

Public Land Auction

Upper Peninsula

August 13, 2010

Alger, Delta, Marquette & Schoolcraft Counties

Registration: 11:00am

Auction 12:00pm

Holiday Inn Marquette

1951 US-41

Marquette MI

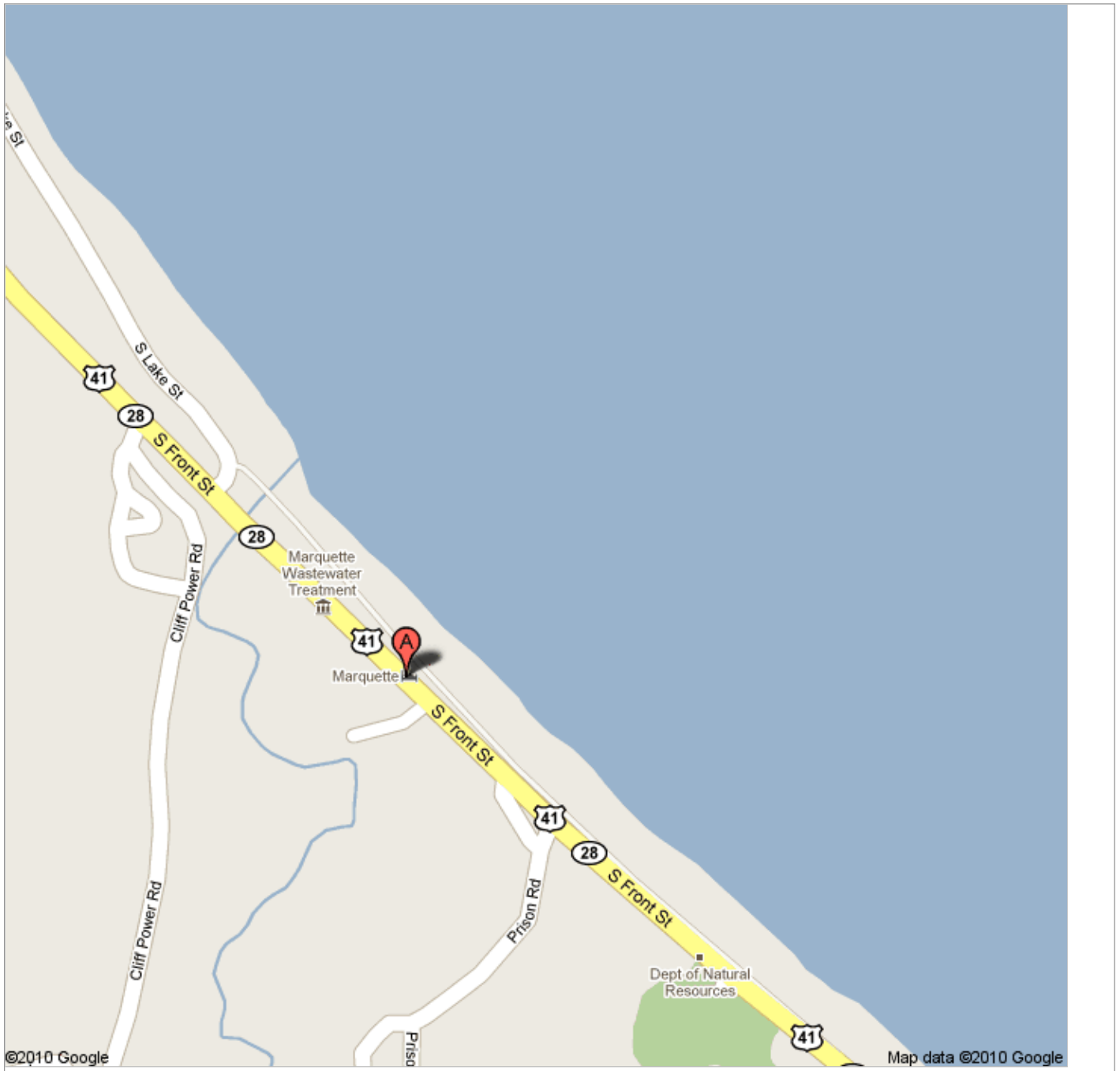

Announcements made on the day of the sale supersede any previous printed matter.

www.tax-sale.info



Address **1951 U.S. 41**
Marquette, MI 49855

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Text the word "GMAPS" to 466453



