

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

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan
- Berrien
- Cass
- Van Buren

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Allegan

Lot #	Lot Information	Address	Min. Bid
7200	Parcel ID: 01-034-087-00; Legal Description: 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). Comments: Approximately 0.19 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. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$129.40	1260 JEFFREY DR ALLEGAN	\$3,100.00
7201	Parcel ID: 02-554-021-00; Legal Description: LOTS 21 & 22 BLK 14 MIAMI PARK SEC 13 T1N R17W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$683.81	SOUTH HAVEN	\$4,500.00
7202	Parcel ID: 02-664-030-00; Legal Description: LOTS 30 & 31 BLK 14 SCOTSONIA PARK SEC 25 T1N R17W. Comments: Approximately 0.14 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. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$35.85	FAIRFIELD DR SOUTH HAVEN	\$900.00
7203	Parcel ID: 04-024-022-11; Legal Description: 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. Comments: 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. Summer Tax Due: \$41.44	117TH AVE FENNVILLE	\$1,400.00
7204	Parcel ID: 12-010-025-00; Legal Description: 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. Comments: Approximately 0.15 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. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$20.30		\$1,100.00

7205	<p>Parcel ID: 12-010-042-00; Legal Description: 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. Comments: 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. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$9.05</p>	OFF KANDEL ST	\$900.00
7206	<p>Parcel ID: 12-120-073-30; Legal Description: THE S 62 FT OF LOT 73 ASHBECK'S SUBDIVISION SECS 5 & 8 T1N R15W. Comments: Approximately ~0.85 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. Additional Disclosures: 30; 41 (see key for full text)</p> <p>Summer Tax Due: \$14.58</p>		\$1,000.00
7207	<p>Parcel ID: 12-165-003-00; Legal Description: LOT 3 BLK 5 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: Approximately 0.07 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$1.35</p>		\$750.00
7208	<p>Parcel ID: 12-210-008-00; Legal Description: LOT 8 BLK 10 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: Approximately 0.07 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$1.35</p>		\$750.00
7209	<p>Parcel ID: 12-240-009-00; Legal Description: LOTS 9 & 10 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W. Comments: 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. Additional Disclosures: 66; 50; 21; 5; 22 (see key for full text)</p> <p>Summer Tax Due: \$432.22</p>	5971 BASELINE RD GRAND JUNCTION	\$8,500.00

7210	<p>Parcel ID: 12-240-011-00; Legal Description: LOT 11 GREEN MEADOWS SUBDIVISION SEC 31 T1N R15W. Comments: 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. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$9.86</p>	BASELINE RD GRAND JUNCTION	\$900.00
7211	<p>Parcel ID: 12-319-008-00; Legal Description: LOT 8 BLK 19 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$2.44</p>		\$800.00
7212	<p>Parcel ID: 12-385-009-00; Legal Description: LOTS 9 & 10 BLK 35 LAKE VIEW PARK SEC 2 T1N R15W. Comments: 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$2.76</p>		\$800.00
7213	<p>Parcel ID: 12-406-018-00; Legal Description: LOTS 18 & 19 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$1.35</p>		\$750.00
7214	<p>Parcel ID: 15-035-003-20; Legal Description: 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 & E OF HOLLAND DRAIN SEC 35 T2N R11W. Comments: 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. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$40.45</p>	114TH AVE PLAINWELL	\$1,800.00

7215	<p>Parcel ID: 15-035-004-00; Legal Description: 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. Comments: 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! Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$529.44</p>	374 114TH AVE PLAINWELL	\$13,500.00
7216	<p>Parcel ID: 16-300-046-00; Legal Description: LOTS 46 & 47 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16; 41 (see key for full text)</p> <p>Summer Tax Due: \$84.41</p>	ALLEGAN	\$2,150.00
7217	<p>Parcel ID: 16-300-048-00; Legal Description: LOTS 48-91 ALSO LOT 96 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 41; 16; 30 (see key for full text)</p> <p>Summer Tax Due: \$88.65</p>	ALLEGAN	\$2,250.00

7218	<p>Parcel ID: 16-300-094-00; Legal Description: LOTS 94 95 97-137 INCLUSIVE SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 8; 16 (see key for full text)</p> <p>Summer Tax Due: \$195.17</p>	ALLEGAN	\$4,050.00
7219	<p>Parcel ID: 16-300-174-00; Legal Description: LOTS 174 & 175 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: Approximately 0.37 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. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$22.52</p>	ALLEGAN	\$1,100.00
7220	<p>Parcel ID: 16-300-181-00; Legal Description: LOTS 181 & 182 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$22.52</p>	ALLEGAN	\$1,100.00
7221	<p>Parcel ID: 16-300-198-00; Legal Description: LOTS 198 & 199 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$22.52</p>	ALLEGAN	\$1,100.00

7222	Parcel ID: 16-300-200-00; Legal Description: LOTS 200 & 201 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.52	ALLEGAN	\$1,100.00
7223	Parcel ID: 16-300-202-00; Legal Description: LOTS 202 & 203 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.52	ALLEGAN	\$1,100.00
7224	Parcel ID: 16-300-204-00; Legal Description: LOTS 204 & 205 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.52	ALLEGAN	\$1,100.00
7225	Parcel ID: 16-300-206-00; Legal Description: LOTS 206 & 207 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.52	ALLEGAN	\$1,100.00
7226	Parcel ID: 16-300-208-00; Legal Description: LOTS 208 & 209 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.52	ALLEGAN	\$1,100.00

7227	<p>Parcel ID: 16-300-210-00; Legal Description: LOTS 210 & 211 SPECTACLE LAKE ESTATES SEC 29 & 32 T3N R13W. Comments: 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. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$22.52</p>	ALLEGAN	\$1,100.00
7228	<p>Parcel ID: 20-150-049-00; Legal Description: UNIT 49 DEEP HARBOR CONDOMINIUM SEC 23 T3N R16W. Comments: 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. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.02</p>	RIVERSIDE RD SLIP # 49 FENNVILLE	\$850.00
7229	<p>Parcel ID: 51-170-060-00; Legal Description: LOT 70 & 71 STEIN & GREEN ADDITION. Comments: 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. Additional Disclosures: 48; 50; 34 (see key for full text)</p> <p>Summer Tax Due: \$1,852.36</p>	314 RUSSELL ST ALLEGAN	\$13,050.00
7230	<p>Parcel ID: 54-102-112-50; Legal Description: ELY 1/2 LOT 112 BLOCK 2 O. P. SEC 22 & 23. Comments: 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 converted 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. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$1,995.26</p>	218 COURT OTSEGO	\$24,900.00
7232	<p>Parcel ID: 12-438-008-00; Legal Description: LOT 8 BLK 38 LOWER SCOTT LAKE SUBDIVISION 4 SEC 3 T1N R15W. Comments: 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00

7233	<p>Parcel ID: 51-300-038-50; Legal Description: COM 359.7' N & 21' W OF SE COR SEC 29 TH WLY ALG S SIDE MAPLE ST 66' TO A PT 361.9' N & 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.</p> <p>Comments: Approximately 0.02 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. This appears to be a gap lot. Small triangular property between the 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 landowner 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.</p> <p>Additional Disclosures: 9; 23; 44 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00
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Allegan DNR

Lot #	Lot Information	Address	Min. Bid
10001	Parcel ID: 12-301-002-00; Legal Description: Lake View Park Addition: Block 1 Lots 6 to 11 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10002	Parcel ID: 12-302-001-00; Legal Description: Lake View Park Addition: Block 2 Lots 1 to 6 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10003	Parcel ID: 12-303-001-00; Legal Description: Lake View Park Addition: Block 3 Lots 1 to 6 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10004	Parcel ID: 12-304-001-00; Legal Description: Lake View Park Addition: Block 4 Lots 1 to 8 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10005	Parcel ID: 12-305-003-00; Legal Description: Lake View Park Addition: Block 5 Lots 3 to 5 7 to 11 13 15 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,070.00
10006	Parcel ID: 12-306-001-01; Legal Description: Lake View Park Addition: Block 6 Lots 1 to 10 15 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,070.00
10007	Parcel ID: 12-307-001-00; Legal Description: Lake View Park Addition: Block 7 Lots 1 to 13 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,625.00
10008	Parcel ID: 12-308-001-00; Legal Description: Lake View Park Addition: Block 8 Lots 1 to 22 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$4,125.00

10009	Parcel ID: 12-309-001-00, 12-309-019-00; Legal Description: Lake View Park Addition: Block 9 Lots 1 to 13 16 to 19 22 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,375.00
10010	Parcel ID: 12-310-001-00; Legal Description: Lake View Park Addition: Block 10 Lots 1 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10011	Parcel ID: 12-311-001-00; Legal Description: Lake View Park Addition: Block 11 Lots 1 to 9 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,700.00
10012	Parcel ID: 12-312-013-00, 12-312-001-00; Legal Description: Lake View Park Addition: Block 12 Lots 1 2 5 to 14 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10013	Parcel ID: 12-313-001-00; Legal Description: Lake View Park Addition: Block 13 Lots 1 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10014	Parcel ID: 12-314-001-00, 12-314-007-00, 12-314-002-00; Legal Description: Lake View Park Addition: Block 14 Lots 1 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10015	Parcel ID: 12-315-001-01, 12-315-005-00; Legal Description: Lake View Park Addition: Block 15 Lots 1 2 5 to 10 15 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,875.00
10016	Parcel ID: 12-316-001-01; Legal Description: Lake View Park Addition: Block 16 Lots 1 to 4 7 to 12 14 to 22 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,600.00

10017	Parcel ID: 12-317-012-00, 12-317-017-00; Legal Description: Lake View Park Addition: Block 17 Lots 12 17 to 22 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,320.00
10018	Parcel ID: 12-318-001-00; Legal Description: Lake View Park Addition: Block 18 Lots 1 4 to 6 9 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10019	Parcel ID: 12-319-001-00; Legal Description: Lake View Park Addition: Block 19 Lots 1 to 7 10 11 14 15 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,070.00
10020	Parcel ID: 12-320-001-00; Legal Description: Lake View Park Addition: Block 20 Lots 1 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10021	Parcel ID: 12-321-006-00, 12-321-009-00; Legal Description: Lake View Park Addition: Block 21 Lots 6 to 10 13 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,700.00
10022	Parcel ID: 12-322-001-00; Legal Description: Lake View Park Addition: Block 22 Lots 1 2 5 6 9 10 15 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,500.00
10023	Parcel ID: 12-323-009-00, 12-323-001-00; Legal Description: Lake View Park Addition: Block 23 Lots 1 2 4 to 6 9 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,440.00
10024	Parcel ID: 12-324-001-00, 12-324-002-00; Legal Description: Lake View Park Addition: Block 24 Lots 1 to 7 12 13 16 to 22 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00

10025	Parcel ID: 12-325-006-00, 12-325-001-01; Legal Description: Lake View Park Addition: Block 25 Lots 1 to 4 6 to 16 20 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10026	Parcel ID: 12-326-001-00; Legal Description: Lake View Park Addition: Block 26 Lots 1 to 8 11 to 14 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10027	Parcel ID: 12-327-001-00, 12-327-005-00; Legal Description: Lake View Park Addition: Block 27 Lots 1 to 16 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10028	Parcel ID: 12-328-001-00; Legal Description: Lake View Park Addition: Block 28 Lots 1 to 8 11 to 14 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10029	Parcel ID: Part of 12-329-001-00 (A); Legal Description: Lake View Park Addition: Block 29 Lots 1 to 8 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,500.00
10030	Parcel ID: Part of 12-329-001-00 (B); Legal Description: Lake View Park Addition: Block 29 Lots 11 12 15 17 18 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$940.00
10031	Parcel ID: Part of 12-329-001-00 (C); Legal Description: Lake View Park Addition: Block 29 Lots 21 to 28 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,500.00
10032	Parcel ID: Part of 12-329-001-00 (D); Legal Description: Lake View Park Addition: Block 29 Lots 32 to 55 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$4,500.00

10033	Parcel ID: 12-161-001-00; Legal Description: Fairmount Park: Block 1 Lots 1 to 10 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$3,000.00
10034	Parcel ID: 12-162-001-00; Legal Description: Fairmount Park: Block 2 Lots 1 2 6 to 9 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,800.00
10035	Parcel ID: 12-163-001-00; Legal Description: Fairmount Park: Block 3 Lots 1 to 9 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,700.00
10036	Parcel ID: 12-164-001-00; Legal Description: Fairmount Park: Block 4 Lots 1 4 5 7 to 10 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,100.00
10037	Parcel ID: 12-165-002-00; Legal Description: Fairmount Park: Block 5 Lots 2 4 to 7 9 10 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,100.00
10038	Parcel ID: 12-166-001-00; Legal Description: Fairmount Park: Block 6 Lots 1 to 5 8 9 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,100.00
10039	Parcel ID: 12-167-002-00, 12-167-001-00; Legal Description: Fairmount Park: Block 7 Lots 1 to 9 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,700.00
10040	Parcel ID: 12-168-001-00; Legal Description: Fairmount Park: Block 8 Lots 1 to 7 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,100.00

10041	<p>Parcel ID: 12-169-005-00, 12-169-007-00, 12-169-001-00; Legal Description: Fairmount Park: Block 9 Lots 1 5 7 to 10 Comments: 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. Additional Disclosures: 75; 42; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,800.00
10042	<p>Parcel ID: 12-170-001-00; Legal Description: Fairmount Park: Block 10 Lots 1 to 7 10 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,400.00
10043	<p>Parcel ID: 12-171-004-00; Legal Description: Fairmount Park: Block 11 Lots 4 5 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$600.00
10044	<p>Parcel ID: 12-172-001-00; Legal Description: Fairmount Park: Block 12 Lots 1 2 4 5 Comments: 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. Additional Disclosures: 42; 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,200.00
10045	<p>Parcel ID: 12-022-004-00; Legal Description: Commencing at the center of Section 22 thence West on the E & 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. Comments: 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). Additional Disclosures: 42; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$30,000.00

10046	<p>Parcel ID: 17-019-005-00; Legal Description: That part of NW1/4 of the NW1/4 lying N of Hwy Comments: 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. Additional Disclosures: 69; 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$80,000.00
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Berrien

Lot #	Lot Information	Address	Min. Bid
1101	Parcel ID: 03-0007-0044-05-0; Legal Description: COM AT S1/4 PST SEC 7 T4S R18W TH W 155.43' TO C/L RIVERSIDE RD TH N12DEG15'E 459.08' TO POB TH CONT N12DEG15'E 12.04' TH E 653.2' TH S16DEG16'10"W TO A PT THAT IS 657.09' E OF POB TH W 657.09' TO POB. Comments: Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Approximately 12 feet of road frontage along Paw Paw Ave and extends roughly ~650 feet deep. Too narrow to build. Appears to be a leftover gap lot. Not a whole lot you can do with this. This is a great opportunity for an adjacent land owner to increase their property size. Additional Disclosures: 53; 23 (see key for full text) Summer Tax Due: \$8.19	PAW PAW AVE BENTON HARBOR	\$414.53
1102	Parcel ID: 03-0020-0034-06-5; Legal Description: COM 1095.5'N OF E1/4 POST OF SEC 20 T4S R18W TH N 50'TH W 167.54'TH S 50'TH E 167.54'TO POB. Comments: Approximately 0.19 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along S Crystal Ave. Building is approximately 678 sq ft. The house is in fair/poor shape. Block foundation looks solid. Shingled roof looks old and there is a section of the ceiling that has collapsed inside the home that leads me to believe there is a small leak. Soffit/fascia rot. Some wood rot around the windows as well. Two bedroom one bathroom. Furnace in the middle of the living room. Electric meter still connected. Gas meter is covered in thick vegetation. Home has debris and other personal property throughout. Small grassy front and back yard. This house will need repairs but it's small so it should be manageable. Fixer upper with potential. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$211.92	328 S CRYSTAL AVE BENTON HARBOR	\$8,786.91
1103	Parcel ID: 03-0530-0052-00-3; Legal Description: LOT 52 ANTES SUB NO 1. Comments: Approximately 0.22 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. There was a dog leashed up to a tree in the middle of the property. Most likely adjacent neighbors using the lot. Open grassy lot with a dirt driveway entrance. Thick vegetation on the South portion. Approximately 75 feet of road frontage along Butler Rd. 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. Additional Disclosures: 23; 45 (see key for full text) Summer Tax Due: \$65.02	2398 BUTLER RD BENTON HARBOR	\$1,125.68
1104	Parcel ID: 03-0720-0024-00-5; Legal Description: LOT 10 BLK 3 SADIE BADGLEY SUB. Comments: Approximately 0.00 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 60 feet of road frontage along Esther Ave. Building is approximately 1240 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Small grassy front and back yard with a few trees. The house appears to be in overall poor shape from the exterior inspection only. The interior condition is unknown. However looking through some of the windows the house is full of uncomplete construction. Block foundation looks solid but there is evidence of repair work. the exterior walls of the home are bare with vapor barrier visible. Gas and electric meter still hooked up and active. The shingled roof is unfinished with vapor barrier visible. Concrete driveway leads to a detached one car garage that is in fair shape. There is a car port on the property that appears to be partially on the adjacent lot. There is a great deal of debris and construction material all around the home. Multiple vehicles on premise. Dog was present during last visit but was put away. Sits in between two vacant lots. The East lot is partially fenced in with this property. Encroachment issues. Former owner stated the car port would be removed and that they would be attempting to purchase the home back at the auction. This house is going to need a great deal of work to get it into good living condition. This is a fixer upper. Please do your due diligence before placing a bid. Additional Disclosures: 45; 50; 21; 39; 6; 33 (see key for full text) Summer Tax Due: \$372.94	2131 ESTHER AVE BENTON HARBOR	\$3,728.17

