

Public Land Auction

Allegan, Ionia, Kent, Ottawa

August 26th, 2021

Allegan, Allegan (Dnr), Ionia, Kent (Dnr), Kent, and Ottawa Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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



Facebook.com/TaxSaleInfo

There are two ways to bid at our auctions this year:

ONLINE VIA OUR WEBSITE

ABSENTEE BID

(Absentee bids are for those who do not have computer access)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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 [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is 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 or FedEx to ensure timely delivery.

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 e-mailing or 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).*

2021 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Benzie*, Grand Traverse, Manistee, Wexford	Eastern Upper Peninsula (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
Antrim, Charlevoix, Otsego	Crawford, Kalkaska*, Missaukee, Roscommon*	Alcona*, Alpena, Montmorency, Oscoda
8/5/2021	8/6/2021	8/12/2021
Cheboygan, Emmet, Presque Isle	Mason*, Muskegon, Oceana	Clare*, Lake*, Osceola, Newaygo DNR*
8/13/2021	8/16/2021	8/17/2021
Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Hillsdale, Jackson
8/18/2021	8/19/2021	8/20/2021
Monroe	Berrien*, Cass, Van Buren	Isabella, Mecosta*, Montcalm
8/23/2021	8/24/2021	8/25/2021
Allegan*, Ionia, Kent*, Ottawa	Bay, Gladwin, Midland DNR*	Clinton, Livingston, Shiawassee
8/26/2021	8/27/2021	8/30/2021
Lapeer, Saint Clair, Tuscola, Huron DNR*	Arenac, Iosco, Ogemaw	Saginaw*
8/31/2021	9/1/2021	9/2/2021
Genesee*	No Reserve Auction	* = Includes DNR Parcels
9/3/2021	10/15/2021	

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

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
- Ionia
- Kent
- Ottawa

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- 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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online 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 or 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. 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 upon payment. 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, 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 printable 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
- Kent DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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

Floor bidders **MUST** bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- 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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the DNR.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online 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 of 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.

- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00, the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater, the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. 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 upon payment. 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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. In some cases, the Auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the Auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the Auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, 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 printable 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	Sold For
6200	Parcel ID: 02-101-014-00; Legal Description: LOT 14 BLK 1 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: This vacant lot is approximately 0.08 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Broadway St in the Black River Park Subdivision. (See plat map) There is access but you have to traverse through a forested area. There is power in the area. Summer Tax Due: \$7.26	SOUTH HAVEN;	\$700.00	
6201	Parcel ID: 02-116-027-00; Legal Description: LOT 27 BLK 16 BLACK RIVER PARK SECS 27 & 34 T1N R16W. Comments: This vacant lot is approximately 0.07 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Park Blvd in the Black River Park Subdivision. (See plat map) There is access but you have along electrical towers then walk through a trail through some woods. Nice secluded spot in the woods. Summer Tax Due: \$7.26	SOUTH HAVEN;	\$750.00	
6202	Parcel ID: 02-127-007-00; Legal Description: LOT 7 BLK 27 BLACK RIVER PARK 1 SEC 34 T1N R16W. Comments: This vacant lot is approximately 0.08 acres of land. Forested. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Elm Ct in the Black River Park 1 Subdivision. (See plat map) There is access but you have to traverse through thick vegetation. Summer Tax Due: \$10.88	SOUTH HAVEN;	\$750.00	
6203	Parcel ID: 02-739-009-00; Legal Description: LOT 9 BLK 39 SOUTH HAVEN HIGHLANDS SEC 24 T1N R17W. Comments: This vacant lot is approximately 0.07 acres of land. A few trees. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. The road is currently a grassy field. It is technically on Second Ave in the South Haven Highlands Subdivision. (See plat map) There is access but you have to walk through a grass field. Summer Tax Due: \$4.44	SOUTH HAVEN;	\$700.00	
6204	Parcel ID: 02-739-015-00; Legal Description: LOT 15 BLK 39 SOUTH HAVEN HIGHLANDS SEC 24 T1N R17W. Comments: This vacant lot is approximately 0.07 acres of land. Grassy field. A couple trees. The lot appears to be land locked but it has legal road frontage. The road was not fully developed back when the subdivision was built. The road is currently a grassy field. It is technically on Third Ave in the South Haven Highlands Subdivision. (See plat map) There is access but you have to walk through a grass field. Summer Tax Due: \$4.44	SOUTH HAVEN;	\$700.00	
6206	Parcel ID: 12-008-072-00; Legal Description: COM AT E 1/4 COR TH W 722.70' TH S 1244.28' TO POB TH S 74' TH E 272.25' TH N 174' TH W 147.25' TH S 100' TH W 125' TO POB SEC 8 T1N R15W (06). Comments: The house, trailer and shed sits on approximately 0.81 acres of land. The trailer and the home are in poor shape. It looks to have been abandoned years ago. The vegetation has grown up around the building and even on top of the roof. The electric meter has been removed from both structures. A large tree has fallen on the home and severely damaged the roof. Mobile cement pad underneath the trailer. It has road frontage on both Pullman Ave as well as 56th Street. Most of the land is forested. There is a chain link fence that runs along the perimeter. There is also a separate fence around the home. Its hard to tell if it is completely enclosed due to the overgrown vegetation. Would be a nice spot to build. Pick what ever side you want your driveway on. Plenty of room for whatever you want. The house is a two story, roof in very poor shape, siding is in poor shape as well. Could not see what the foundation was due to vegetation. Roof Issues; Dangerous Building; Summer Tax Due: \$236.91	849 PULLMAN AVE PULLMAN;	\$6000.00	

