/hazardous waste hauler, and a treatment, storage, and disposal facility in the 1970s and 1980s. A1DC owned and operated the A1LF as a solid waste disposal facility beginning in the early 1970s. From 1979 to 1986, the operators stored liquid wastes, disposed of drums of waste material, broadcasted untreated liquid industrial waste, and disposed of contaminated sludges. The A1LF property tax-reverted to the State of Michigan (State) in 1989. Between 1989 and 1999, soil and groundwater investigations conducted by the Department of Environmental Quality (DEQ) detected various volatile and semi-volatile organic compounds; metals; and two contaminated groundwater plumes in two different aquifers originating on the property. DEQ geophysical investigations also identified areas of buried drums and underground storage tanks. The DEQ interim response activities included: fencing the landfill; residential well monitoring; and removal of 1,888 buried waste drums, 3 underground storage tanks, and 1,800 tons of contaminated soil. Beginning in 1994, the DEQ installed and operated an interim groundwater purge and treatment system to contain contaminated groundwater on the property. In March 2004, the purge/treatment system experienced a mechanical failure and has not been restarted. The State identified waste generators and arrangers of waste disposal and sent demand letters to potentially responsible parties (PRPs) in November 1999. In 2004, a consent decree was entered with 22 A1LF PRPs, for payment of over \$3 million in past state response costs. With DEQ oversight of contractors, the PRPs have proceeded voluntarily in conducting additional response activities. Sampling in 2004/05, indicated the presence of various volatile and semi-volatile organic compounds and metals in excess of concentrations protective of residential drinking water. Trichloroethylene was 760 times, and cadmium was 125 times, over residential drinking water criteria. Other significant contaminants included ethenes, ethanes, and lead. Additional response activities are necessary at the property to further protect public health, safety, welfare and the environment from landfill contents and the contaminant plumes. The primary potential risk relative to this site is contamination of downgradient residential wells. The DEQ continues to provide funding for monitoring residential drinking water wells. Please direct questions to Ray Spaulding, 517-290-2401, SPAULDINGR1@michigan.gov. <b>Additional Disclosures:</b> 42; 75; 69 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$80,000.00
-------	--	--	-------------