1105	<p>Parcel ID: 03-0810-0022-00-1; Legal Description: LOT 22 BELMONT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 40 feet of road frontage along Chestnut St and roughly ~40 feet along a grass alley to the East. Building is approximately 1065 sq ft. This house is in fair/poor condition. Block foundation looks solid. Shingled roof is older and there are visible repairs. Should probably be replaced in the near future. Gutters are full of dirt and growing vegetation. Grassy backyard with some debris. There are multiple animal borrows in the back yard. Siding is older but looks fine. The inside of the home has a strong odor. Sanitation issues. Some what a hoarder house. There is a lot of debris and personal property all throughout the home. Difficult to traverse. Did not locate the basement. Two bedroom one bathroom. This house needs a major clean up and the debris needs to be removed. It will require renovations and some repairs but there's potential here. Its a small home so it should be manageable for the right person. Fixer upper special. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$161.32</p>	269 CHESTNUT ST BENTON HARBOR	\$3,775.77
1106	<p>Parcel ID: 03-0810-0063-00-0; Legal Description: LOT 63 BELMONT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.11 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 40 feet of road frontage along Burton St. There is a alley that runs along the West side of the property. Open grassy lot with a few trees on the West portion. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$35.47</p>	282 BURTON ST BENTON HARBOR	\$2,168.32
1107	<p>Parcel ID: 03-0810-0168-00-6; Legal Description: LOTS 168 & 169 BELMONT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.23 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 130 feet of road frontage along Chicago Ave and roughly 78 feet along Butternut St. There is also ~78 feet along a grass alley to the West. Building is approximately 1634 sq ft. This house has been sitting for awhile and looks like its been used as a squatter house for a bit. Doors were wide open during visit. Small mattresses set up in the house. Five bedroom two bathroom. Block foundation looks solid. Furnace and water heater still present so there hasn't been any harvesting. Electric breaker box is a bit messed up but still present. Large basement was damp and there was a bit of mold forming in the house but has not taken over. Some mold in the upstairs bathroom as well. There is debris and personal property all throughout the house. Chain link fenced in yard with a good sized grassy section to the West. Handicap accessible ramp on the front of home. Gas and electric meter still hooked up but are disconnected. House has an odor, most likely from the moisture. Shingled roof needs to be replaced soon. There is a hole above the upstairs bathroom. Vinyl siding looks ok. Vegetation is growing up all around the home and needs to be trimmed back. Some small saplings growing next to the foundation should be removed. This is a large house that will require a good amount of repairs and renovations. Please be prepared to get your hands dirty. Fixer upper special. Additional Disclosures: 32; 5; 21 (see key for full text) Summer Tax Due: \$729.44</p>	298 BUTTERNUT ST BENTON HARBOR	\$11,450.71

1108	<p>Parcel ID: 03-0820-0012-00-3; Legal Description: LOTS 12 & 13 BLK 2 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.31 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 201. Approximately 100 feet of road frontage along N Fair Ave. Land consists of open grassy space near the road with mix trees on the East portion of the lot. There are grass alleys along the South and East borders. There is a one story home and a small commercial building. Combined approximate 2983 sq ft. The commercial building looks to be in poor shape from the exterior inspection. The interior has collapsing ceilings and appears to be in poor condition as well. The wood exterior is rotting and there is a large hole where the roof transitions. There is a large A/C unit on the roof. Gas meter removed. Electric meter still present but disconnected. Metal security doors and locks have both of the doors locked up tight. The home looks to be in fair condition from the exterior inspection only. Metal security doors and locks. Did not want to cause damage so did not enter the buildings. The block foundation on the front porch of the home is settling and has cracks. Partial brick section of foundation has cracks as well. Electric meter hooked up but disconnected. Gas meter removed. Shingled roof looks ok for its age. Some soffit and fascia damage. Vinyl siding looks fine where visible. Heavily overgrown vegetation along the front and North side of home. There is a grassy section between the house and commercial building. Garage tucked away in the wooded section of the lot. Garage is full of debris and there is a tree limb that has fallen on the roof. Roof is in the process of collapsing. There's a lot going on at this property and it will no doubt be an endeavor. Repairs and renovations will be needed. Please be prepared. Additional Disclosures: 34; 5; 21; 22 (see key for full text) Summer Tax Due: \$684.28</p>	227 N FAIR AVE BENTON HARBOR	\$10,144.95
1109	<p>Parcel ID: 03-0820-0031-00-8; Legal Description: LOTS 5,6,7 & 8 BLK 3 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TH CTIY OF BENTON HARBOR. Comments: Approximately 0.56 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 202. Approximately 190 feet of road frontage along Territorial Rd. There is also road frontage along Pine St To the East and Chicago Ave to the South. Open grassy lot with a paved parking section. There is a large tree with a dog leashed up to it. Most likely the adjacent owners to the West. Some basket ball hoops are laying in the paved section. Not sure what business was previously here. Per the EGLE Underground Storage Tank Database linked below, there are several tanks on-site. Please do your due diligence before placing a bid. 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. Additional Disclosures: 21; 23; 13 (see key for full text) Summer Tax Due: \$149.17</p>	928 TERRITORIAL RD BENTON HARBOR	\$9,228.87
1110	<p>Parcel ID: 03-0820-0035-00-3; Legal Description: LOTS 9 10 & 11 BLK 3 BENTON HARBOR IMPROVEMENT ASSNS 5TH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.26 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. Corner lot. No observed structures. Open grassy lot with some trees on the South West portion. Adjacent to LOT# 1109. Approximately 105 feet of road frontage along Pine St as well as roughly 125 feet on Chicago Ave. Corner lot. Irregular shaped. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$103.54</p>	927 CHICAGO AVE BENTON HARBOR	\$4,076.74
1111	<p>Parcel ID: 03-1880-0042-00-9; Legal Description: LOT 7 BLK D EAST LAND SUB OF PT OF NW1/4 SEC 21 T4S R18W EXC THE E 38' THEREOF. Comments: Approximately 0.33 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 75 feet of road frontage along Eastland Ave. Building is approximately 1065 sq ft. Unfortunately this house is in very poor shape. It looks like multiple large trees have fallen on it causing half of the home to collapse. The back wall has broken away from the home and half the roof has collapsed. Interior has water damage. The roof is sagging a great deal on the other section of the home. This is a dangerous building as it sits. Block foundation has cracking. The exterior of the home has heavy vegetation and some windows have growth showing inside the home. Many broken windows. There is debris inside the home and some in the backyard as well. Electric meter has been removed. Did not see a gas meter. This house is most likely a total loss. Please do you own due diligence before placing a bid. Additional Disclosures: 22; 5 (see key for full text) Summer Tax Due: \$576.08</p>	1774 EASTLAND AVE BENTON HARBOR	\$4,535.48

1112	<p>Parcel ID: 03-1950-0104-00-9; Legal Description: LOT 104 EAST LAWN. Comments: Approximately 0.53 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 75 feet of road frontage along Territorial Rd. Combined Buildings are approximately 2196 sq ft. This is going to be a fixer upper. The inside of the home is dirty and the floors feel soft and are not even. Foundation has cracks and there are multiple animal borrows heading underneath it. Siding needs repairs. The shingled roof is older and should be replaced soon. There is evidence of repairs on the roof. Possible leak near the front chimney. Two bedroom two bathroom. With one of the bathrooms being built inside one of the bedrooms. Furnace, water heater and 100 amp breaker box still present. Gas and electric meter still hooked up but appear inactive. Concrete driveway leads to a detached on car garage that is in very poor shape. Doors are broken and the roof is nearing collapse. There is a good amount of garbage and debris behind the home. Nice bit of woods behind the home. This house is going to require a deep clean, repairs, and renovations. Please do you due diligence and be ready for some work. Additional Disclosures: 5; 66 (see key for full text)</p> <p>Summer Tax Due: \$831.58</p>	1626 TERRITORIAL RD BENTON HARBOR	\$8,906.61
1113	<p>Parcel ID: 03-2050-0003-00-6; Legal Description: THE N1/2 OF LOT 3 ELLIS SUB. Comments: Approximately 0.16 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. There is a creek that runs directly through the property. Most likely unbuildable. It looks like the adjacent house to the North is using the property to park some trailers. Difficult to determine property line. There is a fenced in portion to the West but this could be the neighbors property. Some large trees. Approximately 50 feet of road frontage along Birdie Ave. 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. Additional Disclosures: 23; 41; 21; 39 (see key for full text)</p> <p>Summer Tax Due: \$45.49</p>	142 BIRDIE AVE BENTON HARBOR	\$685.59
1114	<p>Parcel ID: 03-2490-0012-01-8; Legal Description: LOT 12 FOREST POINT SUB. Comments: Approximately 0.46 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 129 feet of road frontage along Echo Rd and roughly ~105 feet along Arrow Wood Curve. Building is approximately 1531 sq ft. Unfortunately this house has been sitting for a long time. The basement has a sump pump that has not been running. Evidence of flooding in the basement. Basement has mold and mildew. The subfloors look like they'll need to be replaced. There were beds in the basement which did not help. Furnace and water heater still present. Electric meter still present but the lines have been cut. Did not see evidence of harvesting but the breaker box is in disrepair. Poured concrete foundation looks really solid so that's a positive. Shingled roof needs to be replaced in the near future. Visible repair patches. Two bedroom two bathroom. House has personal property and debris throughout. Gravel driveway leads to an attached one car garage that's in fine shape. No mold in there. Handicap accessible front entrance. Old shed falling apart in the back yard. If the basement wasn't so bad this would be a nice building. Partial or full rehab will be needed with this one. Its a smaller home so it should be manageable for the right person/people. But this is definitely a fixer upper. Please be prepared for some work. Additional Disclosures: 21; 32 (see key for full text)</p> <p>Summer Tax Due: \$1,364.63</p>	4156 ECHO RD BENTON HARBOR	\$6,634.58
1115	<p>Parcel ID: 03-4540-0011-00-4; Legal Description: COM 19.6'N OF SW COR LOT 11 BLK 1 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR TH E 48' TH N 3.4' TH E 14.5' TH N 1.6' TH E 22.5' TH S 1.6' TH E 40' TH N 27' TH W 125' TH S 30.4' TO POB. Comments: Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 35 feet of road frontage along Walnut St. Building is approximately 961 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Renter was not welcoming to my visit but was cordial. Large dog on premise. The house looks to be in below average shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid where visible. Shingled roof looks decent but there are some waves and sags. Wood exterior of the home is bare. Most of the paint has chipped off. Gas and electric meter are still hooked up and appear active. Grassy back yard with a few trees around the home. Some debris piled up on the back of the home. Dirt driveway. This house will likely need some repairs but its small so it should be manageable. There's potential here. Additional Disclosures: 21; 45; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$247.61</p>	227 WALNUT ST BENTON HARBOR	\$11,649.14

1116	<p>Parcel ID: 03-4840-0088-00-6; Legal Description: LOT 12 BLK 6 MAPLEHURST. Comments: Approximately 0.32 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 70 feet of road frontage along Norwood Ave. Wooded but not very thick. Easily traversable. On the end of Norwood Ave. Little to no traffic. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$39.42</p>	1623 NORWOOD AVE BENTON HARBOR	\$558.67
1117	<p>Parcel ID: 03-5020-0072-00-2; Legal Description: LOT 72 TOWN OF MILLBURG. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 64 feet of road frontage along 4th St. Building is approximately 1020 sq ft. This house is a fixer upper. It appears to be in fair/poor shape from the exterior inspection only. Interior condition is unknown. However looking through a window into the back mudroom of the home shows mold forming. This may be isolated to this room but unknown. There is soffit/fascia rot. Shingled roof is older and should be replaced. Concrete foundation has cracks and some crumbling. The property has overgrown vegetation throughout. Some debris surrounds the building. The garage is full of debris and personal property. Older fuse box in the garage is in poor shape. Roof on the garage has a hole. Slab foundation for the garage looks pretty good. Gas meter still hooked up but electric has been removed. Was unable to enter the home. Both doors seemed to be barricaded from within the home. This house will no doubt need repairs and renovations. Please do your due diligence and be prepared for some work. Additional Disclosures: 33; 34; 5; 21; 32 (see key for full text)</p> <p>Summer Tax Due: \$747.05</p>	490 4TH ST BENTON HARBOR	\$4,410.53
1118	<p>Parcel ID: 03-6890-0015-00-6; Legal Description: LOT 15 ROSEDALE ADD. Comments: Approximately 0.15 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Agard Ave. Building is approximately 1622 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Security cameras were on and power is on. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof looked fine but the gutters are full of debris. Aluminum siding in decent shape. Chain link fenced in back yard. Dirt/gravel driveway leads to detached one car garage that's in similar condition as the home. This house has a lot of potential. If there are any needed repairs or renovations it should be very manageable. Additional Disclosures: 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,138.99</p>	1342 AGARD AVE BENTON HARBOR	\$4,597.84
1119	<p>Parcel ID: 03-6890-0031-00-1; Legal Description: LOT 31 ROSEDALE ADD. Comments: Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 55 feet of road frontage along Agard Ave and ~132 feet along Donald Adkins Dr. Open grassy lot with a few mature trees. Level ground. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$94.96</p>	1389 AGARD AVE BENTON HARBOR	\$1,252.57
1120	<p>Parcel ID: 03-6890-0036-00-3; Legal Description: LOT 36 ROSEDALE ADD. Comments: Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Hurd Ave. Building is approximately 871 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large dog on premise. The house looks to be in below average shape from the exterior inspection alone. Interior condition is unknown. Block foundation looks solid where visible but a full inspection was not done. Shingled roof is older and has some vegetation build up. Gutters are full of debris. Fenced in backyard has a large amount of debris and personal property. Dirt driveway. Metal siding is decent but needs some repairs. Not being well maintained. This property will require some repairs and renovations. Please do your due diligence before placing a bid. Additional Disclosures: 33; 6; 45; 21 (see key for full text)</p> <p>Summer Tax Due: \$367.18</p>	1354 HURD AVE BENTON HARBOR	\$5,680.94

1121	<p>Parcel ID: 03-6900-0004-00-5; Legal Description: LOT 4 ROSELAND ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along Hall St. There is an alley to the North and to the West. Overgrown vegetation. Some trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be the site of 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$14.14</p>	919 HALL ST BENTON HARBOR	\$532.70
1122	<p>Parcel ID: 03-6900-0019-00-2; Legal Description: LOTS 19 & 20 ROSELAND ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.30 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 100 feet of road frontage along Hall St. Open grassy lot with a few mature trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be the site of a fresh 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$54.70</p>	1047 HALL ST BENTON HARBOR	\$1,190.80
1123	<p>Parcel ID: 05-0020-0001-01-8; Legal Description: PRT OF GOV LOT 3 IN SEC 20 T8S R18W BEG 1260' N OF S1/4 PST SEC 20 TH W 220' TH N 200' TH E 220' TH S 200' TO POB. Comments: Approximately 1.00 acres. Located in the Galien Township School District. Residential Land Use Code: 401. Approximately 200 feet of road frontage along Spirea Rd and 220 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Building is approximately 2202 sq ft. The house appears to be in fair/good shape from the exterior inspection only. Interior condition is unknown. Shingled roof looks ok but there are a few loose shingles that need repairing. Wood siding has chipping paint but is in decent shape. No major rot noticed but some minor repairs are needed. Block foundation looks solid where visible. Multiple window A/C units are running. Nice grassy yard with multiple mature trees. Dirt driveway leads to a garage in the back. The garage is in poor shape. It has a lean and is covered in vegetation. There are multiple trees growing up next to the foundation. It is full of personal property and debris. It looks usable but it needs some attention. This is a nice property out in the country with very little road traffic. Surrounded by farm land. The house will likely require repairs and renovations but there is a lot of potential here. Please do your due diligence before placing a bid. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$716.73</p>	3110 SPIREA RD BUCHANAN	\$5,080.80
1124	<p>Parcel ID: 06-0022-0001-02-7; Legal Description: THE N1/2 OF NW1/4 SEC 22 T7S R18W EXC COM 694.2'S OF N1/4 PST SEC 22 TH S 435.6'TH W 1000'TH N 435.6'TH E 1000'TO POB. Comments: Approximately 70 acres. Located in the Buchanan Community School District. Agricultural Land Use Code: 102. There is a old farm building in poor shape that looks like it been sitting for many years. Appears to have been for farm animals. Possibly an old chicken coup. It is being covered over by trees and vegetation. Roughly 840 feet of road frontage along Broceus School Rd. This is a great opportunity for a near by farmer to increase their crop size. There's also plenty of space for a new build. The possibilities are endless with this beautiful piece of land. Its being well maintained and currently has crops growing. 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. Additional Disclosures: 69; 60 (see key for full text)</p> <p>Summer Tax Due: \$905.05</p>	BROCEUS SCHOOL RD BUCHANAN	\$5,700.11
1125	<p>Parcel ID: 06-0022-0008-02-1; Legal Description: COM 500'N 0 DEG 05'30"E OF CEN SEC 22 T7S R18W TH S89DEG47'02"W 1000'TH N 0 DEG 05'30"E 839.78'TH N89DEG47'02"E TO N & S1/4 LN SEC 22 TH S 0 DEG 05'30"W TO POB. Comments: Approximately 19.27 acres. Located in the Buchanan Community School District. Agricultural Land Use Code: 102. No observed structures. Approximately 840 feet of road frontage along Broceus School Rd. This is a great opportunity for an adjacent land owner to increase their property size, an ideal setting for a new build or a chance to lease some farm land. 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. Additional Disclosures: 60 (see key for full text)</p> <p>Summer Tax Due: \$378.08</p>	14800 BROCEUS SCHOOL RD BUCHANAN	\$2,275.29