6207	Parcel ID: 12-021-004-00; Legal Description: COM 49.5 FT S OF NW COR TH E 660 FT TH S 660 FT TH W 660 FT TH N 660 FT TO PLACE OF BEG SEC 21 T1N R15W. Comments: The remains of a house sits on approximately 10.08 acres of land. The land is forested throughout. Really nice property in the country. The house is in very poor shape and the vegetation is starting to grow up over the area. You have to traverse through thick vegetation and trees to reach the home. The house is collapsing. The roof has fallen through. The walls have fallen over as well. The poured concrete foundation looks solid all things considered. The home is not the prize here. The forested 10 acres is what matters. Clean the house out and start a new. Roof Issues; Structural Issues; Dangerous Building; Summer Tax Due: \$68.62	56TH ST;	\$4300.00	
6208	Parcel ID: 12-166-006-00; Legal Description: LOT 6 BLK 6 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Foster St in the Fairmount Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: TBA		\$100.00	
6209	Parcel ID: 12-168-008-00; Legal Description: LOT 8 BLK 8 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Kimble Ave in the Fairmount Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	
6210	Parcel ID: 12-172-003-00; Legal Description: LOT 3 BLK 12 FAIRMOUNT PARK SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Catalpa Ave in the Fairmount Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: TBA		\$100.00	
6211	Parcel ID: 12-192-004-00; Legal Description: LOT 4 BLK 12 FLAMINGO GARDENS SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Crest Ave in the Flamingo Gardens Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	
6212	Parcel ID: 12-202-001-00; Legal Description: LOT 1 BLK 2 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested. Mix of young and old deciduous trees. Out in the country. Summer Tax Due: \$1.11		\$700.00	
6213	Parcel ID: 12-206-004-00; Legal Description: LOT 4 BLK 6 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Clinton St in the Glenwood Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	
6214	Parcel ID: 12-316-005-00; Legal Description: LOTS 5 & 6 BLK 16 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.13 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Lakewood Ave in the Lake View Park Addition Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$2.25		\$750.00	
6215	Parcel ID: 12-319-016-00; Legal Description: LOT 16 BLK 19 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on the corner of Dean Ave and Kirkwood Ave in the Lake View Park Addition Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	

6216	Parcel ID: 12-323-007-00; Legal Description: LOTS 7 & 8 BLK 23 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.13 acres of land. Forested The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on the corner of Dean Ave and Kirkwood Ave in the Lake View Park Addition Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Double Lot. Summer Tax Due: TBA		\$100.00	
6217	Parcel ID: 12-328-009-00; Legal Description: LOTS 9 & 10 BLK 28 LAKE VIEW PARK ADD SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on the corner of Bennett St and Edgewood Ave in the Lake View Park Addition Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Double Lot Summer Tax Due: TBA		\$100.00	
6218	Parcel ID: 12-388-006-00; Legal Description: LOT 6 BLK 38 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.08 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Richmond St in the Lake View Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: TBA		\$100.00	
6219	Parcel ID: 12-364-007-00; Legal Description: LOT 7 BLK 14 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Francisco Ave in the Lake View Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$750.00	
6220	Parcel ID: 12-371-004-00; Legal Description: LOTS 4 & 5 BLK 21 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Norton St in the Lake View Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Double Lot. Summer Tax Due: \$2.25		\$750.00	
6221	Parcel ID: 12-379-005-00; Legal Description: LOTS 5 & 6 BLK 29 LAKE VIEW PARK SEC 2 T1N R15W. Comments: This vacant lot is approximately 0.14 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Churchill St in the Lake View Park Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$2.25		\$750.00	
6222	Parcel ID: 12-406-015-00; Legal Description: LOT 15 BLK 6 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Jefferson St in the Lower Scott Lake Subdivision. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: TBA		\$100.00	
6223	Parcel ID: 12-410-005-00; Legal Description: LOT 5 BLK 10 LOWER SCOTT LAKE SUBDIVISION 1 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Madison St in the Lower Scott Lake Subdivision 1. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: TBA		\$100.00	
6224	Parcel ID: 12-418-005-00; Legal Description: LOT 5 BLK 18 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.07 acres of land. Forested. It is on Olive Ave in the Lower Scott Lake Subdivision 2. Forested with some tall trees. It was hard to determine the exact property lines. There may be a bull dozer parked on the property. It is being used by the neighboring property. Nice quiet area in the country. Summer Tax Due: \$1.11		\$700.00	