2010 First Round Auction Schedule

Jackson County

July 27, 2010

Jackson, MI

Kalamazoo County

July 28, 2010

Kalamazoo, MI

Kent County

July 30, 2010

Grand Rapids, MI

Northern Western Michigan

July 31, 2010

Manistee MI

Monroe County

August 4, 2010

Monroe, MI

Bay County

August 5, 2010

Bay City, MI

"Thumb" Region

August 6, 2010

Caro, MI

Chippewa County

August 12, 2010

Sault Ste. Marie, MI

Central Upper Peninsula

August 13, 2010

Marquette, MI

Western Upper Peninsula

August 14, 2010

L'Anse MI

**Missaukee/Clare/Osceola
Counties**

August 19, 2010

Clare, MI

**Crawford/Oscoda/Otsego
Roscommon Counties**

August 20, 2010

Grayling, MI

Arenac/Gladwin/Ogemaw Counties

August 21, 2010

West Branch, MI

Southwest Michigan

August 28, 2010

Lawrence MI

**"Tentative" Grand Traverse Land
Bank Authority**

September 10, 2010

Traverse City, MI

Antrim County

September 11, 2010

Bellaire, MI

Genesee County

September 13, 2010

Flint MI

2010 First Round Auction Schedule

Jackson County

2nd Round- No minimum bid

September 14th, 2010

Jackson, MI

Saginaw County

September 16, 2010

Saginaw, MI

Allegan/Ottawa Counties

September 18, 2010

West Fillmore, MI

Southwest Michigan

2nd Round- No minimum bid

September 28th, 2010

Centreville, MI

2010 Rules and Regulations

1. Registration

On site registration will begin at 11:00AM and all sales will begin at 12:00PM. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. Driver's license and social security number will be required to register. Driver's license or state I.D. must be presented in order to receive a bidder number.

2. Properties Offered

The attached list of County Treasurer owned properties being offered, identified by sale unit numbers, have been approved for sale at public auction by the County Treasurer. The County Treasurer 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 IRS & DEQ liens), encumbrances and taxes **are cancelled** by Circuit Court Order. The County Treasurer 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 County Treasurer does not guarantee the usability or access to any of these lands.

It is the responsibility of the prospective purchaser to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. The County Treasurer makes neither representations nor claims as to fitness for purpose, ingress/egress, conditions, covenants, or restrictions. Occupied structures may not be entered without the tenant's permission, secured vacant structures may not be entered.

RESERVATION OF REVERTER - It is an express condition of sale, and deeds will contain a reverter clause that prohibits future severing of the mineral rights (if any) or splitting the parcel sold into smaller units which do not meet zoning requirements for minimum lot size or dimension. In the event of violation of this deed restriction, the property will revert to the Foreclosing Governmental Unit without refund.

All offered properties may be subject to flooding. Any new construction or reconstruction should be elevated above the 100-year flood plain. Also, any filling, dredging, or other permanent construction below the ordinary high-water mark of the water body involved may be subject to the provisions of 1972 Public Act 346. Any earth change on the property may be subject to the provisions of 1972 Public Act 347. These properties may also be subject to the Goemaere-Anderson Wetland Protection Act, 1979, Public Act 203.

3. Starting Bid Price

The starting bid prices are shown on the list. 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 auctioneer.

4. Bidding

Any registered person may bid on the properties offered. 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. The registered bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. Each sale unit will be offered separately and in the order appearing on the list. Each sale will be awarded to the individual bidding the highest amount equal or greater than the starting bid.

We will accept an absentee bid 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 prior to accepting the bid. 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.

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the County Treasurer reserves the right to reject any or all bids.

BID INCREMENTS

Floor bidders **MUST** bid in the same increments as online bidders. **We will not accept odd bid increments** in fairness to online bidders!

BID AMOUNT

INCREMENT

\$1 to \$99	\$ 10.00
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

On-line bidding will be available on the day of the auction at www.tax-sale.info.

5. Terms of Sale

The full purchase price must be paid the day of the sale, within a half an hour of the end of the Auction!

THE FIRST \$1,000 OF THE FINAL SELLING PRICE MUST BE PAID IN CASH OR CERTIFIED FUNDS!

The purchase price consists of the final bid price plus 13%* of bid price as buyer premium, and \$20.00 processing fee. Cash, money orders, personal checks, major credit cards, Paypal, and wire transfers will be accepted. (*There is a 3% discount on the buyer's premium when paying by cash, check or wire transfer) **The first \$1,000 of the selling price must be deposited in the form of cash, or certified funds. The balance may be paid by personal check or other means listed above.**

Any bidder **whose balance payment is dishonored for any reason** will forfeit the **\$1000 DEPOSIT** to the County Treasurer. **The County Treasurer may prosecute any purchaser who bounces a check or fails to consummate a purchase.**

Any bidder who fails to consummate a purchase will be banned from bidding at all future land auctions. No purchases can be made on a time-payment plan.