1126	<p>Parcel ID: 07-0002-0030-02-7; Legal Description: THE S 132' OF N1/2 OF W1/2 OF E1/2 OF SW1/4 OF SE1/4 SEC 2 T7S R20W. Comments: Approximately 1.00 acres. Located in the River Valley School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along S Wolcott St. Building is approximately 480 sq ft. Unfortunately this house is in very poor shape. The roof and the walls are collapsing. Third party stated an addition was put on the house incorrectly. Walls are missing on the front of the home. You can pull the vinyl siding back and there is nothing behind it. Animals have taken up residency. Animal damaged. There are many lawnmowers on the property as well as an old truck. There are a few sheds that are in fair shape. The lot is actually quite pretty. Lots of open grassy space with plenty of mature trees. Neighbor came over to check on the place during visit. Low traffic. This is an ideal location for a new build. The house is very small so it wouldn't be that crazy to remove it. If repaired it will take a great amount of work. Structural issues and roof issues. Please do your due diligence before placing a bid. Additional Disclosures: 36; 63; 5; 21; 42 (see key for full text) Summer Tax Due: \$990.09</p>	12782 WOLCOTT AVE SAWYER	\$5,212.31
1127	<p>Parcel ID: 08-3020-0031-00-6; Legal Description: LOT 31, HICKORY GROVE SUBDIVISION. Comments: Approximately 0.26 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. No observed structures. Approximately 100 feet of road frontage along Little Paw Paw Lake Rd. Ground is level throughout. Bit of vegetation debris but nothing major. Well kept lot and neighborhood. 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. Summer Tax Due: \$48.91</p>	LITTLE PAW PAW LAKE RD COLOMA	\$1,171.47
1128	<p>Parcel ID: 09-0009-0007-00-5; Legal Description: COM AT NW COR OF NE1/4 OF NW1/4 SEC 9 T8S R19W TH S 465'TH E 186' TH N 465'TH W 186'TO POB. Comments: Approximately 1.98 acres. Located in the Galien Township School District. Residential Land Use Code: 401. Approximately 186 feet of road frontage along US 12 and 465 feet deep. Combined ~2250 sq ft. The house doesn't look to bad but there are some issues that need to be addressed. The house is full of personal property and debris. Only able to go as far as the kitchen. The floor feels like its about to collapse. It has dropped a few inches from the wall and heavy object are starting to fall through. The house smelled musty but I did not see any black mold. Take that with a grain of salt because there were multiple rooms past the kitchen. Appears to be block foundation with no basement. Water heater was on main floor. Evidence that animals lived in the home. The Shingled roof has some pieces missing and should be replaced. Vinyl siding has overgrown vegetation and needs to be power washed. Dirt driveway leads to a two car garage that is completely full of garbage. There were multiple vehicles parked on the property but this place has been abandoned. Plenty of space behind the home. There are a couple sheds and an old car port. Open grassy with plenty of trees. High traffic area. This house is going to take a good amount of work to get it back into good living condition. Please do your due diligence and be prepared to get your hands dirty. There's potential here but you're gonna to have to work for it. Additional Disclosures: 22; 21; 66 (see key for full text) Summer Tax Due: \$554.05</p>	3078 US 12 GALIEN	\$12,180.93
1129	<p>Parcel ID: 10-4550-3181-00-5; Legal Description: LOTS 3181 & 3182, LAKE MICHIGAN BEACH NO. 1. Comments: Approximately 0.09 acres. Located in the Coloma Community 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. There is 40 feet of legal road frontage on Roosevelt St in the Lake Michigan Beach No.1 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, gas, and phone are in the area but are not established on this portion of unimproved road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$16.37</p>	5772 ROOSEVELT ST COLOMA	\$583.92
1130	<p>Parcel ID: 10-4550-4402-00-5; Legal Description: LOTS 4402 & 4403, LAKE MICHIGAN BEACH NO. 1. EXC. THAT PART TAKEN FOR HWY. Comments: Approximately 0.10 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. No observed structures. Possible access issues with this property. Aerials are a bit confusing. 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. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$11.86</p>	5964 HARDING ST COLOMA	\$525.69

1131	<p>Parcel ID: 10-4560-5481-00-3; Legal Description: LOT 5481, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.06 acres. Located in the Coloma Community 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. There is roughly ~20 feet of legal road frontage on Wilson St in the Lake Michigan Beach No.2 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$7.98</p>	5700 WILSON ST COLOMA	\$554.87
1132	<p>Parcel ID: 10-4560-5909-00-3; Legal Description: LOTS 5909, 5910 & 5911, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.14 acres. Located in the Coloma Community 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. There is 60 feet of legal road frontage on Pierce St in the Lake Michigan Beach No.2 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, gas, and phone are in the area but are not established on this portion of unimproved road. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$19.55</p>	5940 PIERCE ST COLOMA	\$678.22
1133	<p>This lot is a "bundle" comprised of 5 parcels</p> <p><i>(1 of 5)</i> Parcel ID: 10-4560-6428-00-9; Legal Description: LOTS 6428 & 6429, LAKE MICHIGAN BEACH NO. 2. Comments: This is a bundle of 5 lots, when combined they are roughly 0.82 acres. Located in the Coloma Community School District. Approximately 155 feet of road frontage along Adams St and roughly ~195 feet along Harrison St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection alone. Interior condition is unknown. Block foundation looks solid. Two styles of brick siding in good shape. Shingled roof looks good. Some gutter damage. Large grassy yard with hills surrounds the home. There is a chain link fence that surrounds the entire property. Lawn is not being maintained. Some debris in the back yard. Large A/C unit. Large paved driveway leads to an attached one car garage. The garage is in similar condition. The driveway has a gate that can enclose the entire property. This is a nice bundle of lots with a ton of potential. Nothing alarming stood out. There's not a whole lot to say about this one other than we don't see many of these come through the auctions. Most likely will need some repairs and renovations but this appears to be one of the better properties. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p><i>(2 of 5)</i> Parcel ID: 10-4560-6430-00-3; Legal Description: LOTS 6430 & 6431, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.09 acres.</p> <p><i>(3 of 5)</i> Parcel ID: 10-4560-6432-00-6; Legal Description: LOTS 6432 TO 6435, INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.18 acres.</p> <p><i>(4 of 5)</i> Parcel ID: 10-4560-6534-00-3; Legal Description: LOTS 6534 TO 6539, INCLUSIVE LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.27 acres.</p> <p><i>(5 of 5)</i> Parcel ID: 10-4560-6540-00-3; Legal Description: LOTS 6540 TO 6543, INCL. LAKE MICHIGAN BEACH NO.2. Comments: Approximately 0.18 acres.</p> <p>Summer Tax Due: \$760.62</p>	6321 ADAMS ST COLOMA; 6325 ADAMS ST COLOMA; 6339 ADAMS ST COLOMA; 6352 HARRISON ST COLOMA; 6320 HARRISON ST COLOMA	\$8,185.11

1136	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3)Parcel ID: 10-4560-6436-00-1; Legal Description: LOTS 6436 TO 6441, INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. Comments: This is a bundle of three parcels. When combined they are approximately 0.86 acres with ~260 feet of road frontage along Adams St and roughly ~118 feet along Harrison St. Unfortunately the house has been abandoned for some time now and is completely overgrown with vegetation. It has not been well kept, and it is showing its age. The roof has a major hole and as a result the house has a lot of mold forming. Ceiling has caved in and there is evidence that animals have been living in the home. The basement is very bad. Most of the mold is located here. The main floor hasn't been ravaged yet but its most likely going to require a full rehab. One bathroom two bedroom. Block foundation looks solid. Shingled roof in poor shape. Siding is completely covered in growth. The house is full of debris. This was once a really nice property so it's unfortunate that it was left to fall apart. It deserves to be rehabbed especially since the terrain is so beautiful. Tall mature trees with hills. Plenty of space for children to play and make tree forts. You could finish out the basement add some more rooms and it would be a great family home. Very low traffic. The house is going to require a great deal of work but there is potential here for the right bidder. Additional Disclosures: 49; 32; 63; 66; 21; 5; 50 (see key for full text)</p> <p>(2 of 3)Parcel ID: 10-4560-6442-00-1; Legal Description: LOTS 6442 TO 6448, INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.33 acres</p> <p>(3 of 3)Parcel ID: 10-4560-6528-00-3; Legal Description: LOTS 6528 TO 6533, INCLUSIVE LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.27 acres. Summer Tax Due: \$433.20</p>	<p>6347 ADAMS ST COLOMA;</p> <p>6371 ADAMS ST COLOMA;</p> <p>6368 HARRISON ST COLOMA</p>	\$7,196.80
1141	<p>Parcel ID: 10-4560-6723-00-1; Legal Description: LOTS 6723 TO 6727, INCLUSIVE, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.23 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Harrison St. Possible still in use. The garage appears to be in good shape from the exterior inspection only. Interior condition is unknown. Wood siding is in decent shape but could use some protective paint. Metal roof looks fairly new. Slab foundation looks solid. Garage doors all look to be in good shape. There is a small slab foundation in front of the garage. A bit of debris surrounds the building. This garage appears to still be in use. The previous owners are on the adjacent lot to the North that has a house. There is a submersed well that is close to the property line. Please do your due diligence before placing a bid. This is a nice property that is being maintained. Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$251.67</p>	6059 HARRISON ST COLOMA	\$2,186.47
1142	<p>Parcel ID: 10-4560-6747-00-7; Legal Description: LOTS 6747, 6748 & 6749, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.14 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. No observed structures. Approximately 60 feet of road frontage along Harrison St. Ground slopes up from the road then slopes down. A bit terrain challenged. 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. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$8.54</p>	6137 HARRISON ST COLOMA	\$522.46
1143	<p>Parcel ID: 10-4560-6816-00-9; Legal Description: LOTS 6816 & 6817, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.09 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. No observed structures. Approximately 39 feet of road frontage along Harrison St. Ground slopes down from the road but levels out. Some wet land indicators. 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. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$15.97</p>	6365 HARRISON ST COLOMA	\$627.60

1144	<p>Parcel ID: 10-4560-7464-00-9; Legal Description: LOTS 7464 & 7465, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.09 acres. Located in the Coloma Community 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. There is ~40 feet of legal road frontage on Garfield St in the Lake Michigan Beach No. 2 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, gas, and phone are in the area but are not established on this portion of unimproved road. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$16.63</p>	6255 GARFIELD ST COLOMA	\$748.00
1145	<p>Parcel ID: 10-4560-7984-00-2; Legal Description: LOTS 7984 & 7985, LAKE MICHIGAN BEACH NO. 2. Comments: Approximately 0.09 acres. Located in the Coloma Community School District. Residential Land Use Code: 401. Approximately 40 feet of road frontage along unknown road, possible easement. Building is approximately 1162 sq ft. Unfortunately this house has been sitting for some time and has not been well maintained. There is a hole in the roof that has caused the ceiling to collapse in the main room. Some mold is forming but its localized at this point. House is sitting on posts and blocks. Floors felt a bit soft but seemed solid enough. Water heater still present. Electric meter has been removed and the main lines have been cut. Did not locate a gas meter. Electric breakers and fuses. Some of the walls have been torn down to the studs. House has been mostly cleared out. There is a downed tree limb that blocks the dirt driveway in front of the home. This property needs repairs and renovations but its a small house so it should be manageable. Additional Disclosures: 32; 5 (see key for full text)</p> <p>Summer Tax Due: \$233.68</p>	6471 W HAGAR SHORE RD COLOMA	\$6,548.95
1146	<p>Parcel ID: 10-4570-9770-00-7; Legal Description: LOT 9770, LAKE MICHIGAN BEACH NO. 3. Comments: Approximately 0.05 acres. Located in the Coloma Community 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. There is 20 feet of legal road frontage on Ontario St in the Lake Michigan Beach No.3 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, gas, and phone are in the area but are not established on this portion of unimproved road. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$7.98</p>	5581 ONTARIO ST COLOMA	\$567.70
1148	<p>Parcel ID: 12-0021-0004-05-8; Legal Description: COM 233'W OF SE COR OF W1/2 OF NE1/4 SEC 21 T5S R19W TH N 972' W 97.25' TH S 972' TH E 97.25' TO POB. Comments: Approximately 2.16 acres. Located in the Lakeshore School District. Residential Land Use Code: 401. Approximately 250 feet of road frontage along Wayside Path. Building is approximately 1800 sq ft. Land consists of open grassy space and deciduous forest. Some rolling hills but otherwise level. The house appears to be in fair shape. Third party stated the septic and the well are bad. There was evidence that there was no water inside the home. Multiple water bottles and jugs in the bathrooms. two bedroom two bathroom. The house is full of debris and personal property. Power was still on. Propane tank on side of home. Shingled roof is older but in otherwise decent shape. Block foundation looks solid. Metal siding could use a wash. There are three sheds on the property ranging from collapsing to usable. They are all filled with debris and personal property. Three large trucks were parked on the property during last visit. This house appears to be abandoned but someone is still paying the electric bill. There is an easement through this property. This house is going to require a good amount of work to get it back into good living condition. The house needs work but the property in general is quite nice. Plenty of privacy and forest to mess around in. This property has potential but you're going to have to get your hands dirty. Additional Disclosures: 30; 21; 66 (see key for full text)</p> <p>Summer Tax Due: \$1,420.25</p>	5175 WAYSIDE PATH STEVENSVILLE	\$7,178.90
1149	<p>Parcel ID: 12-0027-0009-12-1; Legal Description: COM AT W1/4 PST SEC 27 T5S R19W TH S0DEG02'54"W 120' TO POB TH S0DEG 02'54"W 12.36' TH S89DEG46'E 170' TH N0DEG02'54"E 12.36' TH N89DEG 46'W 170' TO POB. Comments: Approximately 0.04 acres. Located in the Lakeshore School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 12 feet wide and 170 feet long. There's not a whole lot you can do with this property. Too small to build. There is a row of trees that runs through the property. Some of them have recently fallen over or lost limbs. It's a good opportunity for one of the adjacent landowners to pick up. Please do your due diligence before placing a bid. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$37.73</p>	DEMORROW RD STEVENSVILLE	\$1,318.03

1150	Parcel ID: 12-0027-0009-13-0; Legal Description: COM AT W1/4 PST SEC 27 T5S R19W TH S0DEG02'54"W 198.36' TO POB TH S0DEG02'54"W 12.36' TH S89DEG46'E 170' TH N0DEG02'54"E 12.36' TH N89DEG46'W 170' TO POB. Comments: Approximately 0.04 acres. Located in the Lakeshore School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 12 feet wide and 170 feet long. A row of pine trees runs through the middle of the property. There's not a whole lot you can do with this property. Too small to build. It's a good opportunity for one of the adjacent landowners to pick up. Please do your due diligence before placing a bid. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$37.73	DEMORROW RD STEVENSVILLE	\$1,447.34
1151	Parcel ID: 12-7180-0001-00-8; Legal Description: LOT 1 SHANE VIEW. Comments: Approximately 0.24 acres. Located in the Lakeshore School District. Residential Land Use Code: 402. No observed structures. This is an odd shaped vacant lot. It looks like it was created when there was a road that curved along the property. But it is now a typical three way intersection. Difficult to determine actual road frontage. Terrain challenged. There is some personal property and debris piled up in the back of the lot. Some landscaping has been done most likely from the adjacent neighbor. 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. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$349.12	PUETZ RD STEVENSVILLE	\$2,337.16
1152	Parcel ID: 13-2100-0071-00-5; Legal Description: LOT 71 EVERGREEN PARK. Comments: Approximately 0.51 acres. Located in the New Buffalo Area School District. Residential Land Use Code: 401. Approximately 54 feet of road frontage along Ravina Way. Building is approximately 1247 sq ft. Unfortunately this house has been sitting for many years and as a result there is a good amount of mold in the basement. Block foundation looks solid. The previous occupants were doing some work on the basement slab. There is a small channel they were digging along the wall of the foundation. Doesn't look like a major issue. Siding is older and there is a great deal of vegetation growing up the side of the home. Shingled roof is old and needs to be replaced. There is soffit/fascia rot and some of the gutters are pulling away from the home. Paved driveway is old. It leads to a small addition on the side of the home. The house is full of personal property and debris. The basement is very full which most likely sped up the mold. Did not see any leaks in the ceiling but water is getting inside the home. No standing water but felt damp in the basement. Two bedroom one bathroom. Small grassy front yard. The property goes far back to the West where the property slopes down drastically and leads to a pond. It's a shame the house hasn't been maintained. It deserves a second life. Please do your due diligence before placing a bid. Additional Disclosures: 21; 32; 5 (see key for full text) Summer Tax Due: \$1,212.84	18358 RAVINA WAY NEW BUFFALO	\$10,411.40
1153	Parcel ID: 14-0013-0025-06-1; Legal Description: COM 295.9'W OF A PT 693'W & 475.2'N OF SE COR OF SW1/4 OF SW1/4 SEC 13 T7S R17W TH W 50'TH N 160.6'TH E 50 FT TH S 160.6'TO POB. Comments: Approximately 0.20 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. This is a side yard parcel. There is a trampoline and other personal property on the lot. It appears the only access to this property is through the parcel to the north. Possible access issues. 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. Additional Disclosures: 21; 44; 7 (see key for full text) Summer Tax Due: \$87.86	529 REX CT NILES	\$1,823.57
1154	Parcel ID: 14-0013-0025-07-0; Legal Description: COM 395.9'W OF A PT 693'W & 475.2'N OF THE SE COR OF SW1/4 OF SW1/4 SEC SEC 13 T7S R17W TH W 50'TH N 160.6' TH E 50'TH S 160.6'TO BEG. Comments: Approximately 0.21 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. Side yard parcel. Multiple vehicles parked on the property. It appears the only access to this property is through the parcel to the north. Possible access issues. 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. Additional Disclosures: 7; 21; 44 (see key for full text) Summer Tax Due: \$87.86	525 REX CT NILES	\$1,823.57