## Cass

Lot #	Lot Information	Address	Min. Bid
6900	<b>Parcel ID:</b> 14-020-027-049-00; <b>Legal Description:</b> SEC 27 T7S R16W. BEG AT PT ON SEC LINE S 15' E 755 FT FROM NW COR SEC 27 TH E 563.32 FT TH S 15' E 100 FT TH W 563.32 FT TO SEC LINE TH N 15' W 100 FT TO POB. <b>Comments:</b> Approximately 1.29 acres. Located in the Niles Community School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Leet Rd. No observed structures. The land consists of open grassy space and appears mostly level with a slight rolling hill. Property is being maintained. Recently mowed. This is a great opportunity for an adjacent land owner to increase their property size, as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Summer Tax Due:</b> \$19.24	LEET RD NILES	\$1,026.43
6901	<b>Parcel ID:</b> 14-020-031-116-00; <b>Legal Description:</b> SEC 31 T7S R16W. COM 660 FT W & 150 FT S OF CEN OF SEC, TH S 513 FT, W 165 FT, N 513 FT, E 165 FT TO BEG. EX BEG 660 FT W & 183 FT S OF CEN OF SEC, TH S 100 FT, W 165 FT, N 100 FT, E 165 FT TO BEG. ALSO EX BEG 660 FT W & 288 1/2 FT S OF CEN OF SEC, TH S 96 FT, W 165 FT, N 96 FT, E 165 FT TO BEG. ALSO EX BEG 660 FT W & 390 FT S OF CEN OF SEC, TH S 100 FT, W 165 FT, N 100 FT, E 165 FT TO BEG. ALSO EX BEG 660 FT W & 663 FT S OF CEN OF SEC, TH W 165 FT, N 165 FT, E 165 FT, S 165 FT TO BEG. <b>Comments:</b> Approximately 0.13 acres. Located in the Niles Community School District. Residential Land Use Code: 402. Approximately 42 feet of road frontage along Hatcher St, and extends roughly ~115 feet deep. No observed structures. The land consists of open grassy space with a mature tree and is level throughout. sits between two homes. Located at the end of the street. Very low traffic. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Summer Tax Due:</b> \$4.29	HATCHER AVE NILES	\$925.93
6902	<b>Parcel ID:</b> 14-030-021-275-11; <b>Legal Description:</b> COM N 250 FT FRM SW COR SEC, TH N 329.3 FT, E 225 FT, S 329.8 FT, N 89 DEG 52'10"W 225 FT TO BEG. SEC 21 T07S R15W 1.7 A. <b>Comments:</b> Approximately 1.70 acres. Located in the Edwardsburg Public School District. Residential Land Use Code: 401. Approximately 329 feet of road frontage along Hess Rd and extends roughly ~225 feet deep. One story home built in 1973. Unfortunately it is in poor condition and has been condemned. This property appeared occupied on last visit. Please use caution and be respectful if visiting property in person. Property was freshly mowed and there was a vehicle parked in the driveway. Cat(s) living in the home. There is a great deal of debris, garbage, and other personal property on the premises. The roof on the home looks like flat top material with bricks holding it down. The exterior of the home is deteriorating in a few areas. Lots of debris piled up around the home. The foundation looks solid where visible. Large stone chimney. Concrete parking area next to the home. Gravel driveway leads to a large barn that is in poor shape as well. The exterior walls are bare OSB and are deteriorating. There is a DIY shed in the wooded portion of the property that is in poor shape. The land consists of deciduous forest, grassy open space, mixed trees, and light vegetation. Easily traversable. Surrounded by forest and a handful of inland lakes to the East and North. Hess Rd is not a through road, so there is very little traffic. This property is going to need a great deal of work before it's back in good living condition. Please be prepared. Contact the local zoning/planning department to get more details on the repair requirements for the condemnation. <b>Additional Disclosures:</b> 6; 33; 31; 5; 21; 66 (see key for full text) <b>Summer Tax Due:</b> \$652.20	65931 HESS RD EDWARDSBURG	\$11,741.86