6225	Parcel ID: 12-421-036-00; Legal Description: LOT 36 BLK 21 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested. Mix of old and young deciduous trees. On a dirt road in the country. Summer Tax Due: \$1.11		\$700.00	
6226	Parcel ID: 12-427-002-00; Legal Description: LOT 2 BLK 27 LOWER SCOTT LAKE SUBDIVISION 3 SEC 3 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Lake Shore Ave in the Lower Scott Lake Subdivision 3. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	
6227	Parcel ID: 12-458-013-00; Legal Description: LOT 13 BLK 8 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. Comments: This vacant lot is approximately 0.06 acres of land. Forested. The lot appears to be land locked but there is legal road frontage. The road was not fully developed back when the subdivision was built. It is technically on Kimball Ave in the Lower Scott Lake Subdivision 5. (See plat map) There is access but you have to walk through thick vegetation and forest. Summer Tax Due: \$1.11		\$700.00	
6228	Parcel ID: 17-008-011-00; Legal Description: COM AT THE SW COR OF SW 1/4 SE 1/4 TH N 5 RDS TH E 5 RDS TH S 5 RDS TO S LINE OF SEC TH W 5 RD ON SEC LINE TO BEG SEC 8 T1N R12W. Comments: This vacant lot is approximately 0.16 acres. Thick vegetation with a handful of large trees. Drain ditch runs along 108th St. between a dirt road and a house. Summer Tax Due: \$4.67	2093 108TH AVE OTSEGO;	\$750.00	
6229	Parcel ID: 51-100-034-00; Legal Description: COM AT PT OF INTERSEC OF C LIN ELY ST & C LIN THOMAS ST TH W 333.22 FT TH N 34 DEG 23' E 170.88 FT TH S 59 DEG 13 MIN E 275.54 FT TO PL OF BEG ALSO COM AT PT OF INTERSEC OF C LIN OF ELY & THOMAS ST TH W 118 FT TH S 71 DEG 28 MIN E 101.23 FT TO C LINE ELY ST TH N 34 DEG 23 MIN E 39 FT TO PL OF BEG SEC 32. Comments: The pool and building sit on approximately 0.59 acres of land. Enclosed wood privacy fence surrounds the pool and building. Dirt gravel driveway/parking area runs along the side of the pool. Mostly open grass area. Some trees on the North East portion of the property. The pool is cement and is still holding water. Water is dirty and has a ton of frogs living in it. The building is split into two section. One side is a women's bathroom and shower area. The other side is for men. Electric meter has been removed. The Gas meter is still hooked up. Cool property. I imagine you could get the pool in working condition again. Do your research on this one. Summer Tax Due: \$1,775.27	900 ELY ST ALLEGAN;	\$5200.00	
6230	Parcel ID: 51-280-121-00; Legal Description: LOT 2 BLOCK G RUSSELL'S FRACTION. Comments: The house sits on approximately 0.23 acres of land. Unfortunately this house is in rough shape. The stone foundation is crumbling and looks like the former residents have added blocks and other stones in an attempt to repair it. All of the windows and doors have been boarded shut so we are not aware of the condition of the interior. Dirt gravel driveway. There were a couple vehicles parked on the property on last visit but belonged to the neighbors. Small grassy front lawn. Mix of wood siding will need repairs. Metal roof is rusty but looks ok. The chimney in the middle of the roof looks like it has fallen off. Electric meter and Gas meters are still hooked up. There are two gas meters. House possibly set up as duplex. The house will no doubt need repairs before its back in living condition. Would be a good purchase for a renovation company. Nice neighborhood. Foundation Issues; Boarded; Summer Tax Due: \$2,831.57	159 PARK AVE ALLEGAN;	\$8300.00	
6231	Parcel ID: 51-360-035-00; Legal Description: PT OF LOTS 35 & 36 COM AT SW COR SD LOT 35 TH S 50 DEG E ALONG ELY SIDE OF WAYNE ST TO SE COR SD LOT 36 TH ELY ON LINE BETWEEN LOTS 36 & 37 24 FT TH N 50 DEG W TO SLY LINE OF FOURTH ST TH S 50 DEG W 24 FT TO BEG ROSSMAN'S ADDITION. Comments: This vacant lot is approximately 0.08 acres of land. Across the street from the Kalamazoo River. Land is elevated from the road. Mostly grassy with a couple large trees and some small young evergreens. Would be a great property for the adjacent land owner looking for a larger yard. Summer Tax Due: \$127.96	200 FOURTH ST ALLEGAN;	\$7700.00	

Allegan DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10001	Parcel ID: 12-010-050-00; Legal Description: COMMENCING AT A POINT 342 FT E OF SE CORNER FOREST PARK THENCE N 200 FT THENCE E 50 FT THENCE S 200 FT THENCE W 50 FT TO BEGINNING Comments: This vacant lot is approximately 0.24 acres of land. The land slopes down from the road. Lots of trees. Thick vegetation. FRONTAGE ON THE NORTH SIDE OF 109TH AVE (ABOUT 1/4 OF A MILE WEST OF THE 53RD STREET INTERSECTION); FORESTED; PROPERTY DIMENSIONS ARE 50' (EAST-WEST) X 200' (NORTH-SOUTH) Sev Not Accurate; Terrain Challenged; Dnr Aa; Summer Tax Due: TBA		\$1600.00	