1155	<p>Parcel ID: 14-0123-0111-04-2; Legal Description: COM 561'S OF NE COR FRL SEC 23 T8S R17W TH S 132'TH N88DEG34'W 402'TH S 132'TH N88DEG34'W 402'TH N 264' TH S88DEG34'E 804'TO POB. Comments: Approximately 3.74 acres. Located in the Brandywine Public School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along S 13th St. Building is approximately 1835 sq ft. Unfortunately this house is in poor condition and is condemned. Please contact the local planning/zoning department for details on the required repairs. The house is likely a total loss. Walls and roof missing in sections. The property has been abused. There is a extensive debris and multiple contamination indicators. Many barrel piled up next to the home. The home is collapsing in on itself and it is full of garbage and debris. There is a walk down basement/bunker next to the home. Everything here looks dangerous. Please use extra caution if walking the property. Overgrown vegetation is covering up holes and debris that could trip you. This property is going to be an endeavor regardless of the plan. This is going to be a major project, please do your due diligence before placing a bid Additional Disclosures: 31; 66; 21; 5; 36; 13 (see key for full text)</p> <p>Summer Tax Due: \$739.64</p>	2924 S 13TH ST NILES	\$5,334.75
1156	<p>Parcel ID: 14-0860-0069-10-0; Legal Description: THE S 5' OF THE N 80' OF THE S 130' OF W1/2 OF BLK 69 BERTRAND PLAT OF 1836. Comments: Approximately 0.03 acres. Located in the Brandywine Public School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 5 feet wide and 180 feet long. There's not a whole lot you can do with this property. To small to build. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$2.02</p>	ADAMS RD NILES	\$465.87
1157	<p>Parcel ID: 14-1960-0051-00-8; Legal Description: LOT 51 ECHO VALLEY NO 2. Comments: Approximately 0.41 acres. Located in the Niles Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Building is approximately 2063 sq ft. This house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Shingled roof looks good. Poured concrete foundation looks solid. Vinyl siding looks good but could use a wash. Slight algae build up. Nice wide concrete driveway leads to an attached two car garage. Both doors look good. Grassy back yard has plenty of space for children to play with concrete patio and wood porch. Partially fenced in back yard. Electric meter and gas meter still hooked up but appear inactive. There were multiple kittens running around in the back yard and hiding under the wood porch. This house has a ton of potential. I didn't see anything alarming during last visit. We don't see too many like this come through the auctions. Don't miss out. Please do your due diligence before placing a bid. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,143.42</p>	1705 N PHILIP RD NILES	\$9,235.12
1158	<p>Parcel ID: 14-5042-0030-00-7; Legal Description: UNIT 30 MISSIONS EAST CONDOMINIUMS SECOND AMENDMENT LIBER 78 PAGE 54. Comments: Located in the Niles Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There was a dog on the premises. The condo appears to be in great shape from the exterior inspection only. Interior condition is unknown. This is Unit 30 in the Missions East Condominiums. The building is comprised of two homes but this sale is for only half the building. Private community that is being well maintained. Association fees are highly likely. Poured concrete foundation looks solid. Vinyl siding looks good. Shingled roof looks good as well. Back wood porch is showing its age but looks very usable. Nice wide concrete driveway leads to an attached two car garage. Both garage doors look to be in good shape. A/C unit on side of home. There's not a whole lot to say about this one because there's no glaring issues. Looks like a nice home. Lots of potential here. We don't see homes like this often, don't miss out. Please do your due diligence before placing a bid. Additional Disclosures: 15; 45; 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$883.34</p>	1290 E MISSIONS DR NILES	\$12,790.25

1159	<p>Parcel ID: 14-5600-0260-00-5; Legal Description: LOT 260, OAK MANOR NO. 3. Comments: Approximately 0.25 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 65 feet of road frontage along Baldwin Dr. Building is approximately 1810 sq ft. This is a nice little home that sits behind a school to the West. This two bedroom one bath appears to have been abandoned but the power it still active. House is full of personal property. The house appears to be in good shape. Gas meter still hooked up. Sewer cleanout access on side of home. Grassy front and back yard. Nice concrete driveway leads to detached two car garage that is in good shape. Slab foundation in the garage looks good with minimal cracks. Small grassy front and back yard with a few trees. Shingled roof looks older and should be replaced soon but no major issues seen. Metal siding looks fine on the home but there are a few minor repairs needed on the garage. Small metal shed in back yard. Water heater and furnace still present. This house has a lot of potential. A bit of TLC would go a long way with this one. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$401.60</p>	2106 BALDWIN DR NILES	\$4,144.69
1160	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 16-0030-0009-16-2; Legal Description: COM 1559.2'S OF CEN SEC 30 T5S T17W TH S89DEG42'E 224.71'TH S 243.9'TH S89DEG42'E 130.5'TH S 213.6'TH N89DEG42'W 355.21'TH N 457.5'TO POB. Comments: This is a bundle of three parcels. When combined they are approximately 6.06 acres. Located in the Eau Claire Public School District. Approximately 119 feet of road frontage along S Pipestone Rd. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Large dog on premises. Was unable to perform a thorough inspection. Multiple vehicles parked on this lot including two semi trucks. The house appears to be in fair shape from a distance. Shingled roof looks older. Wood exterior. Electric meter still hooked up and active. The land consists of mostly Deciduous forest and woody wetlands. There's a lot going on at this property but it has good potential. This is a good amount of land. Lot's of possibilities. The house will likely require repairs and renovations but its a smaller home so it should be manageable. Please do your own due diligence before placing a bid. Additional Disclosures: 21; 41; 33; 45; 6 (see key for full text)</p> <p><i>(2 of 3)</i> Parcel ID: 16-0030-0009-21-9; Legal Description: COM AT THE S1/4 PST SEC 30 T5S R17W TH N 635.51' TH S89DEG41'14"E 352.68' TH N 218.25' TH S89DEG41'14"E 119.54' TH N 72.24' TO BEG TH N 126.34' TH E 100' TH S 126.34' TH W 100' TO POB. Comments: Approximately 0.29 acres.</p> <p><i>(3 of 3)</i> Parcel ID: 16-0030-0009-22-7; Legal Description: BEG 352.68' S89DEG41'14"E & 635.51' N OF THE S1/4 PST SEC 30 T5S R17W TH N 218.25' TH S89DEG41'14"E 119.54' TH N 72.24' TH E 100' TH N 394.15' TO CL RD TH S57DEG00'21"E 119.3' TH S 620.76' TH N89DEG41'14"W 319.6' TO POB. Comments: Approximately 2.77 Acres Summer Tax Due: \$527.77</p>	EAU CLAIRE; PIPESTONE RD EAU CLAIRE; PIPESTONE RD EAU CLAIRE	\$4,414.86
1163	<p>Parcel ID: 19-0004-0016-48-1; Legal Description: COM 957'S & 1156.6'W OF NE COR OF SEC 4 T5S R18W TH W 132' TH N 66' TH E 132' TH S 66' TO BEG LOT 20. Comments: Approximately 0.20 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 66 feet of road frontage along Burkett Rd and 132 feet along Jones St. Make shift shed and structure in poor condition. There is a small block structure but it is covered in debris and vegetation. Possibly a spot for a well. Structure is about to collapse. This should be considered a vacant lot. Grassy lot with a few mature trees. 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. Additional Disclosures: 69 (see key for full text) Summer Tax Due: \$9.52</p>	2645 BURKETT AVE BENTON HARBOR	\$870.24

1164	<p>Parcel ID: 21-0002-0019-02-3; Legal Description: COM 1110.35' W OF N1/4 PT FRL SEC 2 T3S R17W TH S 443.92' W 196' TH N 443.92' E 196' TO POB. Comments: Approximately 2.00 acres. Located in the Covert Public School District. Residential Land Use Code: 401. Approximately 196 feet of road frontage along 48th St. Building is approximately 2450 sq ft. land consists of open grassy space and deciduous forest. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The appears to be in good condition from the exterior inspection alone. Interior condition is unknown. Gravel and concrete driveway leads to an attached two car garage. Brick exterior looks good. Block foundation looks solid. Shingled roof looks good. Some parts of the soffit need repairs but nothing major. Large grassy backyard. There is a concrete slab behind the home that has vehicles and a trailer parked on it. Personal property on the premise. Dog was present during last visit. Plenty of space. This is a nice property with a lot of potential. We don't see too many of these at the auctions. Additional Disclosures: 6; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$3,051.13</p>	8312 48TH AVE WATERVLIET	\$12,936.58
1165	<p>Parcel ID: 32-0340-0125-00-1; Legal Description: LOT 125 PLAT OF ORIGINAL TOWN OF BERRIEN SPRINGS EXC THE SW'LY 44' THEREOF. Comments: Approximately 0.13 acres. Located in the Berrien Springs Public School District. Residential Land Use Code: 401. 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 open grassy and flat. This is an ideal setting for a fresh build. 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. Additional Disclosures: 42 (see key for full text)</p> <p>Summer Tax Due: \$112.20</p>	115 E PITT ST BERRIEN SPRINGS	\$40,047.64
1166	<p>Parcel ID: 51-0801-0021-00-5; Legal Description: LOT 21 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR. Comments: Approximately 0.15 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Being used by some neighborhood kids. Trampoline and a small archway in the back. Approximately 50 feet of road frontage along Pavone St. This is a great opportunity for an adjacent land owner to increase their property size as or could be the site of 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. Additional Disclosures: 21; 23 (see key for full text)</p> <p>Summer Tax Due: \$34.82</p>	554 PAVONE ST BENTON HARBOR	\$1,381.61
1167	<p>Parcel ID: 51-0801-0092-00-0; Legal Description: LOT 92 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR. Comments: Approximately 0.18 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Catalpa Ave and 50 feet along a grass alley to the North. Building is approximately 1162 sq ft. The house appears to be in fair/poor shape from the exterior inspection only. Interior condition is unknown. The former occupants had something odd going on here. All of the windows and doors are covered with black plastic tarps. The house is locked up tight. Some of the windows are boarded. The doors appear to be barricaded from the inside. Was able to open a door but only about an inch before hitting something. Multiple security cameras. My guess is this was a "grow" house in the past but don't quote me. Electric and gas meter still connected but are inactive. Major soffit/fascia rot all around the home. Shingled roof is older and showing major curling and peeling. I wouldn't be surprised if the inside of the home is wet. Vinyl siding looks ok. Block foundation looks fine. Partial paved driveway leads to a handicap accessible ramp for the rear entrance. Grassy back yard with DIY fencing. This is a large home that is going to require a good amount of work to get it back into good living condition. Please do your due diligence and be prepared to get your hand dirty. Additional Disclosures: 33; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$848.81</p>	135 CATALPA AVE BENTON HARBOR	\$2,779.07

1168	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 51-0802-0004-01-0; Legal Description: LOT 4 ASS'OR PLAT NO 2 EXC THE W 135' CITY OF BENTON HARBOR. Comments: This is a bundle of 2 tax parcels, with a combined ~0.77 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. A portion of this lot is fenced in with a house to the South. There is a shed and a vehicle parked on the lot. Encroachment issues with fence and shed. Approximately 90 feet of road frontage along an alley. There is road frontage on McAlister Rd but there is a good portion that is unimproved. 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. Additional Disclosures: 8; 23; 39; 21; 44 (see key for full text)</p> <p>(2 of 2) Parcel ID: 51-5020-0013-00-5; Legal Description: LOT 13 MC ALISTER 2ND ADD TO CITY OF BENTON HARBOR ALSO LOT 5 ASS'OR PLAT NO 2 CITY OF BENTON HARBOR. Summer Tax Due: \$100.66</p>	<p>MC ALISTER ST BENTON HARBOR;</p> <p>MC ALISTER ST BENTON HARBOR</p>	\$1,112.48
1170	<p>Parcel ID: 51-1200-0177-00-4; Legal Description: LOT 177 COLFAX AVE ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures although there is the remains of a slab foundation. Open grassy lot with a couple trees. Some debris but nothing difficult to clean up. Approximately 50 feet of road frontage along Hastings. There is an alley to the South. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$34.82</p>	280 HASTINGS AVE BENTON HARBOR	\$859.61
1171	<p>Parcel ID: 51-3100-0019-00-4; Legal Description: THE S 50' OF LOT 7 BLK 3 HEATH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Colfax Ave and roughly 12 feet along Kirby Ave. Building is approximately 1440 sq ft. Unfortunately this house has been condemned. Was told by third party that the foundation needs major work but that is unverified. Please contact the local planning/zoning department for details on damage and required repairs. The house doesn't look terrible from the outside. There is evidence that the foundation needs repairs but the extent is unknown. Multiple animal borrows around foundation as well. Vinyl siding looks decent with some overgrown vegetation. Multiple windows are broken. Doors and some windows have been boarded up tight. Shingled roof needs to be replaced. There is a section on the front of the house that has major curling and peeling. There is also a hole in the roof near this section. The side entrance roof is collapsing. Some wood rot on the fascia/soffit. Gas meter removed. Electric meter still hooked up but is inactive. This house is going to require a good amount of work before its back in good living condition. Please do you due diligence before placing a bid. Additional Disclosures: 46; 31; 5; 33 (see key for full text)</p> <p>Summer Tax Due: \$898.83</p>	445 COLFAX AVE BENTON HARBOR	\$3,726.92
1172	<p>Parcel ID: 51-5000-0045-00-0; Legal Description: LOT 45 MC ALISTER ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Lavette Ave. Building is approximately 932 sq ft. Unfortunately this house has suffered from a major fire and has been condemned. As it currently sits it is a dangerous building. Please contact the local planning/zoning department for details on extent of damage and required repairs. It is obvious that the damage is very severe. This house is likely a total loss. The inside is trashed and fire damaged. The roof has collapsed. Multiple windows and doors are broken. Sections of walls are missing. Extensive debris inside the home and in the back yard. The house is being vandalized. This will be an endeavor regardless of what your plan will be. Please do your due diligence and be prepared to get your hands dirty. Additional Disclosures: 31; 36; 5; 22; 47; 11 (see key for full text)</p> <p>Summer Tax Due: \$563.73</p>	1040 LAVETTE AVE BENTON HARBOR	\$2,139.19

1173	<p>Parcel ID: 51-5000-0102-00-3; Legal Description: THE N 45' OF LOT 102 MC ALISTER ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 45 feet of road frontage along Mc Alister Ave and 45 feet. Building is approximately 1677 sq ft. Unfortunately this home is in very poor condition. The inside has been trashed. Multiple holes in the ceiling. Animal damaged. This is a hoarder home full of garbage. Could not access basement due to debris blocking the way. Multiple broken windows. The exterior is in poor shape as well. Foundation looks to be block or concrete but there are cracks and crumbling. Multiple animal borrows against the foundation as well. The concrete front steps are about to collapse. Gas and electric meter have been removed. There is major soffit/fascia rot. There are also sections of the wall that are rotting near the foundation. Concrete driveway had two vehicles parked during last visit. One appears abandoned with expired tags. Overgrown backyard has debris. This is an unsanitary house that will require a major clean. It will also require some major repairs and renovations. Please do your due diligence and be prepared to get your hands dirty. Additional Disclosures: 66; 63; 5; 34; 21 (see key for full text)</p> <p>Summer Tax Due: \$711.23</p>	1008 MC ALISTER ST BENTON HARBOR	\$3,284.81
1176	<p>Parcel ID: 52-0910-0004-00-3; Legal Description: LOT 4 BRITAIN AVE SUB CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 47 feet of road frontage along E Britain Ave. Building is approximately 968 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple dogs on premise. This house appears to be in poor shape from the exterior of the home. Shingled roof looks ok for its age but should be replaced in the near future. Lots of soffit/fascia rot. Gutters are full of debris. Block foundation looks solid. The vinyl siding is in poor shape. The rear of the home has a large section missing and is showing bare plywood. There is a broken down vehicle in the back yard sitting on an old slab foundation. Overgrown vegetation. Multiple dog houses in the back. Sounded like there were many dogs inside the home. Animal odor. The block front steps are deteriorating. Still solid to walk on but crumbling. This house will no doubt need repairs and renovations. Please do your due diligence and be prepared for some work. Additional Disclosures: 21; 45; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$603.63</p>	792 E BRITAIN AVE BENTON HARBOR	\$2,747.37
1177	<p>Parcel ID: 52-1150-0026-00-1; Legal Description: LOT 11 BLK 34 CENTRAL ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along High St. There is an alley that runs along the North border. Vehicle parked on the property during last visit. Most likely a neighbor using the space will its available. There is a trampoline on the lot as well. This is a great opportunity for an adjacent land owner to increase their property size or could be a spot 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. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$27.83</p>	321 HIGH ST BENTON HARBOR	\$834.15
1178	<p>Parcel ID: 52-1220-0007-00-1; Legal Description: THAT PT OF LOTS 1, 2 & 7 CONGERS SUB OF CITY OF BENTON HARBOR COM AT NE COR OF LOT 7 TH W 98.5'TH S35DEG 45'E TO S LN OF LOT 7 TH E 28.5'TH N 95.11'TO BEG. Comments: Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 98.5 feet of road frontage along Washington St. Building is approximately 1906 sq ft. Unfortunately this house has suffered from a major fire and has been condemned. It is currently unfit for human habitancy. Please contact the local planning/zoning department for more details on required repairs. This is a large home that's roughly 80 feet long. There is a dirt trail that leads to an attached garage. Unknown if this trail is actually on the property. The garage doors have been removed and are now boarded. Many of the windows on the home are broken and some have been boarded. There is a great deal of debris all throughout the property and it looks the interior is full of debris as well. This is a dangerous building and will require a great deal of work to get it back in good living condition. Please do your due diligence before placing a bid. Additional Disclosures: 31; 11; 5; 46; 36; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,170.12</p>	348 WASHINGTON ST BENTON HARBOR	\$5,231.77

