

Public Land Auction

Upper Peninsula

October 5th, 2020

Alger, Baraga, Chippewa, Delta, Dickinson, Gogebic, Gogebic (Dnr),
Houghton, Houghton (Dnr), Iron, Keweenaw, Luce, Marquette,
Ontonagon, Schoolcraft, and Schoolcraft (Dnr) Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Alger
- Baraga
- Chippewa
- Delta
- Dickinson
- Gogebic
- Houghton
- Iron
- Keweenaw
- Luce
- Marquette
- Ontonagon
- Schoolcraft

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Gogebic - DNR
- Houghton - DNR
- Schoolcraft - DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Alger

Lot #	Lot Information	Address	Min. Bid
200	Parcel ID: 001-008-001-35; Legal Description: SEC 8 T44N R19W 10.00 A SW 1/4 OF NE 1/4 OF NW 1/4 Comments: Frog farm. Parcel is 660' feet square. Over 1 mile from Forest Service 2184 (FS 2184), the nearest road. USGS topo maps indicate that this parcel is 100% marshlands. Additional Disclosures: 43; 7; 10 (see key for full text) Summer Tax Due: \$42.44	(1 mile off) FS 2184	\$700.00
202	Parcel ID: 002-118-013-10; Legal Description: SEC 18 T49N R13W 2.66 A PT OF N 1/2 OF N 1/2 OF NW 1/4 COM AT NW COR; TH E 1025' TO POB; TH E 174' TH S 660'; TH W 175'; TH N 660' TO POB Comments: Older mobile and steel garage, a couple three miles outside of Grand Marais on Airport Road. Has been unoccupied for a few years. The steel roofover is solid and the ceilings are okay, but the floors are spongy and weak, and a rear addition has some structural settling issues. The inside needs a resurfacing, but seems merchantable. Steel barn is newer and solid. There is general cast off around the property. This parcel is a little over 2.5 acres, with 174' feet on the road and running 660' feet deep. This is level, brushy land that is not marshland according to USGS topographical maps, so it should support your outdoor activities! This mobile may be separately titled and we cannot warrant that aspect of the sale. Summer Tax Due: \$742.75	E 21783 AIRPORT RD GRAND MARAIS	\$2,900.00
212	Parcel ID: 005-122-008-00; Legal Description: 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 Comments: We've sold this one before. One house that has been abandoned for a couple decades we'd guess. The rear addition is toast. Bad roof, holes in floor, all the expected things. Forward 2 story portion is in better shape but still really, really rough. The value here is in the land, which runs 99 feet along M-67 near Winters / Trenary area) and is 214.5' feet deep. Level open lands. Power service dropped. Outbuildings are junk. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$68.88	N-1248 ST HWY M-67 TRENARY	\$7,400.00
215	Parcel ID: 006-030-009-00; Legal Description: SEC 30 T46N R17W .80 A PT OF SE 1/4 OF SE 1/4 COM 33' W OF NE COR; TH S 151'; TH W 231'; TH N 151'; TH E 231' TO POB Comments: There are two buildings on this corner parcel in Shingleton. A home that has burned, and an outbuilding that has some potential for storage or as a garage. Curiously, when we visited this property at the end of July, there were people living in the outbuilding. It is unclear if there is any plumbing out there as we did not view the interior. Yard has a lot of debris and food garbage. The main structure is roached and beyond any rational repair. Additional Disclosures: 6; 33; 36 (see key for full text) Summer Tax Due: \$408.26	N-5395 PARK ST SHINGLETON	\$4,900.00
216	Parcel ID: 006-030-012-00; Legal Description: SEC 30 T46N R17W .53 A BEG 33' W OF SEC LN BET SECS 29 & 30 & 400' N OF M28, TH W231', N 100', E 231', TH S 100' TO POB Comments: House has a bad roof. And its been that way for a bit. Ceilings through out are damaged, and a couple of areas in the floor are spongy. There was an addition on the rear that has been removed. Junk strewn about the property including several vehicles to which we do not have title. There is no ascertainable electric service at this property. A neighbor tells us the last inhabitants were about 5 years ago or more, and they had no power or running water and may not have even been living there with permission. Short version: This one needs to be gutted and redone. It is not a large home and not an overwhelming task. Could be a cheap crib up north if you don't mind the work. Lot is 100' wide x 231' feet deep. Summer Tax Due: \$745.04	N-5367 CO RD H-15 SHINGLETON	\$5,300.00