Ionia

Lot #	Lot Information	Address	Min. Bid	Sold For
2600	Parcel ID: 020-013-000-075-00; Legal Description: S 416FT OF W 208FT OF SE1/4 OF SW1/4 SEC 13-6-8 BOSTON TWP, IONIA COUNTY, MICHIGAN Comments: Mobile home in bad shape on lot (also old farmhouse, whats left of it) Property pretty dirty and there are a few left over cars from the previous owners. Mobile Home; Dangerous Building; Dnvi; Summer Tax Due: \$196.76	6709 W PECK LAKE RD SARANAC;	\$3216.64	
2601	Parcel ID: 030-005-000-010-10; Legal Description: PT SE 1/4 SEC 5 COM SE COR SEC TH W 165FT TO POB, TH W 80FT, TH N 230FT, TH E 80FT, TH S 230FT TO POB SEC 5 T5N R8W CAMPBELL TWP, IONIA COUNTY, MICHIGAN SPLIT ON 02/28/2005 FROM 030-005-000-010-00; Comments: Vacant lot near corner of Clarksville Rd and Bell Rd. Mostly wooded and brush. Quiet county road. Summer Tax Due: \$52.59	W CLARKSVILLE RD CLARKSVILLE;	\$1366.17	
2602	Parcel ID: 082-050-000-875-00; Legal Description: VILLAGE OF MUIR LOT 449 ORIGINAL PLAT Comments: 2 bedroom house in close to if no irreparable condition. Lots of buckling floors. Heavy mold and mildew. And the clutter. Lots of that. Every room is a knick-knack emporium. Could not locate crawlspace access. Freeze Damage; Sanitation Issues And Garbage; Personal Property; Mold; Dnvi; Summer Tax Due: \$1,390.38	285 E SUMMIT ST MUIR;	\$4960.25	
2603	Parcel ID: 091-060-000-735-00; Legal Description: VILLAGE OF HUBBARDSTON LOT 203 EXC SWRLY 33FT. Comments: Mobile home not probably worth repairing and a few sheds on this decent sized lot. Inside in disrepair, power cut and meter removed. Looks like there is a "makeshift" crawlspace too, no thanks. Personal Property; Mobile Home Pad; Mobile Home; Sanitation Issues And Garbage; Summer Tax Due: \$374.05	249 W PLEASANT ST HUBBARDSTON;	\$4529.00	
2604	Parcel ID: 140-060-000-010-04; Legal Description: FRIENDBROOK ACRES LOTS 96 & 97 SEC 30-6-5 Comments: Though it doesn't look land locked it is not visibly accessible without going in a driveway. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$52.59	ELMWOOD DR PORTLAND;	\$1348.23	
2605	Parcel ID: 140-060-000-010-07; Legal Description: FRIENDBROOK ACRES LOTS 80, 81 AND 82 SEC 30-6-5 Comments: Parcel is landlocked behind 6576 Ionia. Unbuildable Lands / Too Small; Encroachments; Easement Or Access Across; Summer Tax Due: \$45.90	MAPLE GROVE DR PORTLAND;	\$1563.11	
2606	Parcel ID: 201-060-000-030-10; Legal Description: COM AT THE NW COR LOT 15 OF SUP AMPHLETTS SUBD OF LOT 23 OF HUTCHINS ADD TO CITY OF IONIA; E 17 FT ALG S LINE OF LINCOLN AVE TO POB; E 379 FT ALG SAID LINE; S 00D 06M 02S E 131.94 FT; E 82.5 FT; S 00D 06M 02S E 213.90 FT ALG W INE OF BALDIE ST; W 90 FT; S 00D 06M 14S E 10 FT; W 128.66 FT; N 11D 55M 26S W 25.90 FT; E 2.5 FT; N 00D 06M 25S W 218 FT; W 240 FT; N 00D 06M 25S W 112.50 FT ALG E LINE OF DEXTER ST TO POB. 2.16 ACRES M OR L.SPLIT ON 01/16/2008 FROM 201-060-000-030-00, 201-060-000-035-00, 201-060-000-040-00; Comments: Property is a vacant grocery store in town. Large building with other units as well. Large parking lot and good location. Could be used for other commercial endeavors. Easement Or Access Across; Dnvi; Summer Tax Due: \$6,805.93	431 W LINCOLN AVE IONIA;	\$25176.59	
2607	Parcel ID: 204-190-000-230-00; Legal Description: CITY OF IONIA STEVENSON & LOVELL ADDITION LOT 68 Comments: 1 story house on Oak St in Ionia. Occupied (occupant came out while I was in driveway). Generally decent on the outside. Vinyl siding and satellite dish. Dead end street with a few houses on it. Occupied; Summer Tax Due: \$1,045.38	713 MAPLE ST IONIA;	\$4347.94	
2608	Parcel ID: 204-190-000-255-00; Legal Description: CITY OF IONIA STEVENSON & LOVELL ADDITION LOT 76 (UNBUILDABLE LOT) Comments: Small wooded lot with no road access. End of dead end street. Encroachments; Easement Or Access Across; Dnvi; Unbuildable Lands / Too Small; Summer Tax Due: \$58.31	715 MAPLE ST IONIA;	\$1061.65	

2609	<p>This lot is a "bundle" comprised of 6 parcels</p> <p>(1 of 6) Parcel ID: 403-200-000-030-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO. 1 LOT 3 COVERED VILLAGE PART OF UNIT 5 COM AT THE S/W COR OF UNIT 7 TH W 5 FT 6 IN, TH N TO THE N LINE OF UNIT 5, TH E 5 FT 6 IN TO N W COR OF UNIT 6 TH S TO POB, ALSO UNIT 6, ALSO UNIT 7 EXC COM AT S E COR OF UNIT 7 TH N 3 FT ALG E LINE OF UNIT 7,TH S 43D W TO THE S LINE OF UNIT 7 TH E TO POB. Comments: Bundle of vacant retail units in the Covered Village development in Belding. Most of these units are in very rough shape. The entire mall needs a new roof, and several units have water damage and broken pipes. The association has been unable to pay utilities. Dnvi; Association Fees; Roof Issues;</p> <p>(2 of 6) Parcel ID: 403-200-000-079-00; Legal Description: UNIT #17B CITY OF BELDING, BELDING URBAN RENEWAL REPLAT NO 2 OF UNIT 16 AND UNIT 17 IN BELDING'S CPVERED VILLAGE CONDOMINIUM ACCORDING TO MASTER DEED DATED JULY 5, 1973 RECORDED LIBER 419 PAGES 47-73. SPLIT ON 01/13/2004 FROM 403-200-000-080-00; Comments: We were not able to enter and access this building. Dnvi;</p> <p>(3 of 6) Parcel ID: 403-200-000-090-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 19 Comments: We were not able to enter and access this building. Dnvi;</p> <p>(4 of 6) Parcel ID: 403-200-000-105-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 22 Comments: We were not able to enter and access this building. Dnvi;</p> <p>(5 of 6) Parcel ID: 403-200-000-110-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 23 Comments: We were not able to enter and access this building. Dnvi;</p> <p>(6 of 6) Parcel ID: 403-200-000-115-00; Legal Description: CITY OF BELDING BELDING URBAN RENEWAL REPLAT NO 1 LOT 3 COVERED VILLAGE UNIT NO 24 Comments: We were not able to enter and access this building. Dnvi; Summer Tax Due: \$5,366.63</p>	<p>550 COVERED VILLAGE BELDING;</p> <p>420 COVERED VILLAGE BELDING;</p> <p>400 COVERED VILLAGE BELDING;</p> <p>230 COVERED VILLAGE BELDING;</p> <p>220 COVERED VILLAGE BELDING;</p> <p>210 COVERED VILLAGE BELDING;</p>	\$25268.89	
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Kent