1179	Parcel ID: 52-3000-0006-00-8; Legal Description: LOT 6 BLK 1 HANSEN'S ADD TO THE CITY OF BENTON HARBOR. Comments: Approximately 0.15 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. Side yard parcel that is being used by both adjacent neighbors. There is a fence that runs down the middle of the lot. A section of the property is fenced in the house on the East side. Open grassy with a couple large mature trees. Approximately 50 feet of road frontage along Clay St. There is an alley that runs along the South. 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. Additional Disclosures: 23; 44; 21 (see key for full text) Summer Tax Due: \$27.83	612 CLAY ST BENTON HARBOR	\$798.64
1180	Parcel ID: 52-3120-0008-00-1; Legal Description: LOT 8 BLK A HEATH'S 2ND ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.13 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along Pavone St. Grassy open lot. Some overgrown vegetation and some debris. This is a great opportunity for an adjacent land owner to increase their property size or could be a spot 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$33.17	785 PAVONE ST BENTON HARBOR	\$1,082.32
1181	Parcel ID: 52-3200-0030-00-9; Legal Description: LOT 14 BLK 2 HURD & DOWNS SUB OF PT OF E1/2 OF SW1/4 & PT OF W1/2 OF SE1/4 SEC 19 T4S R18W. Comments: Approximately 0.15 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Grassy open lot with trees along the North Section. Approximately 50 feet of road frontage along Ogden Ave. There is an alley that runs along the West border. This is a great opportunity for an adjacent land owner to increase their property size or could be a spot 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$34.82	654 OGDEN AVE BENTON HARBOR	\$859.61
1182	Parcel ID: 52-6800-0007-00-1; Legal Description: LOT 7 A B RIFORDS ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.20 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Paved driveway along the East side of the lot. Vehicles parked on the drive. Most likely belonging to the adjacent neighbors. Remains of large tree and trampoline in the middle of the lot. Approximately 50 feet of road frontage along Maple St. 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. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$53.14	401 MAPLE ST BENTON HARBOR	\$1,093.03
1183	Parcel ID: 52-8700-0015-00-9; Legal Description: LOT 9 & W1/2 OF LOT 8 BLK B AMOS WINDSORS & FRANK CONGERS ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.23 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Combined approximately 105 feet of road frontage along Jefferson and Lincoln St. Open grassy lot. Overgrown on the West section. Some trees on the South portion. Two driveway entrances. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$206.09	320 LINCOLN AVE BENTON HARBOR	\$1,334.74
1184	Parcel ID: 53-0750-0015-00-6; Legal Description: LOT 15 BLK A BECKWITH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.15 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along Superior St as well as roughly 125 feet on Weld St. There is an alley to the West. Some debris piled up along the alley. Old tires. Driveway entrance along Weld St. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$27.83	994 SUPERIOR ST BENTON HARBOR	\$834.15

1185	<p>Parcel ID: 53-0750-0022-00-2; Legal Description: LOT 22 BLK A BECKWITH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Superior St and ~50 feet along a dirt alley to the West. Building is approximately 2066 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Overall this house appears to be in decent shape but the attached garage needs to be torn down. If the garage was removed this would be a nice little home. Its being well maintained. Lawn was mowed on last visit. Electric and gas meter are hooked up but appear to be inactive. Poured concrete foundation looks solid where visible. Metal siding covers some areas. Shingled roof looks good. Some fascia/soffit rot. There are issues with this property that will need to be addressed but there's potential here. Please do your due diligence before placing a bid. Additional Disclosures: 21; 6; 33; 5 (see key for full text) Summer Tax Due: \$762.02</p>	940 SUPERIOR ST BENTON HARBOR	\$2,662.61
1186	<p>Parcel ID: 53-0822-0016-00-3; Legal Description: LOT 16 ASSESSOR'S PLAT NO 22 CITY OF BENTON HARBOR. Comments: Approximately 0.13 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Open grassy lot in between two houses. Small amount of debris. Some trees. Approximately 45 feet of road frontage along Pavone St. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$33.17</p>	1057 PAVONE ST BENTON HARBOR	\$1,082.32
1187	<p>Parcel ID: 53-1950-0029-00-5; Legal Description: LOT 29 ELDRED'S ADD TO THE CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Driveway entrance. There was a vehicle parked on the property during last visit. Pile of debris along the alley. Approximately 50 feet of road frontage along Broadway Ave. There is an alley to the East. This is a great opportunity for an adjacent land owner to increase their property size or could be a spot 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. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$39.81</p>	1073 BROADWAY AVE BENTON HARBOR	\$861.50
1188	<p>Parcel ID: 53-1950-0035-00-5; Legal Description: LOT 35 ELDRED'S ADD TO THE CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Broadway Ave and ~50 feet along a dirt alley to the East. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof looks good but there was a repaired section on the back of the home. Vinyl siding looks good. There is an old slab foundation behind the home with tree limbs piled on it. Concrete side walk on side of home. Dirt driveway. This looks like a decent house. We don't see too many that look like this on the outside come through the auctions. Lots of potential here. Please do your due diligence before placing a bid. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$672.87</p>	1027 BROADWAY AVE BENTON HARBOR	\$2,984.92
1193	<p>Parcel ID: 54-0903-0068-00-8; Legal Description: LOT 14 BLK 11 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 201. Approximately 50 feet of road frontage along N Fair Ave. There is a dirt alley that runs along the South Border. Small block commercial building that has been sitting for a long time. Next door to a condemned building. Lots of debris surrounding the building. Building is approximately 1634 sq ft. The building doesn't look to be in the best shape from the exterior inspection only. Security bars have been installed on the rear entrance and there is a tree growing up in front of the door. Unable to access the interior. There are only two small windows on the front of the building and they are covered in security screens. Electric meter has been removed. There is an addition on the back of the building that is settling and detaching from the main building. Block walls on the rest of the building looks solid. This property will likely require a repairs and renovations. Please be prepared to get your hands dirty. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$515.72</p>	220 N FAIR AVE BENTON HARBOR	\$4,514.16

1194	<p>Parcel ID: 54-0903-0150-00-6; Legal Description: THE W 43' OF LOT 15 BLK 15 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 44 feet of road frontage along Highland Ave and roughly ~44 feet along a dirt alley to the North. Unfortunately the building that was on this property has collapsed. There is extensive debris where the home once stood. This should be considered a vacant lot. After cleaning up the debris this would be an ideal setting for a fresh build. 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. Additional Disclosures: 69; 23; 36 (see key for full text) Summer Tax Due: \$28.75</p>	741 HIGHLAND AVE BENTON HARBOR	\$4,864.17
1195	<p>Parcel ID: 54-0903-0168-00-2; Legal Description: LOT 12 BLK 16 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 44 feet of road frontage along Highland Ave and roughly ~44 feet along a dirt alley to the North. Unfortunately this house is in very poor shape and has been condemned. There are many reasons to avoid this home. Major fire damage. Roof has multiple large holes. Ceiling and roof collapse. Broken windows and doors. Extensive debris. There is a two car garage behind the home that is in similar shape. Full of debris. Please contact the local zoning /planning department for details on required repairs. This house looks like a total loss. It should be torn down. Additional Disclosures: 21; 11; 31; 36; 5 (see key for full text) Summer Tax Due: \$188.32</p>	669 HIGHLAND AVE BENTON HARBOR	\$12,328.75
1196	<p>Parcel ID: 54-0906-0030-00-5; Legal Description: LOT 4 BLK 2 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Open grassy lot with some trees. A bit of debris on the property but nothing too crazy. Approximately 46 feet of road frontage along Thresher Ave. There is an alley to the South. 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$33.17</p>	718 THRESHER AVE BENTON HARBOR	\$1,132.32
1197	<p>Parcel ID: 54-0906-0057-00-1; Legal Description: LOT 5 BLK 3 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.13 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 95 feet of road frontage along Buss Ave and roughly ~60 feet along S Hull Ave. Building is approximately 1582 sq ft. Concrete driveway on side of home leads to a slab foundation possibly from an old garage/shed. The house looks to be in overall fair/good shape from the exterior inspection only. The electric and gas meter still hooked up. Electric is disconnected. The house looks like its in the process of being renovated. There are tools and construction materials on the back side of the house. Newer locks have been put on the doors. Didn't want to cause unnecessary damage so did not enter any further than the front porch. Block foundation looks good on the house but the front mudroom/porch needs repairs. Wood siding has lost a lot of paint. Shingled roof is old and should be replaced soon. Some of the windows have been boarded. The interior looks clean but is full of personal property. Occupancy is unknown. This property will need some repairs and renovations but has a lot of potential. Additional Disclosures: 46; 21 (see key for full text) Summer Tax Due: \$737.85</p>	179 S HULL AVE BENTON HARBOR	\$4,031.17
1198	<p>Parcel ID: 54-0906-0062-00-4; Legal Description: LOT 5 BLK 4 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 47 feet of road frontage along Buss Ave and roughly ~47 feet along a dirt alley to the South. Building is approximately 998 sq ft. Overall this house is in good shape. It looks like it was a recent flip. Fresh paint. Completely empty other than some construction materials. Two bedroom one bathroom. Block foundation looks solid. Wood siding is decent. Shingled roof looks good for its age. Some of the gutters are drooping a bit. Small front and back yard. Good usable basement. Water heater looks new. Furnace still present. 100 amp break box. Basement was damp but I think a dehumidifier would do the trick. This is basically turn key ready. We don't get many this clean in the auction. House literally smells like fresh paint. Summer Tax Due: \$722.87</p>	710 BUSS AVE BENTON HARBOR	\$3,947.33

1200	Parcel ID: 54-2970-0028-00-3; Legal Description: LOT 28 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR. Comments: Approximately 0.09 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Driveway entrance at road with partial concrete driveway. there were two vehicles parked on the property. Open grassy lot. Flat ground. Approximately 49 feet of road frontage along S Seeley St. This is a great opportunity for an adjacent land owner to increase their property size or could be a site for a new build. Its a bit small though. 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. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$20.83	215 S SEELEY ST BENTON HARBOR	\$809.21
1203	Parcel ID: 54-2970-0044-00-9; Legal Description: LOT 44 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR. Comments: Approximately 0.11 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 202. Approximately 40 feet of road frontage along Buss Ave. Paved parking lot that is fenced in with adjacent properties. Four vehicles parked on the lot. 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. Additional Disclosures: 21; 23; 39 (see key for full text) Summer Tax Due: \$443.86	BUSS AVE BENTON HARBOR	\$1,990.06
1204	Parcel ID: 54-2970-0058-01-8; Legal Description: THE W 70' LOT 58 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR EXC THE N 6.5' THEREOF. Comments: Approximately 0.18 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 201. Approximately 70 feet of road frontage along Buss Ave. There is a dirt/gravel alley that runs along the North Border. Unfortunately this building has suffered from a major fire and has collapsed. This is a dangerous building that needs to be cleared out. Total loss. This property is going to require a great deal of work to get it cleaned up. Please be prepared. Additional Disclosures: 11; 69; 36 (see key for full text) Summer Tax Due: \$3,680.69	861 BUSS AVE BENTON HARBOR	\$15,451.54
1205	Parcel ID: 54-4800-0071-00-0; Legal Description: LOTS 71 & 72 THE MAMER ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.33 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 80 feet of road frontage along N Stevens St, ~80 feet along Nowlen and roughly ~180 feet on Waukonda Ave. Open lot with some trees. There are the remains of a large tree on the lot. This is 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$76.67	491 N STEVENS ST BENTON HARBOR	\$648.55
1210	Parcel ID: 54-5100-0028-00-8; Legal Description: LOT 12 BLK B MILLS ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.13 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Open grassy lot with a wooded section on the east. Driveway entrance at road. Approximately 50 feet of road frontage along Thresher Ave. This is a great opportunity for an adjacent land owner to increase their property size or could be a new setting for a fresh 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. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$33.17	873 THRESHER AVE BENTON HARBOR	\$1,132.32
1211	Parcel ID: 54-5950-0001-00-0; Legal Description: LOT 1 BLK A PACKARDS IMPROVED ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Nate Wells Sr Dr and roughly ~125 feet along S Seeley St. There is an alley that runs along the North border. Building is approximately 1198 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Dog was in the back yard. Chain link fence wraps around the property. Poured foundation looks solid. Shingled roof is older but looks fine. Gas and electric meter are still hooked up. Metal siding looks fine. Overgrown front and back yard. Overall the house looks to be in fair shape from the exterior inspection. Interior condition is unknown. Will most likely need repairs and renovations but looks like a decent home. There's potential here. Additional Disclosures: 33; 6; 45; 21 (see key for full text) Summer Tax Due: \$515.16	817 NATHANIEL WELLS SR DR BENTON HARBOR	\$3,344.44

1212	<p>Parcel ID: 54-5950-0016-00-7; Legal Description: LOT 7 BLK B PACKARDS IMPROVED ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Nate Wells St Dr and ~50 along a concrete alley to the North. Building is approximately 1444 sq ft. Unfortunately this house is in very poor condition. It looks like the roof was being redone and they stopped after removing the shingles. The inside is trashed. Ceiling has collapsed. Broken windows and doors. Roof collapsed on the rear entry way. Block foundation has major settling. The garage is in poor shape as well. Large amount of debris in the back yard. This house is most likely a total loss. Additional Disclosures: 22; 32; 34; 5 (see key for full text)</p> <p>Summer Tax Due: \$698.33</p>	845 NATHANIEL WELLS SR DR BENTON HARBOR	\$5,590.65
1213	<p>Parcel ID: 54-6050-0093-00-0; Legal Description: LOT 8 BLK E PARKSIDE ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along n Winans St. There is an alley to the West. Open grassy lot with a few trees along the South portion. Shared driveway with the adjacent house 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$27.83</p>	N WINANS ST BENTON HARBOR	\$474.15
1214	<p>Parcel ID: 54-6050-0124-00-2; Legal Description: LOT 18 BLK F PARKSIDE ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.13 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along N Winans St. Unfortunately this house has suffered from a major fire and is now condemned. Please contact the local zoning/planning department for more details on required repairs. Many broken windows. Boarded up tight. Chain link fenced in front yard. Partial concrete driveway. There is an old slab foundation behind the home. Lots of debris behind the home. Unsafe for human occupancy. This house is going to require repairs and renovations. Please be prepared. Additional Disclosures: 46; 31; 11; 5 (see key for full text)</p> <p>Summer Tax Due: \$226.07</p>	551 N WINANS ST BENTON HARBOR	\$1,773.90
1215	<p>Parcel ID: 54-7580-0053-01-0; Legal Description: LOTS 7 & 8 BLK 18 THRESHER IMPROVEMENT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.22 acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Approximately 50 feet of road frontage along N Winans St. There is a alley to the East. Small dumpster sitting along the alley. Two track drive going through the middle of the lot. Some trees along the East and West border. Driveway entrance along E Main St. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$59.79</p>	552 E MAIN ST BENTON HARBOR	\$1,906.41
1216	<p>Parcel ID: 54-7580-0064-00-9; Legal Description: LOT 18 BLK 18 THRESHER IMPROVEMENT ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.12 acres. Located in the Benton Harbor School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Cass St and ~50 feet of frontage on a dirt alley to the North. Building is approximately 1997 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Vehicle parked in driveway. There was a large dog chained up in the back yard. Unable to do a full walk through. The house appears to be in fair/good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof looks old with some visible patch work. Soffit/fascia needs some minor repairs. Metal and vinyl siding looks fair. Wooden back porch. Concrete driveway runs along side of home and leads to a grassy backyard. Debris and other personal property all around the home. Appears to be maintained. Yard was mowed. Electric and gas meter are still hooked up and appear active. It will likely require some repairs and renovations but this house has potential. Additional Disclosures: 33; 6; 21; 45 (see key for full text)</p> <p>Summer Tax Due: \$981.71</p>	575 CASS ST BENTON HARBOR	\$3,027.21