6903	<p><b>Parcel ID:</b> 14-040-008-002-00; <b>Legal Description:</b> SEC 8 T06S R15W. N 13 1/2 RDS OF W 22 RDS OF E HAF E HAF NE QTR SEC 8. <b>Comments:</b> Approximately 1.58 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Approximately 360 feet of road frontage along M-62. This two story home was built in 1865 and remodeled in 1963 and has a 200 foot well. The house is in overall fair/poor shape. It appears to have been sitting for sometime now and has not been maintained. Overgrown and unkempt. The exterior of the home looks rough. Most of the paint on the wood siding has peeled off. Many boards and other parts of the exterior walls have fallen off and are showing studs and insulation. There is an addition built on the side of the home with block foundation which looks good but the rest of the house is block and there are many cracks and evidence of settling. The basement was wet and the wooden stairs have collapsed at the bottom. Did not enter the basement due to safety concerns. Water heater on main floor with a wood burning stove in the addition. Two bedrooms and a half bath on the second story. Attic space is full of debris. The house has personal property and other debris. Looks like last occupants were moving out. Shingled roof doesn't look bad compared to the rest of the home. There is a small section of the roof above the side entrance to the home that has collapsed. The leak has caused mold to form in this mudroom area but it seems localized here. There was a large amount of bees coming and going from the holes in the home. Some broken windows. Electric meter still hooked up. Partial shared gravel driveway with the adjacent property to the East. Nice wooded section of land on the West portion of this lot. The floors in the home felt uneven and soft. This is a very old house and is going to require a great deal of work to get it back in good living condition. Please be prepared. The land consists of grassy open space, mixed trees, and light vegetation. Sits in between farm land and a home to the East. <b>Additional Disclosures:</b> 32; 21; 5; 22; 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$442.53</p>	56960 M 62 DOWAGIAC	\$3,152.61
6904	<p><b>Parcel ID:</b> 14-041-135-055-01; <b>Legal Description:</b> COM S 767.13 FT &amp; S 54 DEG 20'52"W 340.62 FT FRM E 1/4 COR, TH S 45 DEG 39'13"E 101.69 FT, WLY ALG S LN FORMER MCRR TO E LN M-60, N TO N LN FORMER MCRR, NELY ALG SD N LN TO BEG. SEC 35 T06S R15W UNPLATTED VILLAGE OF CASSOPOLIS. <b>Comments:</b> Approximately 0.87 acres. Located in the Cassopolis Public School District. Residential Land Use Code: 402. Approximately 330 feet of road frontage along Hilltop Lane. No observed structures. The land consists of open grassy space and slopes down from East to West as you travel towards S Broadway St. Power lines run through the middle of the property. Across the street from Stone Lake. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$546.86</p>	HILLTOP LN CASSOPOLIS	\$3,465.82
6905	<p><b>Parcel ID:</b> 14-060-012-214-30; <b>Legal Description:</b> COM S 0 DEG 2'45"E 989.45 FT FRM W 1/4 COR, TH N 0 DEG 2'45"W 331.45 FT, S 89 DEG 43'24"E 260 FT, S 0 DEG 2'45"E 331.35 FT, N 89 DEG 44'50"W 260 FT TO BEG. SEC 12. 2 A. <b>Comments:</b> Approximately 2.00 acres. Located in the Constantine Public School District. Residential Land Use Code: 401. Approximately 331 feet of road frontage along Kessington Rd and extends roughly ~260 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Two story home built in 1880 appears to be in good condition for its age. Vinyl siding in fair shape. Mix of stone and block foundation looks solid. Shingled roof is starting to look weathered showing some repaired patches but is otherwise decent shape. Chain link fenced in back yard. There is a large storage building with two car garage doors next to the home that is basically another house. It has an additional garage door on the rear of the building. This building is in fair/good shape as well. There is a small goat pen on the property and an additional storage shed next to the garage. The property is being well maintained. The land consists of grassy open space, mixed trees, and light vegetation. Easily traversable. There is a paved drive that runs through the middle of the property and leads to the adjacent property to the East. LOT# 6906 is located one property over to the South. Possible easement to the property to the East. There is a gravel drive that runs through the middle of this property and leads to the adjacent neighbor's. Overall this is a nice property. We don't get very many like these at the auctions. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$525.28</p>	KESSINGTON RD UNION	\$8,867.38