Lot #	Lot Information	Address	Min. Bid	Sold For
3100	Parcel ID: 41-03-05-227-020; Legal Description: LOT 16 EX N 48 FT ALSO E 25 FT OF LOT 15 BLK 8 * VILLAGE OF SAND LAKE Comments: This property is approximately 0.16 acres. Commercial storefront in downtown Sand Lake. This building was locked up tight. Unable to enter without causing major damage. It looks like this was an old general store. There is still products and other property still inside the building. There is a very large AC or freezer unit on the back of the property. Blick foundation looks solid. There is a metal staircase on the back that is falling apart. Many of the windows on the side of the building have been boarded shut. Large glass windows and commercial door on the front of the building. There are many fridges on the inside. Electric meter has been removed. Gas meter is still hooked up. Small paved parking area on the side/back of the building. Flat roof. This would be a great building for someone looking for a business/store. Lots of potential here. Great location. Occupied; Summer Tax Due: \$1,166.66	59 LAKE ST SAND LAKE;	\$23542.91	
3101	Parcel ID: 41-03-11-300-024; Legal Description: E 396 FT OF N 1/2 N 1/2 SW 1/4 SW 1/4 ALSO N 208.71 FT OF E 208.71 FT OF S 1/2 N 1/2 SW 1/4 SW 1/4 * SEC 11 T10N R10W 4.02A Comments: This vacant lot is approximately 4.02 acres of land. A large portion of this property is forested. Entrance at road. Poured concrete foundation for a shallow basement. Electric meter on electric pole has been removed. There was an mobile RV parked on the property. Possibly still in use. There were two small cement pads. Some debris around the RV. Mobile Home Pad; Summer Tax Due: \$920.76	16551 LEHMAN AVE SAND LAKE;	\$5705.36	
3102	Parcel ID: 41-04-10-256-006; Legal Description: LOT 6 * N MCCARTY'S SUBDIVISION Comments: This vacant lot is approximately 0.11 acres of land. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road (Domingo St) that was never fully developed when "N McCarty's" subdivision was being built. The road is currently forested. To access this property you would have to traverse through a short section of woods. Phone and power are in the area. Very close to Maston Lake. Occupied; Summer Tax Due: \$29.31	12426 NE DUCHENEY ST SAND LAKE;	\$1048.93	
3103	Parcel ID: 41-04-26-102-063; Legal Description: UNIT NO.63 * BOWEN LAKE VILLAGE KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO.297 LIBER 3564 PAGE 200 AS AMENDED BY REPLAT NO. 1 OF KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 297 LIBER 4239 PAGE 1299 Comments: This vacant lot is approximately 1.56 acres of land. It has frontage on Bowen Lake but the section it touches in mostly marsh land and not open water. The North East section near the road is forested. This would be a cool place to build. Right in the middle of "The links at Bowen Lake Golf Course" Great property ready for a new build. Lots of tall older trees. Possible association fees. Association Fees; Summer Tax Due: \$70.92	14744 NE PARK PLACE CT GOWEN;	\$1918.68	
3104	Parcel ID: 41-07-31-152-006; Legal Description: N 213 FT OF E 150 FT OF W 1188 FT OF SWFRL 1/4 NWFRL 1/4 * SEC 31 T9N R10W 0.73 A. Comments: This house sits on approximately 0.73 acres of land. Gravel driveway leads to an attached one car garage. Vinyl siding has portions that have fallen off and are now bare wood. Shingled roof doesn't look bad but there a few wavy portions and a large amount of vegetation debris built up. Electric and Gas were still hooked up and active. Thick vegetation all around the boundary of the home with many large trees. The property is either occupied or recently abandoned. There is a large amount of personal belonging and debris in and around the home. The house will need some repairs but overall doesn't look to be in that bad of shape. Would be a good fixer upper project. Personal Property; Summer Tax Due: \$1,180.84	4950 11 MILE RD NE ROCKFORD;	\$8934.72	