219	<p>Parcel ID: 006-413-141-00; Legal Description: SEC 13 T46N R19W .54 A PRT OF SW 1/4 OF SE 1/4 BEG AT PT ON N & S 1/4 LN N00DEG14'15"W 471.5' FM S 1/4 COR, TH N89DEG59'14"E 225', TH N00DEG14' 15"W 135', TH S75DEG09'45"W ALG S R/W LN OF SOO LN RR (LYG 37.5' ALY OF CL OF TRKS, MEAS AT RT ANGLES & PAR TO) 232.5' TH S00DEG14'15"E ALG 1/4 LN 75.5' TO POB Comments: Older "railroad" style 1.5 story home in Wetmore. Has 3 bedrooms, including 2 and a mother-in-law kitchen setup on the upper floor, which has not been used in eons. DISCLOSURE: The last owner of this property expired while in the home, about 2 years ago of natural causes. There is no evidence of that ascertainable. This property is oooooold and could use updating to kitchen, bath and surfaces in general, but it is a straight, strong well built home. The roof on the main portion of the home is newer architectural series shingles. Inside there is some evidence of leaks, but we suspect they are old damage, as the second floor has not been used in some time. The side addition/shed has a steel roof with some serious sagging it needs to be repaired, replaced or removed before that gets worse. Partial basement houses natural has mid-century forced air furnace and water heater. The electric service appears to have been taken out by a tree or ice ...it has been dropped by the utility. It is also old and is a 60 amp service that should be upgraded. In short, this is an older home with much potential. Nice older neighbors are hoping for a QUIET addition to their well kept Wetmore neighborhood. At the end of a paved dead end street large peaceful yard.</p> <p>Summer Tax Due: \$533.37</p>	N-6135 SAND ST WETMORE	\$2,800.00
234	<p>Parcel ID: 004-026-008-10; Legal Description: SEC 26 T45N R21W 20 A W 1/2 OF NE 1/4 OF NW 1/4 Comments: Alger County Land Bank owned parcel. 20 acres ... 660' x 1320' in size. Located on 23rd Road, which runs east from next to the Alger County Road Commission building near Limestone. The road is a seasonal road, and this parcel is 1.25 miles up the road on the south side. It is forested in a variety of species with lots of maple. The NW property corner is clearly marked with a surveyors stake. The property to the west has recently been select cut. Power is quite a ways away. USGS maps indicate that there are lowlands near the road, and visual observation confirms that. This parcel will not have a summer tax bill to pay in addition to the winning bid, and it was government owned in December 2019. Additional Disclosures: 43; 40 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	23RD ROAD, LIMESTONE	\$5,000.00
235	<p>Parcel ID: 005-036-005-10; Legal Description: SEC 36 T44N R20W 6.32 A PT OF NW 1/4 OF NE 1/4 COM AT N 1/4 COR; TH S89DEG57'E 770.5' TO POB; TH S89DEG 57'E 550'; TH S0DEG28'30E 562.3'; TH N78DEG46'W 271.77'; TH N73DEG09'W 297.1' TH N0DEG28'30W 423.7' TO POB. Comments: Vacant land, approximately 6.32 acres on Co Road 440 (aka "Round Lake Rd").</p> <p>Summer Tax Due: TBA</p>	ROUND LAKE RD	\$5,000.00

Baraga

Lot #	Lot Information	Address	Min. Bid
909	<p>Parcel ID: 004-208-007-50; Legal Description: SEC8 T51N R32W PRT OF GOV'T LOT 1 COM AT SE COR, TH W ALG S LN 1,317.1', TH N 559.48' TO NW R/W LN OF PEQ RD, TH N 48DEG 13M 10" E 184' TO POB TH N 41DEG 53M 40" W 153.97' TO SHORE OF K'BAY, TH N 48DEG 39M 58" E 130.82' ALG SHORE LN, TH S 45DEG 31M 57" E 149.79' TO NW R/W LN OF PEQ RD, TH S 46DEG 18M 12" W 140.43' ALG R/W LN TO POB. .47 A. Comments: 1/2 acre direct frontage on Pequaming Bay, Lake Superior. About 4 or 5 miles north of L'Anse. This is a densely wooded lot with 130' feet of frontage on a roughly 5' bluff edge. Beautiful sunsets views are included forever with this purchase at no extra charge! This is a rare offering in our sales. Do not miss this opportunity to pick up a perfect spot for that summer or retirement hideaway! Level, dry soils. In an area of nice, well maintained homes.</p> <p>Summer Tax Due: \$213.34</p>	Pequaming Road	\$1,600.00
910	<p>Parcel ID: 004-224-005-00; Legal Description: SEC 24 T51N R32W THAT PRT OF W 10 AC OF NE 1/4 OF NW 1/4 LNG S OF SKANEE RD. 3.15 A. Comments: This is a GREAT parcel. 3+ acres with a raised chalet style house, TWO shop buildings, two storage sheds and a SAUNA! This is a well built home and has a private compound feel to it. Structurally, this is a very very solid property. However the last occupant appears to have been somewhat of a hoarder and all of the buildings are LOADED, wall-to-wall with "stuff". It's not so much garbage as it is just clutter. And there is a LOT of it. To compound that, it looks like someone broke in and rooted through the entire place looking for things of value. It has been pretty thoroughly ransacked and every thing turned inside out. They busted up a few door jambs, so that, and one woodpecker nesting site on the side of the house are the only real issues we could find here. The main house has three bedrooms, one down and two up. One bath. Forced air heat (probably propane). It is solid and mostly just needs to be emptied and cleaned up. The detached two car garage has an attached workshop. Across the way is a shop building ... almost like a small service business or store space, with an attached one car garage, Great spot for a contractor or other self employed person to separate work and home life. There is a double bay storage shed for yard things and extra manstuff, and last but not least a SAUNA for those chilly winter evenings. This is a very very nice set up that any man (or woman!) would love to have. Storage for days, and lots of workspace for projects. Situated on three+-plus nicely wooded acres less than ten miles out Skanee Road from L'Anse. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$948.42</p>	18546 SKANEE RD LANSE	\$5,300.00
913	<p>Parcel ID: 005-068-001-90; Legal Description: SEC 18 T48N R31W PRT OF GOV'T LOT 1 COM AT E 1/4 COR OF SEC 18, TH W 675.86', TH N 1,320' TO POB, TH N 1DEG 44M 39" E 150.7', TH S 85DEG 8M 42" W 199.68', TH S 2DEG 26M 52" W 133.3', TH E 200' M/L TO POB. .65 ACRES. Comments: This is 2/3rds of an acre with waterfrontage on Ruth Lake, off M-28/US-41. It's got THREE problems. First, you can't get to it (except by water) as there are no roads, public or private, that reach it. Second, it's marshland. And third, the assessor has it taxed with a value of \$32,000. Maybe that's why it's here. Maybe we're missing something, but this one is probably only of use to a neighbor. State land adjacent to the southeast. Additional Disclosures: 7; 10 (see key for full text)</p> <p>Summer Tax Due: \$141.10</p>	(Off, sorta) Berry Drive	\$2,400.00
915	<p>Parcel ID: 005-075-025-00; Legal Description: SEC 25 T48N R31W PRT OF SE 1/4 OF SW 1/4 COM AT NE COR, TH SW'LY ALG MEANDERING SHORE LN OF BOVART RIVER 1,042' TO POB, TH NW'LY 60', TH SW'LY 100', TH SE'LY 60', TH NE'LY 100' TO POB ALSO EASEMENT. .14 ACRES. Comments: 60x100 lot sits juuust across the Baraga County line from Michigamme. Waterfront on the Bovart River, a slow moving wildlife water feature. This is served by a shared private road. You may wish to research easement/access rights prior to bidding. Also check for zoning regarding minimum lot size and/or camping regulation.</p> <p>Summer Tax Due: \$33.78</p>	(Off) Hyry Road. Michigamme	\$1,100.00
916	<p>Parcel ID: 005-380-021-00; Legal Description: PLAT OF OLSON LAKE LOT 21. Comments: Lot is 1/3 acre on Olson Lake in Spurr Township. Water frontage has a small marshy area of perhaps 800 square feet. Back section of lot is high and dry. There is a driveway cut into this parcel and it is mowed by the two neighbors. Very nice little lake.</p> <p>Summer Tax Due: \$52.50</p>	N Olson Drive.	\$1,200.00