6906	<p><b>Parcel ID:</b> 14-060-012-214-40; <b>Legal Description:</b> COM S 0 DEG 2'45"E 1324.95 FT FRM W 1/4 COR, TH N 0 DEG 2'45"W 168 FT, S 89 DEG 44'50"E 260 FT, S 0 DEG 2'45"E 168 FT, N 89 DEG 44'50"W 260 FT TO BEG. SEC 12. 1 A. <b>Comments:</b> Approximately 1.00 acres. Located in the Constantine Public School District. Residential Land Use Code: 401. Approximately 168 feet of road frontage along Kessington Rd and extends roughly ~260 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. One story home built in 1999. The land consists of grassy open space, mixed trees, and light vegetation. Easily traversable. Sits between a house to the North and Farm land to the South. LOT# 6905 is located one property over to the North. Overall this property looks to be well maintained and the house is in good shape. Vinyl siding, shingled roof and block foundation all look fine. A/C unit on side of home. Garbage burn pile behind the home. Propane Tank. Long gravel driveway leads to an attached three car garage. Dog on premise. There's not much to say about this one other than it looks like a nice property. We don't see many like this come through the auctions. Don't miss out! <b>Additional Disclosures:</b> 33; 21; 45; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$273.21</p>	KESSINGTON RD UNION	\$4,919.22
6907	<p><b>Parcel ID:</b> 14-090-004-034-00; <b>Legal Description:</b> COM N 587.3 FT &amp; N 79 DEG 13' E 596.2 FT FRM SW COR SEC, TH N 79 DEG 13' E 71.27 FT N 0 DEG 5' E 481.91 FT, S 89 DEG 39' W 95 FT, S 0 DEG 5' W 180 FT, S 89 DEG 55' E 25 FT, S 0 DEG 5' W 316.06 FT TO BEG. SEC 4. <b>Comments:</b> Approximately 0.96 acres. Located in the Edwardsburg Public School District. Residential Land Use Code: 401. This one story home was built in 1953 and was remodeled in 1998. Unfortunately the house doesn't appears to have been well maintained. The shingled roof has multiple tarps and there are visible leaks inside the home. The home was musty and there was excess water but I did not see a lot of mold. There were multiple broken windows and with the extra air flow I think its kept the mold at bay. That being said the house is in poor shape. Multiple boarded windows. The vinyl siding is falling off in a few areas and there is overgrown vegetation growing up the side of the home. The house is full of debris, garbage and personal property. It looks like the garage was renovated into extra living space. The floors are concrete in this section. There are multiple trees growing next to the foundation that need to be removed asap. There is evidence of animals burrowing under the foundation as well. Four bedroom one bath. Some of the rooms are floor to ceiling with debris. There is a large hole in the ceiling/roof on the second story. Possible animal damage. Water heater, pressure tank and furnace are still present. Could not locate electric box. Electric and gas meter are still hooked up. The land consists of grassy open space, deciduous forest, mixed trees, and light vegetation. Easily traversable. Concrete driveway is holding up well with cracking. There is a tree house in the back yard. A couple trees have fallen over in the back yard. Sits between two houses with the back of the property running along farmland and forest. This house is going to require a great deal of cleaning, repairs and renovations. There is potential here for the right buyer but be aware it needs work. <b>Additional Disclosures:</b> 66; 5; 46; 63; 34; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$534.16</p>	25888 US 12 EDWARDSBURG	\$5,472.15
6908	<p><b>Parcel ID:</b> 14-090-007-039-00; <b>Legal Description:</b> COM S 0 DEG 35' E 262 FT, S 89 DEG 41' W 687 FT &amp; S 0 DEG 30' 2" E 575.05 FT FRM E 1/4 COR TH S 89 DEG 54' 55" W 50 FT N 0 DEG 30' W 84 FT, N 89 DEG 54' 55" E 50 FT, S 0 DEG 30' 2" E 84 FT TO BEG SEC 7. <b>Comments:</b> Approximately 0.10 acres. Located in the Edwardsburg Public School District. Industrial Land Use Code: 302. This is an odd one. It appears to be a small section of parking lot on a large commercial property. Near Midwest Timber and CRC Global Solutions. No vegetation. Private gate. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel may be best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. <b>Additional Disclosures:</b> 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.92</p>	EDWARDSBURG	\$745.05