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

The County Treasurer reserves the right to cancel ANY sale, at ANY time prior to the issuance of the deed.

6. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. Purchasers will be entitled to deeds for the property descriptions identified by the assigned sale unit numbers noted on the receipts.

7. Title Being Conveyed

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

8. Special Assessments

Special assessments through tax year 2009 are included in the starting bids. We have identified those parcels with known special assessments with a note on the parcel detail page.

Outstanding bonded assessments: 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 city or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

9. Possession of Property

We recommend that no purchaser take physical possession of any property bid upon at this sale until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment to assess the condition of potentially contaminated properties.

However, steps should be taken to protect your equity in this property by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property. Buyers will be responsible for all procedures and legal requirements for conducting evictions. Additionally, buyers are responsible for contacting local units of government to prevent possible demolition of structures situated on parcels.

10. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the County Treasurer and employees and agents 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 County Treasurer recommends that a person who is interested in acquiring surplus County property contact an attorney or an environmental consultant for advice prior to the acquisition of any surplus County property that may be contaminated.

11. Deeds

Deeds will be **created and executed** within 30 days. It will be the responsibility of the County Treasurer to record the deeds and remit them to the purchaser after completion of recording by the Register of Deeds. **This process takes between 45 and 60 days normally. In some counties where the Register of Deeds is "backed up" it can take up to 90 to 120 days.**

12. Property Taxes

All property taxes that became due and payable after March 31, 2010 will be the responsibility of the purchaser.

PLEASE UNDERSTAND THAT YOU ARE RESPONSIBLE FOR ALL CURRENT YEAR TAXES!

13. Other:

Personal Property:

Personal property (*items not attached to buildings and lands such as furnishings, automobiles etc*) located on tax foreclosed land or within structures situated on foreclosed land was not taxed as part of the real estate, does not belong to the Treasurer and is not sold to the purchaser of the real estate in this transaction. You are advised to contact former owners of the lands and provide them an opportunity to reclaim contents. A certified mail notice to their last known address is strongly advised.

Mobile Homes may be titled separately and considered personal property.

Mineral Rights:

You will receive any and all title that the Treasurer 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) but the royalty payments would be payable to you.

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 Treasurer 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.

Alger County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
3836	02-001-008-001-15 SEC 8 T44N R19W 10.00 A NW 1/4 OF SE 1/4 OF SW 1/4 This parcel is located in a remote area with limited access by 2 track only. No county maintained roads out here ...		\$600	
3837	02-001-032-008-00 SEC 32 T44N R19W 9.57 A PT OF SE 1/4 OF NW 1/4 COM AT W 1/4 COR TH E 1318.33' ALG E-W 1/4 LN TO W 1/8 LN WH IS POB TH N02DEG05'49W 1341.63' ALG W 1/8 LN TO N 1/8 LN TH N89DEG01'18E 312.31' TH S01DEG54'16E 1346.8' TH W 307.94' TO POB Topographical maps suggest this area is swamp. We did not walk it to find out. Do your own research before bidding to see if it suits your purposes.	(OFF) CR 440	\$1050	
3838	02-005-122-008-00 SEC 22 T44N R21W 0.48 A NW 1/4 OF NW 1/4 COM 561' S OF NW COR TH S 99' TH E 214.5' TH N 99' TH W 214.5' TO POB EXC HWY M-67 ROW Contains an old "falling down" set of buildings. Not far from Trenary. Stop and get you some toast. Value in the land. 99 x 214.5 in size.	N1248 M-67	\$2500	
3839	02-006-032-014-00 SEC 32 T46N R17W PT OF NW 1/4 OF NW 1/4 BEG AT PT 356' 6 E OF SEC LN BET SEC 31&32 TH ELY ALG R/W OF DSS&A R/W CO 64' TH S TO R/W OF DOTY BRANCH OF M&LS RR CO TH W ALG R/W OF RR CO TO PT S OF POB TH N TO POB Parcel is adjacent to railroad r/o/w and *may* have frontage on Mill Street. Not of much practical use to anyone but the neighbors. We believe the land actually lies mostly *between* the two railroad lines ...	(OFF) MILL STREET, SHINGLETON	\$550	
3840	02-007-213-005-00 SEC 13 T47N R22W PT OF PT OF SW 1/4 OF NE 1/4 COM AT A PT WHERE RR R/W INT W BDY LN; TH S TO THE S LN OF THE SW /14 OF THE NE 1/4;TH E TO THE CL OF ONOTA CREEK; TH NE'LY ALG CREEK TO RR R/W; TH W'LY TO POB Parcel has some wetlands and cree frontage. There also appears to be a good amount of large machinery, junk cars, boats and other debris on the parcel.	DEERTON - ONOTA ROAD	\$700	
3841	02-008-128-013-00 SEC 28 T46N R21W PRT OF SW 1/4 OF NW 1/4 LYG SW OF SLAP- NECK RIVER A good part of this property is low or wetlands. There is a small camp shack which will need some work to make useable. Bordered on the S by Capitol Hill Rd, W by Valley Road and NE'ly by the river.	VALLEY ROAD (CR369) AT CAPITOL HILL ROAD	\$850	
3842	02-008-130-037-00 SEC 30 T46N R21W .16 A PRT OF NE 1/4 OF SE 1/4 COM AT E 1/4 COR TH W ALG SEC LN 874.05' TH S 33' TO POB TH S 65' TO PT 17.35' FM CL OF LS&I RR MAIN LN TH S83DEG10'W 100.7' TH N 77' TH E 100' TO POB	M-94	\$1000	
3843	02-048-003-003-00 SEC 3 T45N R21W 1.1 A COM AT NW C OF FRL NW 1/4 OF NW 1/4 TH E 515' TH S 75' M/L TO M94 R/W & POB TH S 140' TH E 310' TH N 175' M/L TO M94 R/W TH WLY 310' M/L TO POB	E 3745 M-94, CHATHAM	\$11250	