1217	Parcel ID: 54-8550-0013-00-9; Legal Description: LOT 13 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 190 feet of road frontage along S Seeley St, ~40 feet along E High St and ~40 feet along a dirt alley to the South. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection. Interior condition is unknown. Chain link fenced in yard. Gravel parking area. Open grassy yard and a few trees. Block foundation looks solid. Shingled roof looks good for its age. Vinyl siding in good shape. Property is being well maintained. There was a small dog during last visit. We don't see too many of these at the auctions. Additional Disclosures: 33; 21; 6; 45 (see key for full text) Summer Tax Due: \$666.09	818 E HIGH ST BENTON HARBOR	\$2,834.88
1221	Parcel ID: 62-8200-0303-00-6; Legal Description: ENTIRE BLK 303 VIRGINIA ADD TO VILLAGE OF NEW BUFFALO. Comments: Approximately 1.22 acres. Located in the New Buffalo Area 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. 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. Urban vacant lot. Utilities are in the area. Please do your due diligence before placing a bid. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$87.10	803 S NORTON ST NEW BUFFALO	\$601.17
1222	Parcel ID: 62-8200-0349-01-4; Legal Description: PART BLK 349 VIRGINIA ADD VILLAGE NEW BUFFALO LYING SWLY OF DESC LN COM ON S LN DETROIT ST S60DEG30'W 140' FROM NE COR SD BLK TH S29DEG30'E 146.58' TO VILL LIMITS & P O E. Comments: Approximately 0.42 acres. Located in the New Buffalo Area School District. Residential Land Use Code: 402. No observed structures. Approximately 130 feet of road frontage along W Detroit St. Thick vegetation and many trees. There is a small creek that runs through the property. May be run off from the drainage system in the neighborhood. There is a concrete wall back in the property. Possibly a retaining wall for the adjacent lot.. This is a great opportunity for an adjacent landowner to increase their property size. May be difficult to build with the wetland indicators. 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. Additional Disclosures: 23; 41 (see key for full text) Summer Tax Due: \$281.68	1303 W DETROIT ST NEW BUFFALO	\$2,505.11
1223	Parcel ID: 62-8650-0015-00-2; Legal Description: LOT 15 BLK B WOLVERINE BEACH VILLAGE OF NEW BUFFALO. Comments: Approximately 0.32 acres. Located in the New Buffalo Area School District. Residential Land Use Code: 401. Approximately 59 feet of road frontage along Marquette Dr. The property was occupied on last visit. Please use caution and be respectful if visiting property in person. This isn't your typical auction property. This house sits directly on Lake Michigan beach front property. Walking distance from the beach. Wooden staircase leads to a beach grass covered trail that leads to Lake Michigan. Beautiful sandy beach. The home is nestled in between nice more modern homes with some natural privacy from a mix of trees. Paved driveway leads to an attached garage built into the basement of the home. Shingled roof is showing its age. There is some damage near the soffit/fasica area and there is a tarp nailed down on a small section. Should be replaced in the near future. Metal siding is in good shape. Small grassy back yard overlooks the Lake. Gas and electric meter are hooked up and active. This is a beautiful property. The private community is full of above average homes. With a little TLC this could be a incredible place to live. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$6,697.58	510 MARQUETTE DR NEW BUFFALO	\$31,443.84
1224	Parcel ID: 71-2100-0265-00-7; Legal Description: LOT 265 EASTLAKE TERR ADD TO CITY OF NILES. Comments: Approximately 0.16 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 50 along feet of road frontage along Sheffield Ave, ~145 feet along N 15th St and ~50 feet along an alley to the North. Building is approximately 1491 sq ft. Unfortunately this home has been abused and the not maintained. The inside of the home is trashed. Very unsanitary. Lots of garbage and other debris throughout the home. Unable to inspect entire house due to debris. Concrete driveway leads to a car port on the side of the home which is falling apart. Overgrown vegetation covers up most of the home. Some of the gutters have fallen off the home. Block foundation looks solid where visible. Shingled roof is older. Brick exterior looks fine. Small grassy side yard with chain link fence. Its a shame the house was mistreated because I'm sure it was nice back in its hay day. Located in a well maintained neighborhood. This house is going to need a great deal of work to get it back into good living condition. Please do your due diligence before placing a bid. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$1,118.73	1101 N 15TH ST NILES	\$4,179.82

1225	<p>Parcel ID: 71-2800-0011-00-0; Legal Description: LOT 11 GREEN LAWN ADD TO NILES. Comments: Approximately 0.16 acres. Located in the Niles Community School District. Commercial Land Use Code: 201. Approximately 130 feet of road frontage along Wayne St as well as roughly 50 feet along N Twelfth St. Concrete driveway entrance leads to a high clearance garage door. This commercial garage appears to have been a tire shop. There is a great deal of personal property still inside including a great deal of tires. There is a wood burning stove as well as a furnace. Half bathroom. Slab foundation looks solid with minimal cracking. Corner lot with a good section of grassy open space to the West. Gas meter removed. Electric meter still hooked up but is inactive. Small shed next to building. This is an older building but it looks to be in good shape. A bit of TLC and this could be a nice little auto shop. Please do your due diligence before placing a bid. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$447.20</p>	1210 WAYNE ST NILES	\$3,262.17
1226	<p>Parcel ID: 71-4600-0045-01-8; Legal Description: THE S 12'OF LOT 45 LA PIERRE'S ADD TO THE CITY OF NILES. Comments: Approximately 0.04 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. This appears to be a gap lot. It is only 12 feet wide There's not a whole lot you can do with this property. To small to build. Open grassy. It's a good opportunity for one of the adjacent landowners to add it to their existing property. Please do your due diligence before placing a bid. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$22.86</p>	N 9TH ST NILES	\$620.81
1227	<p>Parcel ID: 72-3050-0236-00-7; Legal Description: THE S 44'OF LOT 236 H B HOFFMANS ADD TO NILES. Comments: Approximately 0.08 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 44 feet of road frontage along N 8th St. Tall grassy lot. Level ground. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$47.56</p>	307 N 8TH ST NILES	\$848.02
1229	<p>Parcel ID: 73-8790-0291-00-3; Legal Description: LOT 291 WOODWARDS 2ND ADD TO CITY OF NILES ALSO THE N1/2 OF VAC ALLEY ADJ TO SD LAND PER 1314/926. Comments: Approximately 0.14 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Superior St. Adjacent to LOT# 1230 to the East.</p> <p>Summer Tax Due: \$114.50</p>	1628 SUPERIOR ST NILES	\$1,365.29
1230	<p>Parcel ID: 73-8790-0292-00-0; Legal Description: LOT 292 WOODWARDS 2ND ADD TO CITY OF NILES ALSO THE N1/2 OF VAC ALLEY ADJ TO SD LAND PER 1314/926. Comments: Approximately 0.14 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Superior St. Adjacent to LOT#1229 to the East. Partially fenced in by chain link. Paved driveway leads to an open grassy lot. There is an old slab foundation in the South portion of the lot. Level ground. Well maintained neighborhood. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$202.90</p>	1624 SUPERIOR ST NILES	\$1,887.47
1231	<p>Parcel ID: 76-7240-0044-00-6; Legal Description: LOT 44 & THE N 15'OF LOT 45 SOUTHERN HEIGHTS NO 1. Comments: Approximately 0.17 acres. Located in the St. Joseph Public School District. Residential Land Use Code: 401. Approximately 72 feet of road frontage along Morton Ave. Building is approximately 2478 sq ft. This looks like a nice house from the exterior but unfortunately the inside is a mess. Multiple racoons living inside the home. The former occupants were most likely hoarders. This house was very unsanitary even before the racoons took up residence. There are bags of "something" hanging from the ceiling and doorways. Some of the doors are swollen shut. Did not access the basement. This house will require a great deal of work to bring it back into good living condition. It's not a total loss. The bones feel good, but it's going to be an endeavor. Nice concrete driveway leads to an attached two car garage. It is full of personal property and garbage. The shingled roof looks ok, but it appears they just shingled over the previous roof. Brick siding looks nice. Gas meter has been removed. Electric meter still hooked up but appears inactive. Small grassy fenced in back yard. A tree limb has broken off and is rubbing against the corner of the house and roof. This is located in a nice neighborhood and has good curb appeal. It's a shame it's been abused the way it has. It deserves to be repaired and renovated. Will you be the one to do it? Please do your due diligence and be prepared to get your hands dirty. Additional Disclosures: 66; 63; 21 (see key for full text)</p> <p>Summer Tax Due: \$5,135.97</p>	2810 MORTON AVE SAINT JOSEPH	\$20,300.37

1232	<p>Parcel ID: 53-3100-0026-00-0; Legal Description: LOT 26 HOME ADD TO CITY OF BENTON HARBOR. Comments: Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Hurd Ave and ~50 feet along a dirt alley to the West. Building is approximately 1207 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house looks to be in overall fair/good shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid. Shingled roof is older but looks fine. Slab foundation on the back side of the property near the alley. The house will likely require some repairs and renovation but looks pretty good from the exterior. Please do your diligence before placing a bid. Additional Disclosures: 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$852.64</p>	1166 HURD AVE BENTON HARBOR	\$5,734.60
1233	<p>Parcel ID: 03-1020-0210-00-4; Legal Description: LOT 210 BUTLER VILLA NO 2. Comments: Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Taube Ave. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There was a large dog on premise during last visit. Unfortunately this house is appears to be in very poor condition. Soffit/fascia rot. Some of the exterior walls are rotting as well. Mix of wood and metal siding in poor shape. Shingled roof needs to be replaced soon. It looks like there was a wood burning stove near the front of the home but has been removed. There is extensive debris all throughout the property. Burn piles in the back yard. Looks to be block foundation but there is wood covering up most of the foundation. Multiple holes in the house. This home is going to need a major cleaning/clearing of debris and great deal of work before its back in good living condition. Please do you due diligence and be prepared for a lot of work. Additional Disclosures: 5; 34; 66; 6; 45; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$849.06</p>	1944 TAUBE AVE BENTON HARBOR	\$17,058.94
1234	<p>Parcel ID: 03-0031-0048-04-5; Legal Description: COM AT SW COR LOT 7 H W RAU SUB SEC 31 T4S R18W TH S 90'TH W 66' TH N 90'TH E 66'TO POB. Comments: Approximately 0.14acres. Residential Land Use Code: 402. Located in the Benton Harbor Area School District. No observed structures. Appears to be at the end of Jennings Ave on an unconstructed section section of the road. Flat terrain. Open grassy lot. There are property stakes on one of the adjacent properties. Please do your due diligence before placing a bid. This is a great opportunity for one of the neighbors to pick up and 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. Additional Disclosures: 8; 23 (see key for full text)</p> <p>Summer Tax Due: \$4.70</p>	JENNINGS AVE BENTON HARBOR	\$326.15

Cass

Lot #	Lot Information	Address	Min. Bid
6900	<p>Parcel ID: 14-020-027-049-00; Legal Description: 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. Comments: 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.</p> <p>Summer Tax Due: \$19.24</p>	LEET RD NILES	\$1,026.43
6901	<p>Parcel ID: 14-020-031-116-00; Legal Description: 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. Comments: 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.</p> <p>Summer Tax Due: \$4.29</p>	HATCHER AVE NILES	\$925.93
6902	<p>Parcel ID: 14-030-021-275-11; Legal Description: 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. Comments: 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. Additional Disclosures: 33; 6; 21; 66; 5; 31 (see key for full text)</p> <p>Summer Tax Due: \$652.20</p>	65931 HESS RD EDWARDSBURG	\$11,741.86

6903	<p>Parcel ID: 14-040-008-002-00; Legal Description: SEC 8 T06S R15W. N 13 1/2 RDS OF W 22 RDS OF E HAF E HAF NE QTR SEC 8. Comments: Approximately 1.85 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. Additional Disclosures: 5; 32; 21; 22; 34 (see key for full text)</p> <p>Summer Tax Due: \$442.53</p>	56960 M 62 DOWAGIAC	\$3,452.61
6904	<p>Parcel ID: 14-041-135-055-01; Legal Description: COM S 767.13 FT & 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. Comments: 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$546.86</p>	HILLTOP LN CASSOPOLIS	\$3,465.82
6907	<p>Parcel ID: 14-090-004-034-00; Legal Description: COM N 587.3 FT & 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. Comments: 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. Additional Disclosures: 5; 66; 32; 34; 63; 46 (see key for full text)</p> <p>Summer Tax Due: \$534.16</p>	25888 US 12 EDWARDSBURG	\$5,597.15

6908	<p>Parcel ID: 14-090-007-039-00; Legal Description: COM S 0 DEG 35' E 262 FT, S 89 DEG 41' W 687 FT & 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.</p> <p>Comments: 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. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$6.92</p>	EDWARDSBURG	\$745.05
6909	<p>Parcel ID: 14-101-110-031-00; Legal Description: 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. Comments: 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. Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$88.47</p>	60808 MARBLE ST VANDALIA	\$13,176.97
6910	<p>Parcel ID: 14-101-120-033-00; Legal Description: 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. Comments: Approximately 0.12 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$48.62</p>	60661 WATER ST VANDALIA	\$2,122.85
6911	<p>Parcel ID: 14-110-110-018-00; Legal Description: LOTS 18 & 19 BURNETT ADD VIL POKAGON. Comments: 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 Additional Disclosures: 66; 5; 36; 31; 32; 21 (see key for full text)</p> <p>Summer Tax Due: \$229.28</p>	31641 POKAGON HWY NILES	\$4,146.63

6912	<p>Parcel ID: 14-130-370-017-00; Legal Description: 5S-16W LOT 17 INDIAN LAKE ESTATES. Comments: 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. Additional Disclosures: 33; 17; 46; 31 (see key for full text)</p> <p>Summer Tax Due: \$141.14</p>	54554 ESTATES LN EAU CLAIRE	\$4,603.63
6913	<p>Parcel ID: 14-150-003-017-00; Legal Description: 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. Comments: Approximately 0.80 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. Additional Disclosures: 69; 13; 62 (see key for full text)</p> <p>Summer Tax Due: \$31.21</p>	24063 DEWEY LAKE ST DOWAGIAC	\$1,096.24
6914	<p>Parcel ID: 14-150-027-022-00; Legal Description: 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. Comments: Approximately 0.90 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>Summer Tax Due: \$19.38</p>	TWIN LAKES RD DOWAGIAC	\$850.37
6915	<p>Parcel ID: 14-150-100-003-00; Legal Description: LOTS 3, 4, 5, 6, EX THE E 10 FT OF LOT 3 VIL GLENWOOD. Comments: Approximately 0.58 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. Additional Disclosures: 30 (see key for full text)</p> <p>Summer Tax Due: \$27.42</p>	24031 DEWEY LAKE ST DOWAGIAC	\$1,041.22

6916	<p>Parcel ID: 14-150-100-007-00; Legal Description: N 1/2 LOTS 7 8 & 9 VIL GLENWOOD. Comments: 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. Additional Disclosures: 30; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$134.51</p>	51035 WASHINGTON ST DOWAGIAC	\$1,944.36
6917	<p>Parcel ID: 14-150-117-005-00; Legal Description: LOTS 5 & 6 BLK 7 TWIN LAKE HILLS. Comments: Approximately 0.10 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. Additional Disclosures: 33; 6; 21; 5; 66 (see key for full text)</p> <p>Summer Tax Due: \$134.48</p>	24937 LAKE SHORE DR DOWAGIAC	\$3,874.00
6918	<p>Parcel ID: 14-150-181-015-00; Legal Description: LOTS 15 TO 22 INCL BLK 31 TWIN LAKE WOODS. Comments: Approximately 0.46 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. Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$13.68</p>	MAPLE ST DOWAGIAC	\$869.97
6919	<p>Parcel ID: 14-160-110-042-10; Legal Description: 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" & 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. Comments: 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.</p> <p>Summer Tax Due: \$1,775.34</p>	POKAGON ST & M- 51 DOWAGIAC	\$12,410.29

6920	<p>Parcel ID: 14-160-300-557-00; Legal Description: 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. Comments: Approximately 0.11 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$75.95</p>	211 W RAILROAD ST DOWAGIAC	\$1,419.84
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Van Buren