6909	<p><b>Parcel ID:</b> 14-101-110-031-00; <b>Legal Description:</b> LAND BOUNDED N BY LOT 83, S BOGUE 4TH ADDN, E BY MARBLE ST, S BY MCRR GROUNDS AND W BY CORA ADAMS PROPERTY SEC 26 UNPLATTED VIL VANDALIA. <b>Comments:</b> Approximately 0.43 acres. Located in the Cassopolis Public School District. Residential Land Use Code: 401. Approximately 145 feet of road frontage along Marble St and and roughly ~130 feet along Market St. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few scattered trees. Large sandy/dirt area where the house once stood. Remains of old concrete slab to the West. The ground slopes down slightly from North to South but nothing major. This is an ideal setting for rebuilding or starting fresh. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 23; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$88.47</p>	60808 MARBLE ST VANDALIA	\$13,176.97
6910	<p><b>Parcel ID:</b> 14-101-120-033-00; <b>Legal Description:</b> BEG AT SW COR LOT 30, ORIG PLAT, TH S 80 FT, TH E 66 FT, TH N 80 FT TO SE COR SD LOT 30, TH W 66 FT TO PL OF BEG SEC 27 UNPLATTED VIL VANDALIA. <b>Comments:</b> Approximately 0.15 acres. Located in the Cassopolis Public School District. Residential Land Use Code: 402. Approximately 80 feet of road frontage along Water St and extends roughly ~66 feet deep. No observed structures. The land consists of open grassy space and is level throughout. Sits between a vacant corner lot and a house to the North. Basketball courts are just across the street. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$48.62</p>	60661 WATER ST VANDALIA	\$2,122.85
6911	<p><b>Parcel ID:</b> 14-110-110-018-00; <b>Legal Description:</b> LOTS 18 &amp; 19 BURNETT ADD VIL POKAGON. <b>Comments:</b> Approximately 0.43 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 60 feet of road frontage along Pokagon Hwy and roughly ~60 feet along Depot Rd. The home was built in 1900. Unfortunately it's in very poor condition and has been condemned. Please contact the local zoning/planning department for more details on required repairs. The house appears to have been sitting for a long time and has not been maintained. The roof is nearing total collapse. The foundation has major cracking. The inside of the home is full of debris and mold is forming. Very wet inside the home. There is a great deal of debris, personal property, and garbage on this property. Multiple vehicles. There is also a trailer so full of debris the sides have burst. The land consists of open grassy space with mixed trees and heavy vegetation. This property is a mess and is going to to be a major undertaking. It will require a great deal of clean up, repairs and renovations. It's honesty, most likely too far gone but I'm not an expert. Please be prepared <b>Additional Disclosures:</b> 66; 5; 36; 31; 32; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$229.28</p>	31641 POKAGON HWY NILES	\$4,146.63
6912	<p><b>Parcel ID:</b> 14-130-370-017-00; <b>Legal Description:</b> 5S-16W LOT 17 INDIAN LAKE ESTATES. <b>Comments:</b> Approximately 0.18 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along Estates Lane and roughly ~100 feet along Highland Dr. The land consists of open grassy space with some trees along the West. This manufactured home was built in 1988. Unfortunately this mobile has been condemned. The exterior of the building is in poor shape. Boarded windows and doors. The front door has been broken into and the plywood ripped away. Its sitting on dirt and a handful of blocks. Well head in front lawn. Electric meter is still hooked up. A couple shed on the North side are in poor shape as well. The neighborhood is well maintained and there is a fresh build going up next door. This would be a nice spot once the mobile and the other debris is cleared out. Contact the local zoning/planning department for more information on required repairs for the condemnation. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. <b>Additional Disclosures:</b> 46; 31; 17; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$141.14</p>	54554 ESTATES LN EAU CLAIRE	\$4,603.63