	<p>E3745 ST HWY M-94</p> <p>Parcel is LISTED with MDNRE as Part 213 Facility # 00014217. Please see http://www.deq.state.mi.us/sid-web/Tank_Detail.aspx?mod=ust&mode=CGI&Facility_ID=00014217 Contact the Upper Peninsula District office for guidance prior to bidding. This is a large store building with underground gas tanks which remain. There has been past underground release at this site and that remains an "open" file. It has an attached 5 bedroom residence. The building is structurally sound but has a few minor roof leaks.</p>			
3844	<p>02-051-152-008-00 HOME ADDITION E 42' OF LOT 8 BLK 2</p> <p>This home is boarded and has had a fire in the basement. It appears to not have spread to the wall interiors. The main level floors feel solid when walking upon them. There is minimal soot damage. The home is modest and older. Has some hardwood floors. There is a "dent" in the foundation at the alley side of the house where it appears someone may have run into it with a vehicle. The roof is older but has no apparent major leaks. There is very limited (if any) parking.</p>	<p>109 1/2 CHESTNUT STREET MUNISING MI</p>	\$2150	

Marquette County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
1704	52-05-020-016-00 SEC 20 T45N R24W PART OF NW 1/4 OF NE 1/4 BEG 738.65' S & 294.48' W OF NE COR THEREOF TH S2DEG 29'E 149.43' TH S87DEG31'W 150.39' TH N2DEG31'E 150' TH E'LY 150.39' TO POB. Paved road. Natural gas in area.	1874 E FIRST ST GWINN MI	\$1100	
1705	52-05-266-005-00 SEC 1 T45N R25W & SEC 36 T46N R25W 1.2A PART BEG 108.40' SE'LY OF INT S'LY ROW WARRIOR ST & W'LY ROW STRATOFORT ST TH S'LY ALG STRATOFORT ST TO N'LY ROW RASCAL ST TH SW'LY ALG ROW 531.53' TO E'LY ROW WARHAWK ST TH NW'LY ALG ROW TO A POINT 169.27' SE'LY OF INT OF E'LY ROW OF WARHAWK ST & S'LY ROW WARRIOR TH NE'LY 531.6' M/L TO POB. (C-46A & C-46B) The Federal government decommissioned the KI Sawyer Air Force base some number of years ago and sold the housing stock to private owners. This is 2 adjacent 8-plexes which have been vacant and in disrepair for a few years. Because of design issues, some units have roof leaks from the front porch overhangs that have resulted in a few of them having warped hardwood flooring in spots and some mold issues in the basements. These are townhouse design with 2 bedrooms and a bath up on the second level. There are broken windows and the other maladies of vacant buildings. The overall structure is solid but needs considerable work to bring back into merchantable condition. Each unit has a one car detached garage. There could be freeze damage to plumbing fixtures and water lines.	RASCAL ST GWINN MI	\$19750	
1706	52-05-327-030-00 PLAT OF GWINN LOTS 31 & 32 BLK 27. Older home has a wooden foundation. There are some issues in various parts of the property that will need addressing. The interior has been mostly gutted for rehab, but little done toward that end. Plumbing is gone. Some of the building has been stripped to the studs. Uneven floors.	248 N MAPLE ST GWINN MI	\$2800	
1717	52-06-005-016-00 SEC 5 T45N R29W THE N 300' OF S 900' OF E 214' OF GOVT LOT 11 LYING W OF OLD M-95 EXC NEW M-95 ROW. The culvert is in and driveway started. There is a small amount of debris dumped on the property that will require cleanup. A small area and narrow driveway have been cleared into the property.	5291 M-95 REPUBLIC MI	\$1850	
1720	52-10-123-037-30 SEC 23 T48N R26WE 1/2 OF SE 1/4 OF NW 1/4 LYING S OF STREAM EXC S 507' THEREOF. This is newer construction. Main level is a large garage.	117 PLATEAUX DR NEGAUNEE MI	\$16200	