925	Parcel ID: 044-721-066-00; Legal Description: LOT 66 VILLAGE OF L ANSE SAMARDJIC'S ADD NO 1. Comments: One story frame home on a city lot in L'Anse. Appears to be on a wood pier footing foundation. The back addition is sagging severely and should probably come off. The roof is bad, and there is one gaping hole where the chimney has rolled off. Garage is a goner and needs to be removed. This should be considered a shell for a rehabber. Or better yet, as a vacant lot for a new home! Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$884.97	19 N BIRCH ST LANSE	\$5,900.00
999913	Parcel ID: 005-068-001-90; Legal Description: SEC 18 T48N R31W PRT OF GOV'T LOT 1 COM AT E 1/4 COR OF SEC 18, TH W 675.86', TH N 1,320' TO POB, TH N 1DEG 44M 39" E 150.7', TH S 85DEG 8M 42" W 199.68', TH S 2DEG 26M 52" W 133.3', TH E 200' M/L TO POB. .65 ACRES. Comments: This is 2/3rds of an acre with waterfrontage on Ruth Lake, off M-28/US-41. It's got THREE problems. First, you can't get to it (except by water) as there are no roads, public or private, that reach it. Second, it's marshland. And third, the assessor has it taxed with a value of \$32,000. Maybe that's why it's here. Maybe we're missing something, but this one is probably only of use to a neighbor. State land adjacent to the southeast. Additional Disclosures: 7; 10 (see key for full text) Summer Tax Due: TBA	(Off, sorta) Berry Drive	\$2,400.00

Chippewa

Lot #	Lot Information	Address	Min. Bid
2401	Parcel ID: 001-560-072-00; Legal Description: SEC 11 T47N R3W WALKER PLAT OF WHITEFISH BAY LOT 72 Comments: Parcel is roughly 2/3rds of an acre. There is a water feature at the road that would require a bridge or culvert to cross, and then the lot is sharply uphill and highlands from there. Nicely wooded lot in a quiet seasonal area north of the vibrant Bay Mills community. Paved county maintained road. Beautiful, quiet, well maintained neighborhood, just across the street from Lake Superiors Whitefish Bay! Summer Tax Due: \$83.83	LAKESHORE DR BRIMLEY MI 49715	\$1,700.00
2405	Parcel ID: 002-325-038-00; Legal Description: SEC 7 T45N R2E CHARLOTTE BEACH 1ST N 75 FT OF LOT 38 Comments: This one is so roached, we're calling it a vacant lot. Holes in the roof, holes in the floors, holes in the foundation ... needs to become a hole in the ground. Best acquired by a neighbor or as a new build spot. Level lot across the street from Lake Nicolet. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$15.58	13808 COTTAGE RD BARBEAU MI 49710	\$900.00
2407	Parcel ID: 002-660-007-00; Legal Description: SEC 30 T46N R2E SUPERVISORS PLAT #1 OF BRUCE N 100 FT OF LOTS 7 & 8 Comments: Waterfront view property on the St Marys river south of the Soo. Property has marshlands and you'll want to do an analysis of suitability for your purposes. Summer Tax Due: \$50.43	KLIER RD SAULT STE MARIE MI 49783	\$1,300.00
2418	Parcel ID: 008-071-008-80; Legal Description: SEC 21 T45N R2W S 1/5 OF NW 1/4 OF SW 1/4. 8 A. Comments: Parcel is 264' feet wide on the east side of Centerline Road and runs 1320' deep. USPS topo maps show this as level uplands, and a visual inspection is that it is trick brushy growth. No trails noted back into the property from the paved, county road. Summer Tax Due: \$108.82	CENTERLINE RD RUDYARD MI 49780	\$2,300.00
2419	Parcel ID: 008-073-040-00; Legal Description: SEC 23 T45N R2W PT OF SE 1/4 OF SE 1/4 BEG AT INTER OF W LI OF SD SE 1/4 OF SE 1/4 W/S LI OF RR R/W TH S 40 FT TH E 100 FT TH N 40 FT TH W 100 FT TO POB .09A M/L Comments: Parcel is SE of the intersection of South Kinross Road and the old railroad grade in the village of Kinross. Between the tracks and the post office location. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$9.81	S Kinross Road @ railroad grade	\$850.00
2420	Parcel ID: 008-076-015-00; Legal Description: SEC 26 T45N R2W SW 1/4 OF NW 1/4 EXC HWY R/W & RR R/W & EXC PART OF SW 1/4 OF NW 1/4 BEG AT INTER C/L US 2 & W LI SD SEC TH N 70 DEG E 300 FT TH N AT ANG 100 FT TO BEG THIS EXC TH N AT ANG 166.5 FT TO RR R/W TH NE'LY ALG RR R/W 209 FT TH S 20 DEG E 199 FT TH S 70 DEG W 208 FT TO BEG & ALSO EXC BEG AT W 1/4 COR SD SEC TH N 01 DEG 46' 49" E ALG W LINE SD SEC 501.88 FT TO PT ON SELY ROW LINE H-63 (OLD US 2) TH N 59 DEG 59' 05" E ALG SD SELY ROW LINE 1209.09 FT TH S 01 DEG 49' 43" W 951.38 FT TO PT ON NWLY ROW LINE I-75 TH ALG SD NWLY ROW LINE 299.22 FT ALG ARC OF NON TANGENT CURVE CONCAVE TO SE SD CURVE HAS DELTA OF 01 DEG 28' 36" RADIUS OF 11,609.16 FT AND SUBTENDE BY CHORD BEARING S 50 DEG 44' 17" W 299. 21 FT TO PT ON E/W 1/4 LINE TH N 87 DEG 34' 59" W ALG SD E/W 1/4 LINE 801.23 FT TO POB 9.07 A M/L EX PART OF SW 1/4 OF NW 1/4 SEC 26 T45N R2W COM AT W 1/4 COR SEC 26 TH N 01 DEG 46 SEC 49 MIN E ALG WLI SEC 26 737.19 FT TO PT ON NLY ROW LI H-63 TH N 59 DEG 59 MIN 05 SEC E ALY NWLY ROW 477.16 FT TO POB OF EXCEPTION TH N 30 DEG 25 MIN 37 SEC W 200.74 FT TO PT ON SLY R/W OF RR TH N 50 DEG 32'41"E 228.99 FT TO PT ON N LI OF SD SW 1/4 OF NW 1/4 TH S 87 DEG 47'30"E ALG N LI 444.43 FT TO NLY RW H-63 TH S 59 DEG 59'5"W ALG NLY RW LI 600.63 FT TO POB. Comments: Parcel is trapezoidal in shape. Runs between Mackinac Trail and I-75. It is roughly 5.5 acres in size, about 250 feet wide and 925 feet deep. Level, brushy lands. Great exposure to I-75. Summer Tax Due: \$63.81	MACKINAC TR KINROSS MI 49752	\$1,800.00
2423	Parcel ID: 008-270-766-00; Legal Description: CEDAR GROVES ESTATES NO 3 LOT 766. Comments: This is one half of a duplex housing unit, which was originally built for the military as part of the Kincheloe AFB at Kinross MI. 2 BR 1 BA. Clean and overall in good repair. Has a partial walkout basement with recent, decent central air and water heaters. 100A pushmatic electric panel. Needs a little polish but not a terrible unit at all. A neighbor reported that a former occupant may have been cooking something other than food in the basement, but we saw no overt signs of that. But you should be aware of the potential for that past use. Some drywall seams coming apart in the living room ceiling, but doesn't appear to be from the roof. Summer Tax Due: \$142.85	69 PARTRIDGE DR KINCHELOE MI 49788	\$3,800.00