6913	<p><b>Parcel ID:</b> 14-150-003-017-00; <b>Legal Description:</b> 5S-15W COM 330 FT W OF SE COR SEC TH N 1 DEG 3' 43" E 264 FT, W 10 FT, N 150 FT, E 140 FT, S 150 FT, W 90 FT, S 264 FT, W TO BEG SEC 3. .72 A. <b>Comments:</b> Approximately 0.72 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. Approximately 45 feet of road frontage along Dewey Lake St. The land consists of open grassy space and slopes up from the road. There is a large amount of debris leftover from the last occupants. The mobile home honestly looks like a bomb was dropped on it. Piles of debris all throughout the property. It'll take some work to clean up but nothing to extraordinary. There were some garbage burn piles. Contamination is possible. There is a concrete mobile home pad as well as another concrete slab. Long gravel driveway leads into the property. Plenty of space for a new build or you could just drop new mobile down. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 62; 13; 69 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$31.21</p>	24063 DEWEY LAKE ST DOWAGIAC	\$1,096.24
6914	<p><b>Parcel ID:</b> 14-150-027-022-00; <b>Legal Description:</b> 5S-15W BEG ON W LINE SEC 1708.61 FT S OF NW COR SEC, TH S ON SEC LINE 132 FT, S 89 DEG 26' 25" E 330 FT, N 132 FT N 89 DEG 26' 25" W 330 FT TO BEG. SEC 27. <b>Comments:</b> Approximately 0.91 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. Approximately 132 feet of road frontage along Twin Lake Rd and extends roughly ~300 feet deep. No observed structures. The terrain appears to be flat throughout. Wooded with mature deciduous trees and thick vegetation, making it somewhat challenging to traverse. The property offers a secluded wood setting surrounded by farm's and woods. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations.</p> <p><b>Summer Tax Due:</b> \$19.38</p>	TWIN LAKES RD DOWAGIAC	\$850.37
6915	<p><b>Parcel ID:</b> 14-150-100-003-00; <b>Legal Description:</b> LOTS 3, 4, 5, 6, EX THE E 10 FT OF LOT 3 VIL GLENWOOD. <b>Comments:</b> Approximately 0.57 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. Approximately 185 feet of road frontage along Dewey Lake St and extends roughly ~132 feet deep. No observed structures. The land consists of open grassy space a couple trees and is level throughout. This is a great opportunity for an adjacent land owner to increase their property size, as well as an ideal setting for a new build. There is a drain easement that runs through the East portion of the property. Still plenty of space to build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. LOT# 6916 sits just West and is adjacent to this property. LOT# 6913 is across the street to the North. <b>Additional Disclosures:</b> 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$27.42</p>	24031 DEWEY LAKE ST DOWAGIAC	\$1,041.22
6916	<p><b>Parcel ID:</b> 14-150-100-007-00; <b>Legal Description:</b> N 1/2 LOTS 7 8 &amp; 9 VIL GLENWOOD. <b>Comments:</b> Approximately 0.22 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Washington Rd and roughly ~145 feet along Dewey Lake St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Was not able to perform thorough inspection due to occupancy. The ranch style home was built in 1900. The house appears to be in fair shape. Shingles on roof look fine but there is a sag to the overall roof. Concrete foundation most likely covering up old stone foundation. Looks solid. Vinyl siding looks fine. There is debris piled up behind the home. Vehicle and large trailer were on the premise during last visit. Large storage garage behind the home is in fair shape. No major issues seen. This property has a lot of potential from the exterior inspection alone but the interior condition is unknown. Please do your own due diligence before placing a bid. There is a drain easement on the East section of the property. <b>Additional Disclosures:</b> 33; 6; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$134.51</p>	51035 WASHINGTON ST DOWAGIAC	\$1,944.36