	<p>Second level has 2 bedrooms and 2 baths with a central kitchen area. Hot water heat. A very private hilltop setting on the very end of a rustic private road with distant view of Lake Superior at Marquette. Propane heat. Greaty place for our witness protection system customers. The 16 acre parcel offered as sale #1721 is adjaent to the West. We are unsure if the entire road to this parcel is public, or if it is entirely on this parcel. Please investigate.</p>			
1721	<p>52-10-123-037-40 SEC 23 T48N R26W 16.29AW 1/2 OF SE 1/4 OF NW 1/4 LYING S OF STREAM.</p> <p>Located west of Sale #1720. We believe this parcel fronts on Plateaux Drive below the house parcel. Please verify prior to bidding.</p>	<p>150 PLATEAUX DR NEGAUNEE MI</p>	\$950	
1722	<p>52-12-450-027-00 REPUBLIC IRON CO'S ADD TO VILLAGE OF IRON CITY LOT 29.</p> <p>We have not viewed this parcel in detail.</p>	<p>585 REPUBLIC AVE REPUBLIC MI</p>	\$1300	
1723	<p>52-12-450-035-00 REPUBLIC IRON CO'S ADD TO VILLAGE OF IRON CITY LOT 37.</p>	<p>FOURTH ST REPUBLIC MI</p>	\$1050	
1724	<p>52-12-500-035-00 PLAT OF REPUBLIC LOT 35.</p> <p>Home needs a rehab. Older roof has leas beginning in several areas. Foundation should be reviewed. Lots on junque. Plumbing is shot. Crooked floors.</p>	<p>314 HEMLOCK ST REPUBLIC MI</p>	\$2750	
1725	<p>52-12-510-104-00 MQT IRON MINING CO 1ST ADD TO REPUBLIC PLAT. LOT 167.</p> <p>This is an old log cabin that has been raised and placed on a concrete block foundation. There were then interior walls framed over the log inside to support a second floor. Those walls have been removed by someone perhaps to restore the log walls. In the process of doing so, they removed the very support that held up the second floor. The first floor is gutted to studs/walls for rehab but stalled there. It has an older roof which has gone bad over he side sunporch. Could be restored without a lot of work but will require some engineering prowess. Nice corner lot. Attractive exterior and yard.</p>	<p>159 HEMLOCK ST REPUBLIC MI</p>	\$5350	
1726	<p>52-19-015-010-10 SEC 15 T46N R24W .30 A THE N 63' OF S 270.5' OF E 208.6' OF SE 1/4 OF NE 1/4.</p> <p>Parcel is between a home (to the rear) and CR 545. We believe there is an easement across this parcel which may limit its buildability and make it of little value to anyone other than the property owner to the rear. Please investigate prior to bidding.</p>	<p>N CO RD 545 MARQUETTE MI</p>	\$600	
1727	<p>52-51-563-053-00 ASSESSOR'S PLAT OF THE SALISBURY LOCATION LOT 53 LESSEE.</p> <p>This old shack has been stripped of most siding and other features. Of little value as a building. Value is in the land.</p>	<p>150 SALISBURY ST ISHPEMING MI</p>	\$1900	
1729	<p>52-53-010-017-00 LOTS 14 & 15 OF IRON PLAT EXC N 40' OF LOT 15 & EXC N 40' OF W 22' OF LOT 14</p>	<p>324 IRON ST NEGAUNEE MI</p>	\$3000	