2426	Parcel ID: 009-002-008-00; Legal Description: SEC 2 T43N R1E W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4. 10 A M/L. Comments: Nice, very level, dry wooded parcel east of Pickford off E Gogomain Road near Fairview Road. It's roughly 1/4 mile to the west of St Mathias Road. This parcel is 330' (east-west) x 1320' (north-south) and has NO ROAD ACCESS that is improved. Property DOES have an easement for ingress and egress over the north 20 feet that is shared with other parcels running easy to Fairview Road (L 328 P 322) . However as far as we can tell, it has never been cleared.. Power is 1/4 mile or so away. Additional Disclosures: 43; 7; 8 (see key for full text) Summer Tax Due: \$62.71	(Off) E Gogomain Road near Fairview Road	\$1,500.00
2427	Parcel ID: 009-382-018-00; Legal Description: FRANK H TAYLOR'S ADDN TO VILLAGE OF PICKFORD E 1/2 OF LOT 18 & LOT 19 & W 1/2 OF LOT 20 BLK 2. Comments: Older frame construction. Located on a quiet street in Pickford. Roof is older . Overgrown, though it was occupied last fall from field notes. The most recent date we saw on anything indoors was 2015. The foundation, and in turn the floors here are wavy and slanted. Ceilings look good for the appearance of the roof. Second floor has a half dozen small rooms, 4 of which could be considered small, but private bedrooms. 1BA up 1/2 BA down. If this house were given a good foundation, it would be a keeper. Has a small Michigan basement with modern forced air propane furnace and upgraded 100A electrical service. Newer steel garage out back. Additional Disclosures: 21; 34 (see key for full text) Summer Tax Due: \$303.45	135 JOHN ST PICKFORD MI 49774	\$5,000.00
2433	Parcel ID: 011-116-008-00; Legal Description: SEC 16 T44N R3W PART OF SE 1/4 OF NE 1/4 BEG 33 FT W OF E LI & 20 FT S OF RR ROW TH WLY PARA WITH RR 198 FT TH S 165 FT TH ELY 198 FT TH NTO POB. Comments: Parcel is 198' along and south-adjacent to the railroad right of way at Dryburg, and runs 165' feet south. There is an older frame house very near this property that we do not believe is actually on it but you may wish to verify boundaries. Level brushy land. Summer Tax Due: \$20.73	Dryburg Road @ railroad tracks	\$950.00
2435	Parcel ID: 012-021-035-51; Legal Description: SEC 21 T47N R1E N 20 FT OF NE 1/4 OF SE 1/4. UNREC NORTHWOODS SURVEY DATED 9/11/15 JOB 7013-00S. Comments: Lawn bowling, anyone? Parcel is 20 feet wide and runs 1/4 mile west from S Ridge Road. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$9.72	S Ridge Road, Soo	\$700.00
2447	Parcel ID: 013-221-032-00; Legal Description: SEC 21 T47N R2E PART OF GOV'T LOT 2 BEG AT A PT 543 FT E & 314 FT S OF NW COR SD LOT TH S 36 DEG W 876 FT TO POB THIS DESC: TH CON S 36 DEG W 100 FT TH E TO L GEORGE TH NLY ALG SHORE 100 FT TO A PT DUE E OF POB TH W TO BEG. Comments: Just a two minute ferry ride from the mainland. Parcel has marshy areas and you will want to have analysis done depending on your intended use. May or may not support onsite septic ... there are newer homes nearby so probably, but you may want to check! Summer Tax Due: \$101.54	Lake George Road	\$2,200.00
2451	Parcel ID: 015-602-014-00; Legal Description: GRAND VIEW ADD TROUT LAKE VILLAGE LOT 14 BLK 2. Comments: No road improved road access. Parcel is back off in the woods. Single platted lot. Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$3.73	31822 PINE AVE TROUT LAKE MI 49793	\$750.00
2452	Parcel ID: 016-056-011-00; Legal Description: SEC 6 T50N R5W THAT PART OF NE 1/4 OF NW 1/4 OF SW 1/4 LY N OF CO RD. 6 A M/L. Comments: Parcel is about 7 miles north of Paradise heading toward Whitefish Point. There is an old trailer on the property with a roof that has collapsed under the weight of snow. A couple of older sheds and storage buildings here as well. The value is in the land, a modern electric service, and a shallow well. We are unsure if there is a septic here or not. Property is roughly square, and about 6 acres in size. Dry, buildable uplands property in a wonderful hunt camp type of location. Don't miss this one! We heard there is a 42 point buck that has seen near here! Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$65.03	29794 WILDCAT RD PARADISE MI 49768	\$1,600.00