6917	<p><b>Parcel ID:</b> 14-150-117-005-00; <b>Legal Description:</b> LOTS 5 &amp; 6 BLK 7 TWIN LAKE HILLS. <b>Comments:</b> Approximately 0.12 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Lake Shore Dr. Just South of Twin Lakes. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This one story home was built in 1900. The land consists of small grassy front law and a few mixed trees in the back. Sits between two houses. The house appears to be in poor shape from the exterior inspection. Interior condition unknown. The roof is covered in tarps and looks like its been damaged in a major storm. The back yard is full of debris and personal property. Camper parked on the side of the home was occupied. Gas meter removed. Electric meter hooked up and active. Unable to do a thorough inspection do to occupancy. This is a small home and looks like it needs some major repairs and renovations. It is located just across the street from Twin Lakes with a beautiful view. This is a fixer upper and deserves some TLC. <b>Additional Disclosures:</b> 33; 6; 21; 5; 66 (see key for full text) <b>Summer Tax Due:</b> \$134.48</p>	24937 LAKE SHORE DR DOWAGIAC	\$3,874.00
6918	<p><b>Parcel ID:</b> 14-150-181-015-00; <b>Legal Description:</b> LOTS 15 TO 22 INCL BLK 31 TWIN LAKE WOODS. <b>Comments:</b> Approximately 0.43 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. Approximately 90 feet of road frontage along Oak St and roughly ~90 feet along Maple St. Please note a portion of these roads are unimproved and not constructed but you can still access the property. No observed structures. The terrain is quite sloped. Densely wooded with mature deciduous trees and thick vegetation, making it somewhat challenging to traverse. The property offers a peaceful, secluded setting a short distance from Twin lakes. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 49 (see key for full text) <b>Summer Tax Due:</b> \$13.68</p>	MAPLE ST DOWAGIAC	\$869.97
6919	<p><b>Parcel ID:</b> 14-160-110-042-10; <b>Legal Description:</b> T6S R16W COM E 1/4 COR OF SEC, N 87 DEG 15'37"W 2537.47 FT ALG E-W 1/4 LINE OF SEC TO PT LOCATED S 87 DEG 15'37"E 54.68 FT FRM CEN OF SEC, TH N 1 DEG 30'33"E 308.03 FT PARA WITH N-S 1/4 LINE OF SEC TO PT OF BEG, TH N 1 DEG 30'33"E 385.24 FT, TH S 87 DEG 15'37"E 435.82 FT, TH S 1 DEG 30'33"W 46.19 FT ALG WLY ROW LIN OF POKAGON ST, TH SELY 312.11 FT ALG 633 FT RADIUS CURVE TO LEFT, SD CURVE HAVING A CENTRAL ANGLE OF 28 DEG 15'1" &amp; A CHORD THAT BEARS S 12 DEG 36'58"E 308.96 FT ALG ROW LINE, TH S 61 DEG 24'14"W 78.93 FT, TH N 87 DEG 15'37"W 442.94 FT TO PT OF BEG. SEC 2. 4.06 ACRES. SUBJ TO EASEMENTS. UNPLATTED POKAGON TOWNSHIP CITY OF DOWAGIAC SUBJECT TO 425 AGREEMENT WITH POKAGON TOWNSHIP EXPIRES 31 MAR 2050. <b>Comments:</b> Approximately 4.06 acres. Located in the Dowagiac Union School District. Commercial Land Use Code: 202. Approximately 358 feet of road frontage along Pokagon St. The West portion of the property runs along a parking lot for an apartment complex. The North borders a grassy vacant lot and there is a TSC building along the South. No observed structures. The land consists of open grassy space and is level throughout. Great spot for a new commercial build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Summer Tax Due:</b> \$1,799.30</p>	POKAGON ST & M-51 DOWAGIAC	\$12,410.29
6920	<p><b>Parcel ID:</b> 14-160-300-557-00; <b>Legal Description:</b> COM AT NELY COR LOT 59, NWLY ON NELY LINE 70 FT, SWLY PARA WITH SELY LINE TO SWLY LINE SD LOT, SELY ALONG SWLY LINE 70 FT TO SELY COR THEREOF. NELY ALONG SELY LINE TO PL OF BEG. JAY W. MCOMBER'S ADD CITY OF DOWAGIAC. <b>Comments:</b> Approximately 0.10 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. Approximately 70 feet of road frontage along Mechanic St and roughly ~63 feet along W Railroad St. Corner Lot. No observed structures. The land consists of open grassy space and is level throughout. Across the street from commercial businesses. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$76.98</p>	211 W RAILROAD ST DOWAGIAC	\$1,419.84

## 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.

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

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

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

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

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

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

**30:** This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties



access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

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

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

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

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

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

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

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

**44:** This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

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

**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.

**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.

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

**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.