	<p>The KIRKWOOD BLOCK is a triple storefront, three story brick building in downtown Negaunee. It has been neglected for decades. The roof should be considered "shot" and needs complete replacemen. There are several areas of advanced structural decay, most notable along the second to third floor stairwell and rearward along the west side of the building. There has also been freeze damage caused to the northeast corner of the building in the alley from roof leaks which ran between the courses of brick and then froze in the winter. This is a major restoration project for the well financed philanthropist or investor. Engineering study will be required.</p>			
1730	<p>52-53-030-066-00 LOT 14 BLK 9 OF PIONEER IRON CO 2ND ADD</p> <p>Home is diiiiirty and smelly but structurally appears square and worthy of rehabilitation. Maple floors. No major roof leaks. Has potential.</p>	<p>228 BLUFF ST NEGAUNEE MI</p>	\$3150	
1731	<p>52-53-260-026-00 LOT 26 ASSESSORS PLAT OF BUFFALO LOCATION</p> <p>The foundation under this house is caving in underneath it. This home is unsafe and should not be entered.</p>	<p>405 NEW BUFFALO RD NEGAUNEE MI</p>	\$3850	

Schoolcraft County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
3595	<p>006-108-038-00 SEC 8 T42N R13W BEG 322' E OF NW COR OF NW 1/4 OF NW 1/4 TH S 200' TH W 72' TH S 400' TH E 72' TH S 16' TH E 416' TH N 216' TH E 85' TH N 200' TH W 85' TH N 200' TH W 416' TO POB. 6.93 A M/L</p> <p>This parcel is located on River Road, which is locally known as Quarry Road. It borders and likely contains a good deal of potential wetlands. There is a burned down cottage on or near this parcel. A clearing and road are also on or near this parcel. We have not had it surveyed to be sure. Please investigate prior to bidding.</p>	RIVER ROAD MANISTIQUE MI	\$900	
3596	<p>008-750-010-00 SEC 26 T40N R17W PART OF E 1/2 OF SEC 26 COM AT SW COR OF NW 1/4 OF SE 1/4 TH N 0 DEG 53' 19 W 924.75' TH N 58 DEG 19' 44 E 440' TO POB TH CON N 58 DEG 19' 44 E 638' TH S 7 DEG 57' 47 E 999.25' TH N 86 DEG 26' 50 W 154.23' TH S 77 DEG 17' 15 W 260.57' TH N 21 DEG 15' 52 W 753.59' TO POB. PARCEL 10. 10.01 A. & ALSO AN UNDIVIDED 1/36 INTEREST IN PARCEL 27 RECORDED IN LIBER 1 OF SURVEYS PGS. 181-189.</p> <p>We were not able to access this parcel for photos as there was a tree down across the access road and we didn't have a chainsaw with us ... Access : Whitecap Trail to Hardwood Drive, then south. Deer camp territory. This parcel includes a 1/36th interest in "Parcel 27" which is identified in Liber 1 of Surveys, Page 181-9. We presume this to be access but have not studied that in detail at this time. This parcel has no public road or maintained road frontage. Some parcels in the area have been harvested of trees. Investigate prior to bidding !</p>		\$900	
3597	<p>051-092-026-00 PRT OF LOT 13 BLK 2 OF CHICAGO LBR C O ADD TO TH VILL (NOW CITY) OF MANISTIQUE BEG AT TH SW COR OF LOT 13 TH E 182' TH N PARALLEL TO CEDAR ST 49.5' TH W 182' TH S 49.5' TO POB.</p> <p>Home needs some TLC and rehab. Older roof. We did not view the interior in detail. Lot is 182 x 49.5 feet.</p>	176 N CEDAR STREET MANISTIQUE MI	\$3450	
3598	<p>051-182-010-00 PRT OF BLK 2 VILL OF HIAW BEG 140' S OF NE COR OF BLK 2 TH S 40' TH W 198' TH N 40' TH E 198' TO POB.</p> <p>This is an older home that is a great project for the rehabber or as a family home. Hot water heat. Some new windows. A little creeky and crooked but generally solid. Side porch will need some help as the roof is bad there. The rest of the roof is old but has no leaks that we saw when we were there. 40 x 198 lot.</p>	214 SCHOOLCRAFT MANISTIQUE MI	\$4700	
3599	051-281-017-00 LOT 17 BLK 1 OF HENRY MC CANNA'S	128 N. SECOND STREET	\$3050	