3105	<p>Parcel ID: 41-10-04-476-005; Legal Description: PART OF SE 1/4 SE 1/4 COM AT NW COR THEREOF TH S 0D 11M 48S E ALONG E 1/8 LINE 243.04 FT TH S 88D 58M 03S E 208.73 FT TO BEG OF THIS DESC - TH S 88D 58M 03S E 55.01 FT TH S 0D 11M 48S E 208.73 FT TH N 88D 58M 03S W 55.0 FT TH N 0D 11M 48S W 208.73 FT TO BEG * SEC 4 T8N R11W 0.26 A. Comments: This vacant lot is approximately 0.26 acres of land. Just East of Herrington Ave and South of Strawberry Farm St NE. This land appears to land locked. We were unable to find access to the property without traversing over private property. It's possible it has an easement but that is unknown. Do your research on this one. It would be a good purchase for one of the adjacent land owners that would allow access to property. Looks to be partially wooded. Gas, electric, and phone are in the area.</p> <p>Summer Tax Due: \$31.27</p>	7722 HERRINGTON AVE NE BELMONT;	\$835.99	
3108	<p>Parcel ID: 41-12-06-127-003; Legal Description: PART NW 1/4 COM AT NW COR OF SEC TH S 0D 19M W ALONG W SEC LINE 1508.35 FT TH S 89D 41M E 1400.0 FT TO BEG OF THIS DESC - TH S 89D 41M E 80 FT TH N 0D 17 M E 255 FT M/L TO SHORE LINE OF COWAN LAKE TH WLY ALONG SD SHORE LINE 80 FT M/L TO A LINE BEARING N 0D 19M E FROM BEG TH S 0D 19M W 255 FT M/L TO BEG * SEC 6 T8N R9W 0.47 A. Comments: This vacant lot is approximately 0.47 acres of land. Just West of Cowan Lake Rd. This land appears to land locked. We were unable to find access to the property without traversing over private property. It's possible there is an easement but its unknown. Do your research on this one. It would be a good purchase for the adjacent land owner that would allow access to property. Appears to be forested. Gas, electric, and phone are in the area. Water front on Cowan Lake. We are told there is a sewer assessment, please check with the local unit assessor to verify if there are and assessments attached to this parcel. Wetland Indicators;</p> <p>Summer Tax Due: \$83.32</p>	8011 COWAN LAKE DR NE ROCKFORD;	\$8509.48	
3118	<p>Parcel ID: 41-14-04-452-004; Legal Description: THAT PART OF LOT 25 LYING SLY OF SLY LINE OF HWY I-96 * HAADSMA PLAT Comments: This vacant lot is approximately 0.07 acres of land. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when "Haadsma Plat" was being built. The road is currently forested. To access this property you would have to traverse through a short section of woods. Phone and power are in the area. Next to I-96</p> <p>Summer Tax Due: \$2.95</p>	2053 BEATRICE ST NE GRAND RAPIDS;	\$585.56	
3120	<p>Parcel ID: 41-14-18-354-011; Legal Description: PART OF LOT 9 COM AT INT OF N LINE OF SD LOT & WLY LINE OF ALLEY TH SWLY ALONG WLY LINE OF ALLEY TO NLY LINE OF SD ALLEY TH NWLY ALONG NLY LINE OF SD ALLEY TO N LINE OF SD LOT TH E TO BEG * GROVE STREET SUBDIVISION OF COIT & CURTIS PARTITION PLAT Comments: This vacant lot is approximately 0.05 acres of land. Small triangular lot. You can access this property through Grove St which is alley way located behind a group of homes. Grassy with a few young trees. There was a rv trailer parked on the property on last visit. Personal Property; Occupied;</p> <p>Summer Tax Due: \$43.12</p>	42 NE GROVE ST GRAND RAPIDS;	\$909.37	
3122	<p>Parcel ID: 41-14-29-401-009; Legal Description: LOT 64* PATTEN ADDITION Comments: This house sits on approximately 0.11 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Vinyl siding in fair shape. Shingled roof looked good. Cement driveway runs along the side of the home and leads to a small one car garage. Vehicle was parked in driveway. Small grassy back yard. Wheel chair accessible ramp. Occupied;</p> <p>Summer Tax Due: \$1,408.61</p>	40 SE FULLER AVE GRAND RAPIDS;	\$6662.99	
3126	<p>Parcel ID: 41-14-31-452-005; Legal Description: LOT 13* FRALICK & WORDEN SUBDIVISION* OF LOTS 6 TO 23 INCLUSIVE OF FRALICK & WORDEN S ADDITION Comments: This house sits on approximately 0.12 acres of land. Stone foundation had some cracking. Vinyl siding could use a power wash. Shingled roof was in fair shape. Electric meter removed. Unable to locate gas meter. There was a large amount of vegetation growing up the side of the house. Some of the windows are boarded shut. The property felt like it was still occupied although no one answered the door when we knocked. Concrete front porch. Small grassy back yard. Paved driveway runs along the side of the home. Boarded;</p> <p>Summer Tax Due: \$931.27</p>	512 SE HOWARD ST GRAND RAPIDS;	\$5931.38	