2453	<p>Parcel ID: 016-107-010-10; Legal Description: SEC 7 T47N R 6W ALL THAT PART OF SE 1/4 LYING N OF COUNTY RD (A/K/A E/W RD TO BRIMLEY) & E OF M-123 COM AT A CON ROW MARKER AT INTER OF NLY LINE SD E/W RD WITH ELY LINE CLEAR VIEW AREA OF HWY M-123 TH NLY ALG SD CLEAR VIEW LINE TO CON MARKER ON SELY LINE HIGHWAY M-123 TH NELY ALG SD HWY LINE 295.09 FT M/L TO N/S 1/4 LINE SD SEC TH CON NELY ALG SELY LINE SD HWY 255.57 FT TO 2 INCH PIPE TH CON NELY ALG SD HWY LINE 100 FT TO POB TH ELY PARA WITH S 1/8 LINE SD SEC 250 FT TH NELY PARA WITH SD M-123 137.5 FT TH WLY PARA TO SD S 1/8 LINE 250 FT M/L TO ELY LINE SD HWY TH SWLY ALG HWY 137.5 FT TO POB. Comments: Two oold trailers on a nicely wooded lot on the east side on M-123 near Eckerman. Old is a house trailer ... probably 60 years old or more ... the other is a camper of slightly newer vintage. Neighbor says that the former owners are dead and no one has been around in decades. The neighbor is keeping an eye on these, so mind your manners. The trailers have been roofed over and appear to be solid, but we imagine the critters have been inside. There is a 4" deep well and modern electric service here that with the land are worth the price. Fix the trailers up, or replace them and plug right in to power and water! Very irregular parcel shape.</p> <p>Summer Tax Due: \$35.66</p>	1589 M123 ECKERMAN MI 49728	\$1,100.00
2455	<p>Parcel ID: 041-654-007-25; Legal Description: SEC 34 T42N R4E W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10 A M/L. *THIS PARCELS ASSESSMENT INCLUDES THAT OF #647-023-10. Comments: This is a "long ten" that is 330' feet at the road x 1320' feet deep more or less. Less than a mile from the watersedge at DeTour on N Caribou Lake Road (aka Democrat Street). Property is wooded and rolling. This parcel backs up to sales 2456 and 2457 and could be combined into one huge compound! USGS maps indicate that this is all uplands! We did not see any trails into this property from the paved road.</p> <p>Summer Tax Due: \$65.39</p>	Democrat Street / N Caribou Lake Road	\$1,300.00
2459	<p>Parcel ID: 051-028-023-00; Legal Description: SUBD OF PLC 120 BET PORTAGE & SPRUCE ST LOTS 23 AND 24; INCL N 1/2 OF ALLEY VACATED 01-28-2016 Comments: Two bedroom home in the Soo. Has had a fire that appears to have started in the rear bedroom, and made its way up the wall and into the attic. Likely restorable, and the floors and roof in general seemed solid and worthy of your rehabilitation. Didn't see a basement access if there is one. Additional Disclosures: 11 (see key for full text)</p> <p>Summer Tax Due: \$1,471.93</p>	1054 CEDAR ST SAULT SAINTE MARIE MI 49783	\$6,500.00
2461	<p>Parcel ID: 051-030-022-00; Legal Description: PRIVATE LAND CLAIM 157 BEG IN W LN OF SEYMOUR ST 147 FT S OF 10TH AVE; TH W 120 FT TO POB; TH S 75 FT; TH E 120 FT; TH S 123 FT; TH W 611.5 FT; TH N 183.9 FT THE 491.5 FT TH N 8 FT TO POB Comments: Parcel is over an acre or so. 123' feet along the west side of Seymour Street, and wraps around to the rear of the house to the north. Municipal utilities and good paved road. Large lot ready for a new home!</p> <p>Summer Tax Due: \$144.71</p>	SEYMOUR ST SAULT SAINTE MARIE MI 49783	\$1,400.00
2464	<p>Parcel ID: 051-066-040-00; Legal Description: SEC 16 T47N R1W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 Comments: Parcel without road access. Soo. This is ten acres off the end of Bermuda Avenue which runs from Three Mile Road. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$165.78</p>	3 MILE RD SAULT SAINTE MARIE MI 49783	\$1,700.00
2469	<p>Parcel ID: 051-197-002-00; Legal Description: GEO LEROY BROWNS ADD LOT 2 BLK 7. Comments: Near downtown and crawling distance to the LSSU campus which is almost across the street. Old frame home needs pretty much everything. Despite its outward appearance, this home is structurally pretty straight and solid with a few exceptions: The rear porch floor is very weak (nearing fall through potential) and the rear porch roof has a serious dip in it, tho it isn't leaking at present. The electric service has been ripped off the house (fallen tree or similar event?). This is on a cut stone foundation that seems "generally" solid. Inside it is decor challenged and could use a resurfacing. Bath and kitchen worn and dated. Three TINY bedrooms upstairs (welcome to student rentals). This one has potential, but needs a redo.</p> <p>Summer Tax Due: \$539.09</p>	903 PINE ST SAULT SAINTE MARIE MI 49783	\$3,400.00