	<p>ADD TO CITY OF MANISTIQUE.</p> <p>Home needs attention. The roof is older and has several bad areas with missing shingle. We did not view the interior in detail but assume it will need a good rehabbing. Back deck is in poor condition. Siding is random and incomplete. There has been a lot of maintenance NOT done on this property in the past.</p>	MANISTIQUE MI		
3600	<p>051-347-011-00 LOT 11 BLK 7 OF MCCANNA CLARK & CAREY'S ADD TO TH VILL (NOW CITY) OF MANISTIQUE.</p>	8TH STREET MANISTIQUE MI	\$400	
3601	<p>051-564-010-00 LOT 10 BLK 4 OF WEST END ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property.</p>		\$400	
3602	<p>051-581-014-00 LOT 14 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$350	
3603	<p>051-581-015-00 LOT 15 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$350	
3604	<p>051-582-007-00 LOT 7 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$350	
3605	<p>051-582-021-00 LOT 21 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$400	
3606	<p>051-588-010-00 LOT 10 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$400	
3607	<p>051-588-011-00 LOT 11 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$400	
3608	<p>051-588-012-00 LOT 12 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>No Developed Access to property. No Developed Access to property.</p>		\$400	
3609	<p>051-588-022-00 LOT 22 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p>		\$400	

	No Developed Access to property. No Developed Access to property.			
3610	051-588-023-00 LOT 23 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. No Developed Access to property. No Developed Access to property.		\$400	
3611	051-588-024-00 LOT 24 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. No Developed Access to property. No Developed Access to property.		\$400	
3612	051-700-171-00 SEC 12 T41N R16W BEG 1375.38' S OF N LN OF SEC & 901.7' W OF E LN TH S 39.60' TH W 126' TH N 39.60' TH E 126 ' TO POB (PRT OF GOV'T LOT 3).	N. MAPLE MANISTIQUE MI	\$500	
3613	051-700-209-00 SEC 12 T41N R16W PRT OF GOV'T LOT 2 BEG 1436.9' NE'LY FROM INT OF N LN OF DEER ST & W LN OF WESTON AVE TH N'LY ON AN ANGLE OF 64 DEG07' ALG SD WESTON AVE R/W LN 107' TO POBTH CONT N 60' TH W 175' TH S 60' TH E 175' TO POB. this home was built on unstable/wet soils. It has been abandon for some number of years. Likely beyond any reasonable rehab effort.	WESTON AVENUE MANISTIQUE MI	\$1350	

Delta County Public Auction

Lot #	Parcel ID & Legal Description	Address	Minimum Bid	Selling Price
564	002-404-011-00 SEC 20 T39N R24W. LOTS 11 & 12 BLK 4 OF PLAT OF THE VILLAGE OF SHAFER. This is a smaller home with two very tiny bedrooms near Shafer in Bark River Township. It has hot water heat. We suspect this could be a manufactured or similar modular home. 1.5 story, aluminum siding. Roof appears good but there is loose acoustical ceiling tile on the second floor. 1 car detached garage.	1389 15.5 ROAD BARK RIVER MI	\$3550	
565	004-222-005-00 SEC 9 T40N R22W. LOT 5 BLOCK 22 GLADSTONE COMPANY'S FURNACE ADDITION. 004-226-009-00 SEC 9 T40N R22W. LOTS 9 10 AND 13 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. 004-226-021-00 SEC 9 T40N R22W. LOT 22 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. 004-226-023-00 SEC 9 T40N R22W. LOT 23 BLK 26 GLADSTONE COMPANY'S FURNACE ADDITION. 004-226-026-00 SEC 9 T40N R22W. LOT 26 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN.	FARRELL AVENUE GLADSTONE MIMATHER AVENUE GLADSTONE MIMATHER AVENUE GLADSTONE MIMATHER AVENUE GLADSTONE MIMATHER AVENUE GLADSTONE MI	\$1550	
570	005-219-031-00 SEC 19 T41N R24W. 4 A. W 416' OF E 624' OF S 416' OF SW 1/4 OF SE 1/4. This 4 acre +/- deer camp is located in Cornell Township. Its location on our GPS mapping is not correct. Please see 45.55.6594N, 87.21.1781W. Located on a two track which is not county maintained or year round.	(OFF) CEDARDALE (28TH) ROAD	\$2000	
571	010-105-004-00 SEC 5 T40N R18W. .47 A COM AT INT OF N LN OF US-2 & E LN OF GL1 TH NWLY 335.5' TH S 39 DEG 24' W 236.2' TO SHR TH SE'LY ALG SHR TO E LN OF GL1 TH N ALG E LN TO POB EXC US-2 R/W. Don't get toooooo excited about this one just yet. Yes it is almost 1/2 acre on Lake Michigan, BUT the lot is subject to an easement for US-2 which may cover the ENTIRE parcel. The land is also predominately wetlands and unbuildable except for a narrow strip of sand at the waterfront. Bid with caution. The tax map for this parcel which we obtained from the county indicates that the US-2 right-of-way easement is not 150' feet wide as earlier thought, but runs "to the shore". This lot would appear to be clearly unbuildable as to a home or cottage, and probably also as to a road, parking spot, power pole or any other improvement as well.		\$1400	
572	012-170-040-00 SEC 20 T41N R21W. .12 A COM 323' E & 307' N OF SW COR OF SE 1/4 OF SW 1/4 TH N 40' TH W 130' TH S 40' TH E 130' TO POB.	PINE STREET RAPID RIVER	\$2700	
573	012-255-013-10 SEC 5 T43N R21W. 3.03 A. 100' STRING OF ABD RR R/W IN SW 1/4 OF NW 1/4 OF SEC 5.		\$600	