3132	<p>Parcel ID: 41-14-32-402-055; Legal Description: N 56 FT OF LOTS 23 & 24* H HAFTENKAMP S ADDITION Comments: This house sits on approximately 0.11 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Water and furnace in basement. Two fuse boxes and a 200 amp breaker box. Block foundation has some cracking. The cement front porch has crack in the middle and has sunk a bit. Shingled roof looked ok. Small garage on the side of property. Across the street from a park. Occupied;</p> <p>Summer Tax Due: \$3,350.06</p>	948 SE BENJAMIN AVE GRAND RAPIDS;	\$15824.05	
3133	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 41-15-01-400-018; Legal Description: PART OF SE 1/4 COM 727.97 FT N 0D 47M 25S E ALONG E SEC LINE FROM SE COR OF SEC TO S LINE OF N 600 FT OF SE 1/4 SE 1/4 TH S 88D 22M 58S W ALONG SD S LINE 660.0 FT TO W LINE OF E 660 FT OF SE 1/4 TH N 0D 47M 25S E ALONG SD W LINE 225.0 FT TO S LINE OF N 325 FT OF SE 1/4 SE 1/4 TH N 88D 22M 58S E ALONG SD S LINE 660.0 FT TO E SEC LINE TH S 0D 47M 25S W ALONG E SEC LINE 225.0 FT TO BEG * SEC 1 T7N R10W 3.41 A. Comments: This lot is two properties combined into one. Parcel 41-15-01-400-018 and parcel 41-15-01-400-030. Combined these lots amount to approximately 14.88 acres of land. Large open areas that look to have been used as farm land at one point in time. There are portions that are forested but it is mostly open. One large wooden barn sitting on block foundation. The barn is very old and looks unstable in certain areas. The horse stable is in great shape. There are two office/rooms at the ends and six individual horse stables in the middle. Nice metal roof. Poured concrete foundation. The rooms the horses are held have dirt floors. Large garage door at the end of the building. Fenced in areas that look like training areas for horses. There is large cement slab with some exercise equipment on it. Maybe from a previous building. You could do many things with this property.</p> <p>(2 of 2) Parcel ID: 41-15-01-400-030; Legal Description: PART OF SE 1/4 COM 727.97 FT N 0D 47M 25S E ALONG E SEC LINE & 660.0 FT S 88D 22M 58S W ALONG S LINE OF N 600 FT OF SE 1/4 SE 1/4 FROM SE COR OF SEC TH S 88D 22M 58S W ALONG SD S LINE 705.78 FT TO W LINE OF SE 1/4 SE 1/4 TH N 0D 43M 58S E ALONG SD W LINE 599.97 FT TO N LINE OF SE 1/4 SE 1/4 TH N 88D 22M 58S E ALONG SD N LINE 909.98 FT TO W LINE OF E 456.40 FT OF SE 1/4 TH S 0D 47M 25S W ALONG SD W LINE 375.0 FT TO S LINE OF N 375 FT OF SE 1/4 SE 1/4 TH S 88D 22M 58S W ALONG SD S LINE 203.60 FT TO W LINE OF E 660 FT OF SE 1/4 SE 1/4 TH S 0D 47M 25S W ALONG SD W LINE 225.0 FT TO BEG * SEC 1 T7N R10W 11.47 A. SPLIT/COMBINED ON 09/29/2014 FROM 41-15-01-400-016, 41-15-01-400-017;</p> <p>Summer Tax Due: \$3,451.85</p>	2925 BOYNTON AVE NE ADA; 2975 BOYNTON AVE NE ADA;	\$67414.19	
3139	<p>Parcel ID: 41-17-01-405-029; Legal Description: LOTS 288 & 289 EXCEPT S 71.5 FT THEREOF* CHARLES FOX FOURTH ADDITION Comments: This house sits on approximately 0.08 acres of land. The property appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. There was a vehicle parked in the paved driveway. Electric was still active and there were lights on inside the home. Storage shed in the back of the property. Shingled roof was in fair shape. Foundation was solid. Small grassy yard. Occupied;</p> <p>Summer Tax Due: \$892.01</p>	1639 SW FEAKIN AVE GRAND RAPIDS;	\$4558.92	
3141	<p>Parcel ID: 41-17-14-327-022; Legal Description: N 15 FT OF LOT 56 * EARDLEY RANCH SITES NO. 3 SPLIT/COMBINED ON 09/18/2017 FROM 41-17-14-327-007; Comments: This vacant lot is approximately 0.000 acres of land. Small strip of land in between two houses. Possible encroachment. Do your homework on this one. It would be a good purchase for one of the adjacent property owners. Encroachments; Sideyard Parcel;</p> <p>Summer Tax Due: \$56.13</p>	1208 ROYAL OAK ST SW WYOMING;	\$849.77	
3142	<p>Parcel ID: 41-18-06-126-030; Legal Description: LOT 14* HOUSEMAN S SUBD N* OF VACATED PORTION OF HOUSEMAN S FAIR GROUND ADDITION Comments: This house sit on approximately 0.11 acres of land. The house was boarded shut. A few of the windows are broken and were not boarded. The siding of the home needs repairs. There is a section of vinyl that looks warped from heat possible fire damage. Stone foundation looks to be in fair condition a couple spots may need attention. Shingled roof looks like it will need a few repairs as well. Electric meter removed. Gas meter still connected. The house will need work. Fire Damage; Boarded;</p> <p>Summer Tax Due: \$1,025.31</p>	1207 SE CASS AVE GRAND RAPIDS;	\$8166.83	

3147	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 41-18-30-226-030; Legal Description: W 80.0 FT OF LOTS 15 & LOT 16 * PINE HILL Comments: These vacant lots combined make up approximately 1.02 acres of land. Just East of Potter Ave. These properties appear to land locked. We were unable to find access to the property without traversing over private property. Its possible there is an easement but its unknown. Do your research on this one. It would be a good purchase for one of the adjacent land owners that would allow access to property. Looks to be partially wooded. Gas, electric, and phone are in the area.</p> <p>(2 of 3) Parcel ID: 41-18-30-226-031; Legal Description: E 80.0 FT OF W 160.0 FT OF LOTS 15 & 16 * PINE HILL</p> <p>(3 of 3) Parcel ID: 41-18-30-226-032; Legal Description: E 80.0 FT OF W 240.0 FT OF LOTS 15 & 16 * PINE HILL Summer Tax Due: \$1,732.57</p>	<p>4513 POTTER AVE SE KENTWOOD;</p> <p>4515 POTTER AVE SE KENTWOOD;</p> <p>4517 POTTER AVE SE KENTWOOD;</p>	\$8474.14	
3151	<p>Parcel ID: 41-20-11-260-002; Legal Description: LOTS 7 & 8 BLK 9 * VILLAGE OF SEGWUN Comments: This vacant lot is approximately 0.55 acres of land. The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when "Village of Segwun" subdivision was being built. The road is currently forested. To access this property you would have to traverse through a short section of woods. Phone and power are in the area. Summer Tax Due: \$16.27</p>	<p>2395 LOWELL VIEW AVE SE LOWELL;</p>	\$690.72	
3153	<p>Parcel ID: 41-23-10-126-015; Legal Description: LOT 2 BLK 5 ALSO PART OF LOT 3 BLK 5 COM AT INT OF N LINE OF 68TH ST /66 FT WIDE/ & E LINE OF SD LOT 3 TH W ALONG N LINE OF SD ST 41 FT TH N 132 FT TH E TO E LINE OF SD LOT TH S TO BEG * VILLAGE OF NORTH BROWNVILLE Comments: This vacant lot is approximately 0.31 acres of land. There are some trees along the South and West boundary lines but it is mostly open. There is an old trailer, boat and some other debris. This looks like it may be from the adjacent property owner. Grassy. Next to a Church. Summer Tax Due: \$541.45</p>	<p>7475 68TH ST SE ALTO;</p>	\$5037.69	
3154	<p>Parcel ID: 41-23-25-201-005; Legal Description: S 100 FT OF N 800 FT OF W 435 FT OF NW 1/4 NE 1/4 * SEC 25 T5N R10W 1.00 A. Comments: This vacant lot is approximately 1.00 acres of land. Nice quiet area. Thick vegetation with many tall trees. Small creek on the border. Possible wet land indicators. The middle of the parcel look dry though. Across the street from Saskatoon Golf Club. Summer Tax Due: \$93.40</p>	<p>9310 VINCENT AVE SE ALTO;</p>	\$1067.82	