2472	Parcel ID: 051-244-009-00; Legal Description: CODY HEIGHTS ADDITION LOT 9 BLK 4 Comments: This is a large frame home in the Soo with a rambling biltmore floorplan. It is difficult to assess the condition of homes like this because they're loaded with garbage. There is food garbage, wall to wall, in literally every room including the bedrooms, making navigating and inspecting difficult. Had been vacant a couple of years we believe and may have been student rental housing based on the contents and condition. The house appears to be *generally* solid and straight, bit is VERY dirty and will need to be emptied (good cold weather job) and cleaned before a complete resurfacing. There are at least four bedrooms here with a full bath up and a really, really filthy half bath on the main floor. This house has potential if you're not afraid to get dirty. You will become good friends with the dumpster driver.. Vinyl sided. Corner lot. If there is a basement here, we could not find the entrance under all the rubble inside. Additional Disclosures: 6 6 (see key for full text) Summer Tax Due: \$1,028.71	1814 TWEED ST SAULT SAINTE MARIE MI 49783	\$7,100.00
2474	Parcel ID: 051-329-032-00; Legal Description: SEC 8 T47N R1E ERMATINGER SUBD OF PT OF FRAC 1/2 OF NE 1/4 LOT 32. Comments: Parcel without road access. Soo. Off end of 6th Avenue. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.98	6TH AVE SAULT SAINT MARIE MI 49783	\$700.00
2476	Parcel ID: 051-344-019-00; Legal Description: EVERETT AND EVELANDS SUBD LOT 19 BLK B. Comments: Parcel without road access. Soo. Off the end of 10th Avenue Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.98	10TH AVE SAULT SAINT MARIE MI 49783	\$700.00
2480	Parcel ID: 051-406-029-00; Legal Description: HALLS ADDITION LOTS 29 AND 30 BLK 6. Comments: Vacant, brushy lot, on 17th Street, west of the Soo. Appears to be dry and probably buildable. Municipal water nearby. Summer Tax Due: \$61.90	17TH ST SAULT SAINT MARIE MI 49783	\$1,000.00
2481	Parcel ID: 051-527-008-00; Legal Description: MARTINS ADDITION LOTS 8 AND 9 BLK 7. Comments: Small biltmore home in the central Soo. Has a couple of additions with funky foundations and tie in. It's not the Taj Mahal, but it is small and efficient and has had some updating done over time. The roof is super wavy and appears to have maybe FOUR layers of shingle. Side addition is full of dog doo-doo and is moldy. Two bedrooms and a bathroom big enough for a square dance. Mid century frame tract housing on a crawlspace. The electric service entrance has been upgraded to 100A breakers. A little hardwood flooring worth saving. Neighbor says vacant 3 years or so. Summer Tax Due: \$1,130.78	1312 YOUNG ST SAULT SAINTE MARIE MI 49783	\$5,200.00
2483	Parcel ID: 051-535-037-00; Legal Description: MARTYN AND STUARTS ADD LOTS 37 TO 39 INCL BLK 5. PLUS N 1/2 ADJ VAC E/W ALLEY & W 1/2 ADJ VAC N/S ALLEY. Comments: Vacant parcel on 9th Avenue. Summer Tax Due: \$108.85	9TH AVE SAULT SAINT MARIE MI 49783	\$1,300.00
2484	Parcel ID: 051-537-003-00; Legal Description: MARTYN AND STUARTS ADD LOT 3 BLK 7. ALSO N 1/2 VAC E/W ALLEY. Comments: Single platted lot on 10th Avenue Additional Disclosures: 9; 51 (see key for full text) Summer Tax Due: \$14.74	10TH AVE SAULT SAINT MARIE MI 49783	\$750.00
2485	Parcel ID: 051-540-020-00; Legal Description: MARTYN AND STUARTS ADD LOTS 20 AND 21 BLK 10. Comments: Parcel without road access. Soo. Off the end of Marquette Avenue. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$10.20	MARQUETTE AVE SAULT SAINTE MARIE MI 49783	\$750.00
2495	Parcel ID: 051-809-016-00; Legal Description: A B WILGUS ADD LOT 16 BLK 9. Comments: Single platted lot on 13th Avenue. Additional Disclosures: 9; 51 (see key for full text) Summer Tax Due: \$59.35	13TH AVE SAULT SAINT MARIE MI 49783	\$1,000.00