	Parcel is essentially 100 foot of old railroad grade. It does not front on any public road.			
574	012-321-003-00 SEC 29 T41N R21W. LOT 3 BLK 1 H W COLES PLAT OF RAPID RIVER. In generally good condition. Last use approximately 2007. This building is larger than it appears from the road. 3 walk-in coolers and a second floor storage/stock area serviced by a conveyor system. Cement floors. No basement found. Square and solid commercial space.	VIAUS MARKET 200 MAIN STREET RAPID RIVER	\$7650	
575	051-190-2930-157-007 LOT 24 BLK 6 LOT 25 BLK 6 HESSEL & HENTSCHEL ADDITION Needs interior work. Has been vacant for several years. Garage needs to be removed. She's dirty but worthy of rehab !	206 N 21ST ST	\$6800	
576	051-320-2930-407-013 N 50 FT LOT 1 BLK 86 PROPRIETORS 1ST ADD This home has a localized roof issue where the attached garage meets the dining room bay window. There is severe rotting and leaking at this one location. It has affected the floors in this area of the home with warping but they are still generally solid. The garage roof has collapsed and needs new trussing and roof or removal. There has been some rehab done in other parts of the home, but it stalled and now sits unfinished. Worthy of rehab. Walk to downtown Esby ! Possible Asbestos	112 S 13TH ST	\$4300	
577	052-060-007-00 LOT 7 BLK 60 1ST ADDITION TO CITY OF GLADSTONE. This house appears generally solid but has been kicked by the porch gremlin, twice. Both front and back porch are in serious disrepair for some odd reason, tho the rest of the house appears generally well kept and solid. We did notice that some of the floor joists are LOGS, so this home is very old and not build with graded dimensional lumber in places. 2-3 bedrooms (one walk thru) Nice neighborhood. Needs a handyman !	1013 SUPERIOR AVENUE GLADSTONE MI	\$3250	
578	052-411-016-00 LOT 16 BLK 11 ALT OF THE MARBLE ADDITION OF CITY OF GLADSTONE.	N 13TH STREET, GLADSTONE	\$850	

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It 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. If it is not filed timely, a penalty of \$5/day (maximum \$200) applies. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	4. Date of Transfer (or land contract was signed)
3. City/Township/Village of Real Estate		5. Purchase Price of Real Estate
<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		PIN. This number ranges from 10 to 25 digits. It usually includes hypens and sometimes includes letters. It is on the property tax bill and on the assessment notice.
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description.		

7. Seller's (Transferor) Name	8. Buyer's (Transferee) Name and Mailing Address
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Items 9 - 13 are optional. However, by completing them you may avoid further correspondence.

Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.

9. Type of **Transfer**

<input type="checkbox"/> Land Contract	<input type="checkbox"/> Lease
<input type="checkbox"/> Deed	<input type="checkbox"/> Other (specify) _____

10. Is the transfer between related persons?	11. Amount of Down Payment
<input type="checkbox"/> Yes <input type="checkbox"/> No	
12. If you financed the purchase, did you pay market rate of interest?	13. Amount Financed (Borrowed)
<input type="checkbox"/> Yes <input type="checkbox"/> No	

Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). 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 of that portion of a property subject to a life lease or life estate (**until** the life lease or life estate expires)
- 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 ownership 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 stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- other, specify: _____

Certification

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

Owner's Signature	Date	If signer is other than the owner, print name and title
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. It includes, but is not limited to, the following conveyances:

- deed.
- land contract.
- transfer into a trust, **unless** the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- transfer from a trust, **unless** the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- changes in the sole present beneficiary of a trust, **unless** the change only adds or substitutes the spouse of the sole present beneficiary.
- distributions by a will or intestate succession, **unless** to the decedent's spouse.
- leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- transfers of more than a 50 percent interest in the ownership of a business, **unless** the ownership is gained through the normal public trading of shares of stock.
- transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- a conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

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(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)

"Beginning December 31, 1994, 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."