Kent DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10017	Parcel ID: 41-17-11-277-039; Legal Description: WOODLAND ADDITION SUBDIVISION LOT 35 Comments: LEGAL ACCESS ON PLATTED ROAD WISCONSIN (ALSO KNOWN AS FAIRMOUNT COURT) WHICH HAS NOT BEEN CONSTRUCTED ALL THE WAY BACK TO THE LOT; FORESTED; LOT DIMENSIONS ARE 33' (EAST-WEST) X 125' (NORTH-SOUTH) The property appears to be landlocked but it does in fact have legal road frontage. It is on a road that was never fully developed when the Woodland Addition Subdivision was being built. The road turns from pavement into dirt and then turns into a forested area. There was a vehicle parked on the dirt road blocking access to the property. To access this property you would have to traverse through the woods. There is power, gas, phone and water in the area. Dnr Aa; Sev Not Accurate; Summer Tax Due: TBA		\$1650.00	

Ottawa

Lot #	Lot Information	Address	Min. Bid	Sold For
5200	Parcel ID: 70-03-14-199-017; Legal Description: LOT 8 & S 50 FT OF LOT 7. FREDERICK SOULE SUB Comments: This house sits on approximately 0.42 acres of land. Nice looking brick house across the street from Spring Lake Cemetery. Electric was still hooked up and active. 200 amp breaker. Unfortunately there is a leak in the roof and it has started to cause damage to the interior to the home. This is a shame because the house would otherwise be in great shape. The basement poured concrete and block foundation looks really good. All copper water lines. Large home with a kitchen on both floors. Two bathrooms and five bedrooms. The brick exterior looks great. The Shingled roof looks good as well but there is an area that's leaking into the home. All the extra moisture has caused mold to begin forming inside the home. There's visible damage to the walls where the leaking is concentrated. It looks like there was an animal inside the home at one point. Some animal feces found. Back yard is enclosed with a 6" privacy fence. Cement pool was half full but looked to be in fair shape. It looked like the pool has a heater. Furnace and water heater still present in the basement. Cement driveway leads to an attached two car garage with two separate garage doors. This house has a ton of potential. If you fix the leak, repair the damage it cause, remove and clean the mold this house would be a real looker. Don't miss your opportunity here. Boarded; Summer Tax Due: \$4,130.10	17211 N FRUITPORT RD SPRING LAKE;	\$49105.67	
5201	Parcel ID: 70-06-34-449-998; Legal Description: S 2 FT OF N 114 FT OF LOT 92. PLAT OF BERLIN Comments: Small piece of land. Possible encroachments with adjacent buildings. Do your research. Two feet wide. This would be a good purchase for one of the adjacent property owners. Encroachments; Sideyard Parcel; Summer Tax Due: \$24.75	WATER ST MARNE;	\$432.91	
5202	Parcel ID: 70-08-09-100-019; Legal Description: E 362.21 FT OF E 1/2 OF NW 1/4 EXC N 2640 FT. SEC 9 T7N R15W Comments: This vacant lot is approximately 0.26 acres of land. Sits just North of Greenbriar Lane. The land appears to land locked. We were unable to find access to the property without traversing over private property. It's possible there is an easement but it is unknown. Do your research on this one. It would be a good purchase for one of the adjacent property owners that would allow access to property. Looks to be partially wooded. Gas, electric, and phone are in the area. Summer Tax Due: \$21.44	JOHNSON ST GRAND HAVEN;	\$424.06	
5203	Parcel ID: 70-08-14-300-056; Legal Description: N 5 FT OF S 700 FT OF W 370 FT OF SE 1/4 OF SW 1/4. SEC 14 T7N R15W Comments: This vacant lot is approximately 0.09 acres of land. Long strip of land. five feet wide. Forested. Summer Tax Due: \$72.00	SARABECK GRAND HAVEN;	\$443.72	
5204	Parcel ID: 70-09-16-200-046; Legal Description: PART OF NE 1/4 COM N 0D 43M 56S W 660 FT FROM E 1/4 COR, TH N 89D 17M 14S W 337.5 FT, N 0D 41M 44S W 21.84 FT M/L ALG W LI OF E 1/4 OF SE 1/4 OF NE 1/4, S 89D 17M 14S E 336.74 FT ALG S LI OF N 5 AC OF E 1/4 OF SE 1/4 OF NE 1/4, TH S 0D 43M 56S E 21.84 FT M/L ALG E SEC LI TO BEG. SEC 16 T7N R14W (APP GAP) Comments: This vacant lot is approximately 0.26 acres of land. Mostly open and grassy. A few small pine trees. There were a couple posts in the ground with some vines. Possibly from an old garden. Summer Tax Due: \$34.74	12541 72ND AVE ALLENDALE;	\$471.39	
5205	Parcel ID: 70-17-27-400-998; Legal Description: PART OF SE 1/4 OF SE 1/4 COM W 884.25 FT & N 194.83 FT FROM SE COR, TH N 11.17 FT, E 282 FT, S 11.17 FT, TH W 282 FT TO BEG. SEC 27 T5N R14W Comments: This vacant lot is approximately 0.19 acres of land. Just North of Adams St. This land appears to land locked. We were unable to find access to the property without traversing over private property. It's possible there is an easement but I was unable to find a road. Do your research on this one. It would be a good purchase for one of the adjacent land owners that would allow access to property. Looks to be forested. Gas, electric, and phone are in the area. Summer Tax Due: TBA	BYRON RD ZEELAND;	\$393.22	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.