Lot #	Lot Information	Address	Min. Bid
6700	Parcel ID: 80-03-403-019-00; Legal Description: SEC 01 T02S R15W. LOT 19 BLK 3 SCOTT SHORES. Comments: Approximately 0.16 acres. Located in the Bangor Public School District. Residential Land Use Code: 402. Approximately 50 feet of road frontage along Hilltop Rd. No observed structures. The land consists of open grassy space with a portion of mix trees. Ground is level throughout. Small amount of crops. 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. Adjacent to Lot#6701 to the West. Summer Tax Due: \$34.18	HILLTOP RD BLOOMINGDALE	\$933.42
6701	Parcel ID: 80-03-403-020-00; Legal Description: SEC 01 T02S R15W. LOT 20 BLOCK 3 SCOTT SHORES. Comments: Approximately 0.18 acres. Located in the Bangor Public School District. Residential Land Use Code: 402. Approximately 50 feet of road frontage along Hilltop Rd. No observed structures. The land consists of open grassy space with a portion of mix trees on the North portion. Small amount of crops. Partially fenced in. Ground is level throughout. 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. Adjacent to Lot#6700 to the East and Lot#6702 to the West. Summer Tax Due: \$35.12	HILLTOP RD BLOOMINGDALE	\$946.32
6702	Parcel ID: 80-03-403-021-00; Legal Description: SEC 01 T02S R15W. LOT 21 BLK 3 SCOTT SHORES. Comments: Approximately 0.18 acres. Located in the Bangor Public School District. Residential Land Use Code: 401. Approximately 50 feet of road frontage along Hilltop Rd. No observed structures. The land consists of open grassy space with a portion of mix trees on the North portion. Partially fenced in. Ground is level throughout. 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. Adjacent to Lot#6701 to the East. Summer Tax Due: \$43.29	HILLTOP RD BLOOMINGDALE	\$1,032.60
6703	Parcel ID: 80-05-013-045-10; Legal Description: SEC 13 T01S R14W. E 250' OF W 500' OF N 330' OF SE 1/4. Comments: Approximately 1.89 acres. Located in the Gobles Public School District. Residential Land Use Code: 401. Approximately 250 feet of road frontage along 10th Ave and extends roughly ~330 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists of open grassy space, deciduous forest, mixed trees and light vegetation. The mobile appears to be in poor shape. There is a large amount of debris on the property including broken vehicles, old fridges, and garbage. Possible contamination. DIY makeshift privacy fence along the road. It appeared that people were living in a travel trailer farther onto the property. Sits between a house to the West and forest to the East. The property is going to require some clean up but there's potential here. This could be a nice spot for a new build. Plenty of forest and space. 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. Please do your due diligence before placing a bid. Additional Disclosures: 66; 13; 33; 6; 17 (see key for full text) Summer Tax Due: \$111.55	34875 10TH AVE GOBLES	\$2,550.83

6704	<p>Parcel ID: 80-06-015-060-10; Legal Description: SEC 15 T01S R15W. BEG ON N&S 1/4 L 580.80' S OF N1/4 POST OF SEC, TH S0D34'10"E ON SD 1/4 L 182.50', TH W 585.75', TH N0D34'10"W PAR WITH N&S 1/4 L 182.50', TH E 585.75' TO BEG. Comments: Approximately 2.5 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. Approximately 182 feet of road frontage along 51st St and extends roughly ~585 feet deep. The land consists of deciduous forest, open grassy space, and light vegetation. Densely wooded with mature trees and thick vegetation on the West portion of the lot, making it somewhat challenging to traverse. Unfortunately this house has suffered from a major fire and is a total loss. There is a large amount of debris on the property but it appears to be focused close to where the home was. It doesn't appear anything was cleaned/cleared after the fire. Chain link fenced in section surrounds the "home". This is a nice property out in the county. Would be a great spot for a new build for someone that enjoys their privacy and a natural setting. After removing all the debris this will be a nice lot. 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. Additional Disclosures: 11; 42; 3 6 (see key for full text)</p> <p>Summer Tax Due: \$208.16</p>	8488 51ST ST GRAND JUNCTION	\$6,954.74
6705	<p>Parcel ID: 80-06-420-112-10; Legal Description: SEC 15 T01S R15W. LOTS 11-15 INCLUSIVE & LOTS 19 & 20 BLOCK 1 SADDLE LAKE SUB. Comments: Approximately 0.48 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. Approximately 150 feet of road frontage along Cherry St, 100 feet along Lake Ave and 60 feet along Forest Ave. Some of these road are unimproved and have not been constructed. Forest Ave is constructed and accessible. Plat map is provided in photos for reference. 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 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$27.37</p>	50765 CHERRY ST GRAND JUNCTION	\$1,246.59
6706	<p>Parcel ID: 80-06-420-412-01; Legal Description: SEC 15 T01S R15W. LOTS 12,13,14 & 15. BLK 4 SADDLE LAKE SUB. Comments: Approximately 0.28 acres. Located in the Bloomingdale 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. There is 124 feet of legal road frontage on Hemlock St and 100 feet along Lake Ave in the Saddle Lake 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 do not appear to be established on this section of unimproved road. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$16.02</p>	SADDLE LAKE SUB GRAND JUNCTION	\$882.87
6707	<p>Parcel ID: 80-06-420-702-00; Legal Description: SEC 15 T01S R15W. LOT 2 BLK 7 SADDLE LAKE SUB. Comments: Approximately 0.07 acres. Located in the Bloomingdale 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. There is 30 feet of legal road frontage on Lake Ave in the Saddle Lake Subdivision and extends roughly 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 woody wetlands. Adjacent to LOT#6708 to the South. Additional Disclosures: 8; 41 (see key for full text)</p> <p>Summer Tax Due: \$4.64</p>	50696 CATALPA ST GRAND JUNCTION	\$658.18
6708	<p>Parcel ID: 80-06-420-703-00; Legal Description: SEC 15 T01S R15W. LOTS 3 & 4 BLOCK 7 SADDLE LAKE SUB. Comments: Approximately 0.14 acres. Located in the Bloomingdale 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. There is 60 feet of legal road frontage on Lake Ave in the Saddle Lake Subdivision and extends roughly 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 woody wetlands. Adjacent to LOT#6707 to the North. Additional Disclosures: 8; 41 (see key for full text)</p> <p>Summer Tax Due: \$8.70</p>	50696 CATALPA ST GRAND JUNCTION	\$731.20

6709	<p>Parcel ID: 80-06-420-807-10; Legal Description: SEC 15 T01S R15W. LOT 6-9 INCLUSIVE. BLK 8 SADDLE LAKE SUB. Comments: Approximately 0.27 acres. Located in the Bloomingdale 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. There is 33.4 feet of legal road frontage on Lake Ave and 180 feet on Maple St in the Saddle Lake 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. Land consists of deciduous forest and woody wetlands. Additional Disclosures: 8; 41 (see key for full text)</p> <p>Summer Tax Due: \$16.79</p>	SADDLE LAKE SUB GRAND JUNCTION	\$895.81
6710	<p>Parcel ID: 80-06-420-911-01; Legal Description: SEC 15 T01S R15W. LOT 9-15 INCLUSIVE AND LOT 23-28 INCLUSIVE BLOCK 9 SADDLE LAKE SUB. Comments: Approximately 0.90 acres. Located in the Bloomingdale 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. There is 210 feet of legal road frontage on Sycamore St and 180 feet on Maple St in the Saddle Lake Subdivision. Plat map provided in photos for reference. Able to access the property using Fire Lane 10. 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. Land consists of deciduous forest. Easily traversable. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$37.90</p>	SADDLE LAKE SUB GRAND JUNCTION	\$1,362.10
6711	<p>Parcel ID: 80-06-420-931-01; Legal Description: SEC 15 T01S R15W. LOT 30-32 INCLUSIVE, BLOCK 9 SADDLE LAKE SUB. Comments: Approximately 0.20 acres. Located in the Bloomingdale 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. There is 90 feet of legal road frontage on Maple St in the Saddle Lake Subdivision and extends 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$7.61</p>	SADDLE LAKE SUB GRAND JUNCTION	\$728.04
6712	<p>Parcel ID: 80-06-420-934-01; Legal Description: SEC 15 T01S R15W. LOTS 34,35 & 36. BLK 9 SADDLE LAKE SUB. Comments: Approximately 0.20 acres. Located in the Bloomingdale 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. There is a dirt trail that leads to the property. There is 90 feet of legal road frontage on Maple St and 100 feet along Lake Ave in the Saddle Lake Subdivision. Plat map provided in photos for reference. Was told by third party the lot was too small 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. Electric and phone are in the area. Land consists of deciduous forest. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$13,310.00</p>	SADDLE LAKE SUB GRAND JUNCTION	\$829.42
6713	<p>Parcel ID: 80-06-421-026-10; Legal Description: SEC 15 T01S R15W. LOTS 7-9 INCL LOTS 11-19 INCL LOTS 25-33 INCL. BLOCK 10 SADDLE LAKE SUB. Comments: Approximately 2.07 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. This property has a lot of legal road frontage on unimproved roads that have not been constructed. There is current road access to the home but there is also ~315 feet of road frontage along Lake Ave, 285 feet along Violet St, 98 feet along Sycamore and 163 combined feet along Catalpa St. Property contains a roof-over mobile home which appears in poor condition. Mobile was boarded and we were unable to gain access to the interior. Ground Area = 1258 SF Floor Area = 1258 SF. The land consists of deciduous forest, woody wetlands, thick vegetation, and developed open space. The property offers a peaceful, secluded setting for someone who enjoys nature. 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. Additional Disclosures: 8; 46; 17; 33 (see key for full text)</p> <p>Summer Tax Due: \$155.29</p>	50836 CATALPA ST GRAND JUNCTION	\$3,424.37

6714	<p>Parcel ID: 80-06-421-109-10; Legal Description: SEC 15 T01S R15W. LOT 9-14 INCLUSIVE BLOCK 11 SADDLE LAKE SUB. Comments: Approximately 0.42 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Catalpa St. There is other road frontage but it is on unimproved roads in the Saddle Lake Subdivision. 180 Feet along Geneva St and 180 feet along Violet St. No observed structures. The terrain appears to be flat throughout. Land consists of open space and deciduous forest. Easily traversable. 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$24.07</p>	SADDLE LAKE SUB GRAND JUNCTION	\$1,032.81
6715	<p>Parcel ID: 80-06-421-912-04; Legal Description: SEC 15 T01S R15W. LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 & 44. BLOCK 19 SADDLE LAKE SUB. Comments: Approximately 1.86 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Approximately 390 feet of road frontage along Oak St and extends roughly ~200 feet deep. Old obsolete structure found on the lot. Collapsing. There is also legal road frontage on an unimproved road on the South border of the property that has not been constructed. There is 420 feet of road frontage on Pine Street in the Saddle Lake Subdivision. The terrain appears to be mostly 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. Additional Disclosures: 8; 69 (see key for full text)</p> <p>Summer Tax Due: \$63.46</p>	51ST ST GRAND JUNCTION	\$1,769.16
6716	<p>Parcel ID: 80-06-422-121-00; Legal Description: SEC 15 T01S R15W. LOTS 21 & 22. BLOCK 21 SADDLE LAKE SUB. Comments: Approximately 0.14 acres. Located in the Bloomingdale 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. There is 62 feet of legal road frontage on Oak St in the Saddle Lake 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. Land consists of deciduous forest and open space. PLEASE NOTE: Previous seller retains mineral rights to subject parcel through deed 1644/25. Additional Disclosures: 27; 8 (see key for full text)</p> <p>Summer Tax Due: \$9.86</p>	SADDLE LAKE SUB GRAND JUNCTION	\$721.55
6717	<p>Parcel ID: 80-07-280-011-00; Legal Description: SEC 15 T02S R17W. LOT 11 MOORE'S SUBDIVISION. Comments: Approximately 0.42 acres. Located in the Covert Public School District. Residential Land Use Code: 402. Approximately 70 feet of road frontage along 32nd Ave and extends roughly 260 feet deep. No observed structures. Although there are the remains of an old foundation but I doubt it is usable. The land consists of open grassy space with a mix of trees some along the West border and some to the South. Ground appears level throughout. Was told by third party that the new zoning regulations would make it difficult to build a large home. Please do your own due diligence. 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.</p> <p>Summer Tax Due: \$26.91</p>	CR 378 COVERT	\$683.66

6718	<p>Parcel ID: 80-08-012-018-45; Legal Description: SEC 12 T04S R14W. COM AT SE COR OF SEC, TH N 0 DEG 01'04"W ALG E SEC L 608.40 FT (ALSO REC'D AS N 0 DEG 03'02"W 608.25 FT), TH N 0 DEG 01'04"W (ALSO REC'D AS N 0 DEG 03'02"W) ALG E SEC L 441.27 FT TO BEG, TH N 88 DEG 37'06"W 619.66 FT, TH N 0 DEG 02'13"W (ALSO REC'D AS N 0 DEG 00'12"W) 284.30 FT TO A LINE 16.5 FT N OF AND PAR WITH N L OF SE 1/4 OF SE 1/4 OF SEC, TH S 88 DEG 36'23"E (ALSO REC'D AS S 88 DEG 39'00"E) 619.49 FT TO E SEC L, TH S 0 DEG 01'04"E (ALSO REC'D AS S 0 DEG 02'07"E) ALG E SEC L 284.64 FT TO BEG. Comments: Approximately 4.03 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. Roughly 600 feet of road frontage along 79th Ave. The land consists of open grassy space with a mix of trees scattered throughout. Ground is mostly level. There is a mobile home parked on the property. Does not look like it was in use. This is half of a home. One side of it is all bare plywood and there are large pieces missing. The mobile is in very poor shape. There is also a boat parked on the property and a pile of trusses that were never used. Nice piece of land out in the country. Other than the mobile, boat and wood trusses I didn't see any dumping or debris. Clean property. Lots of potential here. 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. Additional Disclosures: 22; 32; 17; 21 (see key for full text) Summer Tax Due: \$111.62</p>	34311 CR 669 LAWTON	\$2,551.11
6719	<p>Parcel ID: 80-08-020-007-20; Legal Description: SEC 20 T04S R14W. N 100' OF S 760' OF SW 1/4 SW 1/4 LY ELY OF RD. Comments: Approximately 1.93 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along CR 668 and extends roughly ~760 feet deep. The land consists of developed open space with some mixed trees and light vegetation. There is an old burn pile in the middle of the lot. Possible contamination. Doesn't look too difficult to clean up. There was a headstone for a family dog. Unknown if there are actual remains buried. Easily traversable. It looks like there may be an easement on the property for American Electric. Dirt trail runs through the property and continues to an adjacent property to the East owned by American Electric. This is an ideal setting for a fresh build. Plenty of space and close to downtown Decatur. 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. Please do your own due diligence before placing a bid. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$159.50</p>	87573 CR 668 DECATUR	\$2,519.54
6720	<p>Parcel ID: 80-09-031-023-01; Legal Description: SEC 31 T01S R16W. W 110' OF N 200' OF E 1/2 OF NE 1/4 OF NE 1/4 OF SEC. Comments: Approximately 0.50 acres. Located in the South Haven Public School District. Commercial Land Use Code: 202. No observed structures. Approximately 110 feet of road frontage along CR 380 and extends roughly ~200 feet deep. This property has a great deal of debris, personal property, and garbage. This will be a large endeavor to clean the property. There is a boat and multiple vehicles on the property. Contamination indicators. Please do your own due diligence before placing a bid. This could be a good opportunity for an adjacent land owner wanting to increase their property size. There is a family dollar just to the East. 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. Additional Disclosures: 13; 21 (see key for full text) Summer Tax Due: TBA</p>	68235 CR 380 SOUTH HAVEN	\$528.00
6721	<p>Parcel ID: 80-10-013-016-10; Legal Description: SEC 13 T04S R15W. COM ON E & W 1/4 L AT PT 736.56' E OF SEC CEN, TH S 1897.50' TO BEG OF DES, TH N TO LAGOON, TH WLY ALG LAGOON TO E L OF FRITZ LAKE OF THE WOODS SUB, TH S ALG SD SUB TO PT 1930.5' S OF E & W 1/4 L, TH E TO LAKE OF THE WOODS, TH NLY ALG SD LK TO PT E OF BEG, TH W TO BEG. Comments: Approximately 0.13 acres. Located in the Decatur Public School District. Residential Land Use Code: 402. Waterfront on "Lake of the Woods" Please note that road access to this property has not been confirmed. Able to walk to the property from the end of Meadow Lane. While it appears to be landlocked, there may be an existing easement or the road may not have been constructed on this section. 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. Land consists of wooded wetlands. 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. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$62.17</p>	MEADOW LN DECATUR	\$2,143.97