Delta

Lot #	Lot Information	Address	Min. Bid
2802	Parcel ID: 004-226-029-00; Legal Description: SEC 9 T40N R22W. LOT 29 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. Comments: Hardly a year goes by that we don't have one of this group of swamp lots on Mather Avenue in the sale. Here is this years offering. If youre a cat tail rancher or a frog farmer, this one's for you! Otherwise its probably really only of use to an adjoining swamp owner-collector. Classic Michigan wetlands. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$3.33	Mather Avenue - Gladstone	\$700.00
2809	Parcel ID: 009-151-013-00; Legal Description: SEC 1 T38N R24W. .81 A BEG 655' (R) 663' (M) S & 234' W OF NE COR OF NE 1/4 OF NE 1/4, TH W 236', TH S 150', TH E 236', TH N 150' TO POB. Comments: This is an incomplete construction project that was halted by the building code official. There is a modular home here that is sitting on a concrete slab (partial) without sufficient footings or perimeter enclosure. Because of that deficiency, the property has been CONDEMNED. That's not a demolition order but it IS a citation that means you CANNOT LIVE HERE until the property is brought into compliance with code. The modulars interior is unfinished and also a work in progress. There is a spartan kitchen setup, and there is speculation that the well and septic may not be operable or to code either. We strongly suggest having a conversation with the local code enforcement folks if you plan to bid on this. Chances are that if you put a proper foundation under this and finish the inside, you'll be fine. Just don't plan on living here soon. The interior floor plan has also been modified, and there are a couple of frame additions to the original design. BONUS: There is a roughly 40x50 steel barn here to be completed. It does not yet have a concrete floor or overhead doors, so this will also require finishing before occupancy. There is a good amount of personal property on site here that is NOT INCLUDED in this sale, and remains the property of the former owner. The electrical service panel is 100A, but the wiring at the panel is romex salad and will need correction before it is safe. Additional Disclosures: 31; 21; 50; 34; 76 (see key for full text) Summer Tax Due: \$302.00	4847 I RD BARK RIVER	\$5,000.00
2823	Parcel ID: 012-184-013-00; Legal Description: SEC 34 T41N R21W. .11 A COM AT INT OF S LN OF SW 1/4 OF NW 1/4 & W LN OF US 2, TH NW'LY ALG US 2 520' TO POB, TH SW'LY AT RT ANG 200', TH NE'LY TO A PT 50' NW OF POB, TH SE'LY ALG W R/W OF HWY 2 50' TO POB. Comments: Small triangular shaped parcel of land between two houses east of Rapid River ... "just past the bridge" on the south side of the road. It has 50 feet of frontage on the hiway and runs about 200 feet deep to a narrow point. There is a good amount of general debris out in this area, and its unclear what part of that goes with this property, and what belongs to neighbors. Summer Tax Due: \$4.42	9875 COUNTY 513 T RD RAPID RIVER	\$700.00
2827	Parcel ID: 013-603-002-00; Legal Description: SEC 21 T40N R19W. LOT 2 BLK 3 OF SUPERVISORS PLAT #1. Comments: Old wood frame house in very poor condition. Bad foundation, bad roof, bad everything. Contents wet and modly. Structure behind that one has completely collapsed. The former owner has relatives living next door, and there is no distinct line between the contents of the yards as to what belongs where. There is a considerable amount of personal property here that is not included in the sale. Manstuff: vehicles, atvs, motor parts etc. We did not view the property in detail, and we consider it to still be under the control of the former owner and his family. Additional Disclosures: 6; 21; 36; 33 (see key for full text) Summer Tax Due: \$94.89	8190 RIVER GG ST NAHMA	\$3,400.00
2832	Parcel ID: 051-090-2931-138-010; Legal Description: LOT 8 EXC W 4 FT OF BLK 3 OF CADY LAND COS ADDITION Comments: Three bedroom, 2 bath home in Escanaba. It is part-way through what appears to be a poorly executed DIY remodel job. Some of the lath and plaster has been removed and replaced with what appears to be leftover scraps of drywall of different thicknesses. There is a substantial roof leak in the second floor bath, which is in the dormer at the left front side of the building. There is a good amount of frozen plumbing in evidence. To do this one right, it's probably time to strip it down to the studs and start over. It does have a modern hi efficiency furnace and 100A electrical service, so that's bonus points. The roof is older, but does not leak except at that dormer. Additional Disclosures: 35; 5; 50 (see key for full text) Summer Tax Due: \$902.55	1720 8TH AVE S ESCANABA	\$5,800.00

2842	Parcel ID: 051-370-2919-153-007; Legal Description: E 115 FT OF LOT 2 OF BLK 26 OF THE I STEPHENSON COS 1ST ADDITION Comments: 1.5 story frame construction home in Escanaba. Good roof ... architectural series shingle. Good foundation. Late century forced air natural gas heat. 100A electrical service panel is tidy and unmolested. This property mostly needs a good cleaning and a little decor work. It is posted as having been winterized. Three bedrooms, two up, one down. One bath. This one is solid, efficient and would make a great starter or retirement pad. Has been vacant about 5 years. Summer Tax Due: \$822.39	1427 N 20TH ST ESCANABA	\$5,900.00
2843	Parcel ID: 051-370-2919-176-001; Legal Description: LOT 16 OF BLK 18 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA Comments: This is a nice one! Well maintained mid-century ranch in a clean, quiet neighborhood in Escanaba. This property clearly has been well maintained for years. Roof and foundation are solid. Hi efficiency modern natural gas furnace. Oversized *heated* garage. We did not see the interior at the time of our July visit, but we will be posting photos of that soon. This is an estate property and still contains some personal property to be removed. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$532.25	1430 N 19TH ST ESCANABA	\$4,200.00
2846	Parcel ID: 051-412-2836-200-020; Legal Description: LOT 20 OF WILLOW WOODS SUBDIVISION NO. 2 Comments: OCCUPIED single family home is located on Eighth Avenue, about a block west of the UP Health Systems Doctors office building. This is a small, modern, stick built home on a typical subdivision sized lot. The current occupants are relatives of the former owner. We did not have the opportunity to view it in detail because of occupancy. Vinyl sided. Roof appears to be mid-life. An efficient small home. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,019.78	2620 8TH AVE S ESCANABA	\$3,200.00