6722	<p>Parcel ID: 80-10-014-016-00; Legal Description: SEC 14 T04S R15W. BEG AT SE COR OF SEC, TH N ALG E SEC L TO A PT 2025.53' S OF E 1/4 PT OF SD SEC, TH N 88 DEG 34' 33" W 653.59' TO E L OF SW 1/4 SE 1/4 OF SD SEC, TH S ALG SD E L TO S SEC L, TH E ALG SD S SEC L TO BEG OF DES. Comments: Approximately 9.00 acres. Located in the Decatur Public School District. Residential Land Use Code: 402. Approximately 653.59 feet of road frontage along 84th Ave and 653.59 feet along 48th St. No observed structures. The land consists of small amount of unused croplands, deciduous forest, developed open space, woody wetlands and low intensity vegetation. Surrounded by farmland and forests. Dense vegetation makes it challenging to traverse. Appears level throughout. There are power lines running along the roadside. The property offers a peaceful, secluded setting for anyone who enjoys nature. 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. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$97.14</p>	84TH AVE DECATUR	\$2,362.34
6723	<p>Parcel ID: 80-10-050-011-00; Legal Description: SEC 13 T04S R15W. N 1/3 LOT 21 SUP. PLAT OF FRITZ LAKE OF WOODS BEACH. Comments: Approximately 0.23 acres. Located in the Decatur Public School District. Residential Land Use Code: 402. Approximately 60 feet of road frontage along Fritz Dr, 60 feet along 47th St and 163.7 feet along a dirt alley to the North. No observed structures. The land consists of open grassy space with a mix of trees. Ground is level throughout. Across the street from "Lake of the Woods" 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.</p> <p>Summer Tax Due: \$55.81</p>	83402 47TH ST DECATUR	\$15,830.50
6724	<p>Parcel ID: 80-11-010-005-00; Legal Description: SEC 10 T03S R16W. BEG AT NE COR OF SEC 9, TH N 89 DEG 35' W ON SEC L 174.49', TH S 0 DEG 14' E 380', TH S 89 DEG -35' E 272.4' TO CEN OF ROAD, TH NWLY ON SAME TO BEG. EX LD IN SEC 9. ALSO EX S 161.75' THEREOF. Comments: Approximately 0.12 acres. Located in the Hartford Public School District. Residential Land Use Code: 402. No observed structures. Appears to be a gap lot. Grassy lot in front of a home on 52nd Street. Basically a side yard. Irregular shaped. Triangular. 50 feet at its widest. Approximately 220 feet of road frontage along CR 687. This is a great opportunity for an adjacent land owner to increase their property size. I doubt this is a buildable lot. 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. Additional Disclosures: 9; 44 (see key for full text)</p> <p>Summer Tax Due: \$2.37</p>	CR 687 HARTFORD	\$601.22
6725	<p>Parcel ID: 80-11-011-019-30; Legal Description: SEC 11 T03S R16W. COM AT NW COR OF SEC, TH E ALG N SEC L 190.0 FT, TH S 1 DEG 02'10"E 382.11 FT, TH E 175.0 FT TO BEG TH CON E 284.83 FT TO E L OF NW 1/4 OF NW 1/4 OF SEC, TH NLY ON SAME TO N SEC L, TH E ON N SEC L 68.95 FT TO A POINT 1878.95 FT W OF N 1/4 POST, TH S 1 DEG 05'E TO S L OF NW 1/4 OF NW 1/4 OF SEC, TH WLY ALG SAID S L TO A POINT S OF BEG, TH N TO BEG. Comments: Approximately 8.43 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 68.95 feet of road frontage along 52nd Ave and extends roughly ~1320 feet. No observed structures. Densely wooded with mature deciduous trees and thick vegetation, making it challenging to traverse. Power lines run along the roadside. Nice wooded area. The property offers a peaceful, secluded setting for anyone looking for forest setting. 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/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations.</p> <p>Summer Tax Due: \$108.95</p>	52ND AVE HARTFORD	\$7,497.36

6726	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 80-11-014-018-20; Legal Description: SEC 14 T03W R16W. S 23.20' OF W 215' OF SW 1/4 OF SEC. Comments: Approximately 0.46 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along 62nd St and extends 215 feet deep. Older mobile home that's sitting on concrete slab foundation. The mobile is in poor shape. The floors are down to the subfloor and they are soft. Two bedroom one bathroom. One of the bedrooms has black mold forming next to the water heater that is rusted out. Furnace still present. Filled with a large amount of personal property and debris. Flat roof is old but didn't see any other leaks except by the water heater. A bit of animal damaged in the home. You can see outside the home if you looks close along the exterior walls. There is a what looks like dog houses or another animal enclosure behind the mobile. Small shed in poor shape with collapsed roof. The land consists of grassy open space a few trees and light vegetation. Easily traversable. Surrounded by farmland. Additional Disclosures: 21; 32; 66; 17 (see key for full text)</p> <p>(2 of 2) Parcel ID: 80-11-023-003-01; Legal Description: SEC 23 T03S R16W. BEG AT NW COR OF SEC, TH S 0 DEG 01' 45" E ALG W SEC L 63.80', TH S 89 DEG 06' 37" E PAR N SEC L 215.05', TH N 0 DEG 05' 07" W 63.80' TO N SEC L, TH N 89 DEG 06' 37" W ALG SD SEC L 215' TO BEG. Summer Tax Due: \$128.61</p>	62ND ST HARTFORD; 60027 62ND ST HARTFORD	\$2,422.07
6727	<p>Parcel ID: 80-11-016-063-00; Legal Description: SEC 16 T03S R16W. BEG IN CEN OF BEENY RD AT PT 1023' S OF INTER WITH CEN L OF RED ARROW HWY, TH W 264', TH S 132', TH E 264' TO CEN OF SD RD, TH N ON CEN L 132' TO BEG. Comments: Approximately 0.80 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 132 feet of road frontage along 65th St and extends roughly 264 feet deep. There is a shed in poor condition on the property. Debris piled up around the shed. Chain link fence surrounds the property. There is a burn pile in the back of the property with some more debris. Possible contamination. A house once stood here 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 trees scattered throughout. Flat terrain. This is an ideal setting for a new build. 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. Please be prepared and do your due diligence before placing a bid. Additional Disclosures: 13; 42; 21 (see key for full text) Summer Tax Due: \$237.14</p>	59182 65TH ST HARTFORD	\$2,980.39
6729	<p>Parcel ID: 80-11-500-029-00; Legal Description: SEC 18 T03S R16W. LOT 29 ESPAW-KAW. Comments: Approximately 0.27 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 105 feet of road frontage along Jerrdean Dr and extends 125 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The land consists of grassy open space surrounding the home and a few trees. Easily traversable. Sits between two houses. This is a modular home that is in overall fair shape. Dirt driveway leads to a two car garage. The garage appears to be in decent shape. No major damage seen on the home or garage. Shingled roof looks ok. Vinyl siding looked fine. There were multiple dogs on the property. Utilities are hooked up and active. Vehicle on property. The interior condition of the home is unknown but the property is in decent shape. There is potential here. The home will most likely require some repairs and renovations. Please do your due diligence before placing a bid and be prepared for a bit of work. Additional Disclosures: 33; 6; 45; 21; 17 (see key for full text) Summer Tax Due: \$186.72</p>	59580 JERRDEAN DR HARTFORD	\$3,662.73
6730	<p>Parcel ID: 80-12-155-009-40; Legal Description: SEC 30 T04S R16W. LOT 62 PITCHER ACRES NO. 1. Comments: Approximately 0.23 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees on the West portion. Burn pile in the middle of lot. Doesn't look like garbage was burned. Appears to be only wood. Well maintained neighborhood. Approximately 81 feet of road frontage along Pitcher Dr and extends 124 feet deep. Sits in between two houses. 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. Summer Tax Due: \$48.84</p>	PITCHER DR BENTON HARBOR	\$1,134.57

6731	<p>Parcel ID: 80-17-113-012-00; Legal Description: SEC 27 T01S R17W. LOTS 12-13-14-15 BLK 3 BOULEVARD SUB NO 1. Comments: Approximately 0.38 acres. Located in the South Haven 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. There is a combined 250 feet of legal road frontage on Rose Ave in the Boulevard 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. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$92.33</p>	CR 380 SOUTH HAVEN	\$952.32
6732	<p>Parcel ID: 80-42-680-137-00; Legal Description: SEC 17 T01S R14W. LOT 140. ALSO THAT PT OF E 1/2 OF VACATED WEST ST ADJOINING SAID LOT 140. ALSO W 2 FT OF LOT 139. ORIGINAL PLAT OF BLOOMINGDALE. Comments: Approximately 0.25 acres. Located in the Bloomington Public School District. Residential Land Use Code: 401. Approximately 82 feet of road frontage along W Pine St and extends roughly ~132 feet deep.. The land consists of grassy open space around the home with a few trees to the South. Easily traversable. There are the remains of a slab foundation next to the home. The house appears to have been in the process of a renovation. There is some incomplete construction but the house is mostly put together. The house is empty. Last occupants cleared everything out. The furnace and water heater are still present but everything else has been removed. Two bedroom one bathroom. The basement was wet. Concrete floor had a lot of mud and was very wet. Sump pump hole near the foundation. Visible evidence of freeze damage. Mix of block and stone foundation seems solid. No glaring issues. Gas and electric meter still hooked up be appear inactive. Vinyl siding looks fine needing minor repairs. Shingled roof is a mix of different shingles. Did not see any leaks inside the home but you should keep an eye on it. Chimney has been concrete/stucco'd. Newer windows. The floors need to be redone. This house needs some repair and renovations but its clean and shouldn't be difficult to work on. Lot's of potential here. Please do your due diligence before placing a bid and be prepared for a bit of work. Additional Disclosures: 50 (see key for full text)</p> <p>Summer Tax Due: \$2,383.60</p>	216 W PINE ST BLOOMINGDALE	\$10,372.48
6733	<p>Parcel ID: 80-42-750-093-00; Legal Description: SEC 17 T01S R14W. E 131' OF W 218' OF NE1/4 OF SEC LY S OF RR. EX KALAMAZOO ST R.O.W. UNPLATTED. Comments: Approximately 1.29 acres. Located in the Bloomington Public School District. Residential Land Use Code: 402. ~131 feet of road frontage along W Kalamazoo St. No observed structures. However there was an old trailer and an encampment built up on the property. After this is removed and the lot cleaned up this would be a great place for a new build. Plenty of privacy from the road and neighbors. The terrain appears to be flat throughout. Densely wooded with mature deciduous trees and light vegetation. The property offers a peaceful, secluded spot for anyone looking for forest setting. The back of the property to the North borders the Kal Haven Trail. 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. Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$350.39</p>	W KALAMAZOO ST BLOOMINGDALE	\$4,121.44
6734	<p>Parcel ID: 80-43-040-388-01; Legal Description: SEC 19 T04S R14W. COM AT NE COR OF LOT 1, BLOCK I, TH S 34 DEG 04'39"E ALG WLY L OF WILLIAM ST 86.0 FT TO BEG, TH CON S 34 DEG 04'39"E ALG SAID WLY L 89.84 FT TO NLY L OF RR, TH S 56 DEG 04'23"W ALG SAID NLY L 132.0 FT TO SW COR OF SAID LOT 1, TH N 34 DEG 04'39"W 175.67 FT TO NW COR OF SAID LOT 1 TH N 56 DEG 00'00"E ALG S L OF SHERWOOD ST 15.0 FT TH S 34 DEG 04'39"E 86.0 FT, TH N 56 DEG 00'00"E 117.0 FT TO BEG. BLOCK I ORIGINAL PLAT OF DECATUR. Comments: Approximately 0.30 acres. Located in the Decatur Public School District. Commercial Land Use Code: 201. Approximately 15 feet of road frontage along W Sherwood St, 89 feet along S Williams St and 132 feet along a dirt road that runs next to train tracks. Unfortunately this building is in poor shape and has been condemned. Please contact the local zoning/planning department for more details on repair/cleaning requirements. Located next to rail road tracks. The rail company has built a security fence up against the building. Block foundation is cracking and there are certain sections that look ready to collapsed. Especially around the doorways. Roof is down to the bare rafters. Many broken windows. The interior is full of machinery and other debris. Could be considered personal property but most of it is ruined and rusted. There is a wooden barn on the property as well that is in poor shape. But it still has a roof. Filled with debris and personal property as well. This is a large property that is going to require a good amount of work. Please do your due diligence before placing a bid and be prepared for a bit of work. Additional Disclosures: 5; 31; 36; 21 (see key for full text)</p> <p>Summer Tax Due: \$414.54</p>	204 S WILLIAM ST DECATUR	\$4,233.82

6735	<p>Parcel ID: 80-43-086-004-00; Legal Description: SEC 20 T04S R14W. COM AT SW COR OF SEC, TH N 89 DEG 59'13"E (ALSO REC'D AS EAST) 573.91 FT (ALSO REC'D AS 574.43 FT) TO CEN L OF CR 668, TH N 8 DEG 17'30"W ALG SAID CEN L 889.70 FT (ALSO REC'D AS 907.86 FT) TO BEG, TH CON N 8 DEG 17'30"W ALG SAID CEN L 60 FT, TH W PAR WITH S SEC L 220 FT, TH S 8 DEG 17'30"E 60 FT, TH E PAR WITH S SEC L 220 FT TO BEG.</p> <p>Comments: Approximately 0.30 acres. Located in the Decatur Public School District. Residential Land Use Code: 402. Approximately 60 feet of road frontage along S Williams and extends roughly ~185 feet deep. No observed structures but there was a trailer parked close to the property line. There were similar trailers on the neighboring property so it most likely belongs to them. The land consists of open grassy space with a handful of trees on the West section. Driveway entrance at the road but the whole lot is grass. Ground is level throughout with a slight slope up from the road. Just South of Downtown Decatur. This is a great opportunity for an adjacent land owner to increase their property size and or could be a site 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. Additional Disclosures: 23; 21 (see key for full text)</p> <p>Summer Tax Due: \$87.99</p>	506 S WILLIAMS ST DECATUR	\$1,506.15
6736	<p>Parcel ID: 80-44-151-002-00; Legal Description: SEC 9 T03S R15W. W 1/2 OF LOT 2. BLOCK 1 GAGE'S ADDITION. Comments: Approximately 0.10 acres. Located in the Lawrence Public School District. Residential Land Use Code: 402. This is a side yard parcel to a house on N Paw Paw Street. There is technically road frontage on Bangor road but you wouldn't be able to make a drive entrance. Not much you can do with this parcel. The land consists of open grassy space and is level throughout. There is a trailer close to the property line may be parked on this lot. Most likely belongs to the adjacent neighbors. 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 or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Additional Disclosures: 44; 23 (see key for full text)</p> <p>Summer Tax Due: \$123.05</p>	N PAW PAW ST LAWRENCE	\$1,343.02
6737	<p>Parcel ID: 80-52-006-001-00; Legal Description: SEC 15 T03S R16W. N 1/2 OF LOT 1 & N 1/2 OF W 16.17' OF LOT 2. BLOCK 6 ORIGINAL PLAT OF HARTFORD. Comments: Approximately 0.16 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along E Linden St and roughly ~66 feet along S Center St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Set up as a duplex. The house appears to be in average shape from the exterior inspection only. Interior condition is unknown. This looks to be in older home with stone foundation. The foundation looks solid. Wood siding has lost some of its paint. Shingled roof is older but looks fine for its age. Exterior staircase leads to the second story apartment. Dirt driveway leads to a small shed in the back yard. Shed in fair shape. Slab foundation has some trees growing along it and should be removed before there is damage if its not already. Two electric meters are hooked up and active. Overgrown vegetation covers a good portion of the home and needs to be trimmed. There's a lot of potential here. The house will likely require some repairs and renovations but most of these houses do. Please do your due diligence before placing a bid. Additional Disclosures: 33; 21; 18; 6 (see key for full text)</p> <p>Summer Tax Due: \$814.07</p>	101 S CENTER ST HARTFORD	\$22,647.74
6738	<p>Parcel ID: 80-52-705-005-01; Legal Description: SEC 16 T03S R16W. LOT 5. BLOCK 5 TRUMAN STRATTON'S ADDITION. Comments: Approximately 0.30 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. 99 feet of road frontage along Mary St and 132 feet along W Shepard. There are some piles of garbage and debris near the East border of the property. It looks like it is on this property and should be cleaned up. 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 along the perimeter. flat terrain. 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. Additional Disclosures: 23; 42 (see key for full text)</p> <p>Summer Tax Due: \$115.60</p>	215 W SHEPARD ST HARTFORD	\$38,411.84

6739	<p>Parcel ID: 80-52-815-021-00; Legal Description: SEC 15 T03S R16W. BEG ON W SEC L AT PT 42 R N OF W 1/4 POST OF SEC TH E 10 R, TH N 6 R, TH W 10 R, TH S 6 R TO BEG. EX CENTER ST ROW. UNPLATTED. Comments: Approximately 0.30 acres. Located in the Hartford Public School District. Residential Land Use Code: 402. No observed structures. Corner lot. Open and grassy. Driveway entrances along both roads. Flat terrain. Approximately 165 feet of road frontage along Hart St and 99 feet along N Center St. 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. Just South of Hartford High School and Middle School. 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. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$591.33</p>	211 N CENTER ST HARTFORD	\$1,458.37
6740	<p>Parcel ID: 80-44-108-004-80; Legal Description: 10-3-15 N 90 FT OF LOT 4. ALSO N 90 FT OF W 1/2 OF W 1/2 OF LOT 3. EXCEPT N 69 FT OF W 40.5 FT OF LOT 4. BLOCK 8 ORIGINAL PLAT OF LAWRENCE. Comments: ~0.15 Acre Vacant Lot on E St Joseph St In Downtown Lawrence. Panhandle shaped lot with ~60' of frontage on E St Joseph St, ~20' of frontage on South Paw Paw St. ~90' average depth. Lot is clear of any structures, but was the site of a former auto shop. Per the EGLE Underground storage tank database linked below, there is still a tank present on-site. Additionally, there may be some remaining contamination that could require remediation before the lot can be redeveloped. Please do your research with this one. Additional Disclosures: 42; 23; 12; 13 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	106 E ST JOSEPH ST LAWRENCE	\$1,000.00

Additional Disclosures Key

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

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

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

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

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

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

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

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

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

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

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

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

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

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

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

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

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

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

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring

parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

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

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

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

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

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

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

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

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

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

53: This property appears to be an "outlot." An outlot is land in a subdivision that is not intended for use as a building site by the original developer. Outlots may be wetland, terrain-challenged, or otherwise unbuildable. Other times, small outlots are left as future road access to adjacent land in case the subdivision is subsequently expanded. Generally speaking, outlots have characteristics which render them unsuitable as building sites. Please investigate this property carefully prior to bidding to ensure it is suitable for your intended purpose.

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

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

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

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.