Dickinson

Lot #	Lot Information	Address	Min. Bid
2904	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 002-745-010-00; Legal Description: LOT 10 BLK 45. SKIDMORE'S ADD NO 7 TO THE VILLAGE OF BREITUNG. Comments: Wisconsin is right outside your front door from this property at the county line. There are two parcels here with about 350 feet of frontage on busy busy M-95 between Kingsford MI and Aurora WI, which are separated by the Menominee River. The frontage is partly rock outcropping, but has access to the higher ground from a gravel road at the west side of the properties. There is a masonry block structure on the west side of the parcel that was a tavern at one time, as evidenced by the faded "Beer & Lunch - Pasties 10 cents" sign on its side. The front porch addition here has collapsed, but the rest of the building is rock solid and has a decent roof that is not leaking inside appreciably. It needs the front porch torn off, and a resurfacing of the inside along with some soffit work. We presumed this building has been vacant a long time, but it has a hi efficiency furnace, so it has been tended to over time to some degree. It appears that the former restaurant space was converted into a lower living unit, and the original 2 bedroom owners quarters is upstairs. This building, sans the porch, could be rehabbed. Or you could just knock it all down and repurpose this highly visible location for a NEW pastie stand! Old garage out back is roached.</p> <p>(2 of 2) Parcel ID: 002-745-012-00; Legal Description: LOTS 1-2 AND 11-12. BLK 45. SKIDMORE'S ADD. NO 7 TO THE VILLAGE OF BREITUNG Summer Tax Due: \$274.43</p>	<p>2300 S CARPENTER AVE KINGSFORD;</p> <p>S CARPENTER AVE</p>	\$2,300.00
2906	<p>Parcel ID: 004-313-011-00; Legal Description: LOT 11 BLK 13 VILLAGE OF CENTRAL VULCAN Comments: Brick home has a European flare to it's design. This is a pretty solid little place that is in need of a fresh roof and cleaning more than anything else. Two bedrooms, one full bath, and two half baths as currently configured. There is something odd about this house, and it may have originally been some sort of small church or hall with cathedral ceilings. In the upper floor are some fairly ornate trusses with hand forged steel plates. Why would someone have gone to that artistic effort to hide them in an attic? Conversely, the main floor has well crafted, coved plaster ceilings a trend of the 1940's and 50's. Is this a conversion from a single story cathedral ceiling to a mid century bungalow? Late occupants began to removate the upper floor into extra space, including a stubbed out bath, but it was never completed. This property could become an amazing cathedral space again or you can keep that mid century coved plaster thing going on. Your call. Modern hi efficiency furnace, 100A electric seervice and municipal water. This property needs 1) A roof 2) some tuck pointing 3) Cleaning and resurfacing. There are hardwood floors through most of the building that can be sanded and brought back to life. Original section of the building is on a crawlspace, with the north addition on a Michigan basement. Two car attached garage, also in need of a roof. Cute place! Summer Tax Due: \$1,119.62</p>	N 1738 CENTRAL BLVD VULCAN	\$8,400.00
2911	<p>Parcel ID: 005-177-021-00; Legal Description: SEC 27 T43N R30W PART OF SE 1/4 OF SE 1/4 COM AT SE COR SAID FORTY, TH N ALG E LINE 208.75 FT, TH W APRX 25 FT TO W R/W CO RD & POB, TH N ALGSAID W R/W 208 FT, TH W 208 FT, TH S 208 FT, TH E 208 FT TO POB. 1.00 A. Comments: This is a one acre parcel, with 208 feet on North Lane, and running 208 feet deep. There is an older, one story residential structure here that is in moderately good condition. This was a "family owned" property with a disagree that led to its foreclosure for taxes. We are unsure if some of the family will be bidding on this or not. It appears to still be under the control and recent use of the former owners, and they still have considerable personal property there including vehicles and other thing. We did not view this property in detail for that reason. Appears to be a solid structure overall. A good deal of clutter to clear out. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$387.64</p>	N 10121 NORTH LANE SAGOLA	\$1,800.00
2912	<p>Parcel ID: 005-375-023-00; Legal Description: LOTS 23 & 24 MCGINLEY'S 1ST ADDITION TO THE VILLAGE OF CHANNING Comments: Cattail Ranch. Frog Farm. 4th and Tobin, SE corner. Channing. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$55.18</p>	TOBIN AVE CHANNING	\$600.00
2913	<p>Parcel ID: 005-375-036-00; Legal Description: LOT 36 #2352 THE N 40 FT OF LOT 37 MCGINLEY'S 1ST ADDITION TO THE VILLAGE OF CHANNING Comments: This home still contains the personal property of the last occupant. We did not view the interior because it is still under their control, even if not occupied reguarly. From the outside, this home is a little worn, but appears solid. It has an older roof, and we see venting that would indicate (maybe) a modern hi-efficiency furnace. According to a neighbor, its in decent condition inside and not in serious structural disrepair. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$411.43</p>	703 TOBIN AVE CHANNING	\$2,700.00

2916	<p>Parcel ID: 005-508-003-00; Legal Description: LOT 3 BLK 8 "EXC" 50 FT SQUARE IN NE CORNER THEREOF SUPERVISOR'S PLAT OF THE VILLAGE OF SAGOLA. Comments: This home has been very well maintained over the years. Someone took very good care of it. However it has not been occupied in about TEN years and it's time for a new caretaker. Is that you? This home has an older roof that isn't leaking (yet) but that's not far off. It is set up for a duplex use (mother-in-law apartment setup). The Each side of the house has a second floor. The basement is shared. There is a kitchen and bath on each main floor side, One side has three bedrooms, the other two. Full basement has a midcentury natural gas forced air furnace that heats the whole house. There IS a stress crack in the south side of the foundation (see photos) that is not at critical mass, but should be addressed. This is a really clean, really solid, mechanically operable home that is very worthy of your consideration. Located in super quiet Sagola, north of Iron Mountain.</p> <p>Summer Tax Due: \$173.79</p>	201 CHANNING ST	\$2,500.00
2918	<p>Parcel ID: 006-021-011-00; Legal Description: SEC 21 T39N R28W PART OF GOV'T LOT 2 BEG AT A PT ON S BANK OF HAMILTON LAKE 86.77 FT N & 326.43 FT E OF MEANDER COR ON SEC LINE BETWEEN SECS 20 & 21, TH S 15 DEG 49' E 258.6 FT, TH N 84 DEG 50' E 200 FT, TH N 16 DEG 28' W 329 FT TO SHORE OF HAMILTON LAKE, TH SW'LY ON SHORE 200 FT TO POB. 1.35 A. Comments: 1.34 acre parcel has 200' feet of waterfrontage on all-sport Hamilton Lake. This property has NO IMPROVED ROAD ACCESS and may not have a legal easement or other right of access by land. Which means wither you need to discover such a right of existing historic public record, negotiate one, litigate one, or own property that provides that access. We could not access the property in person, but based on surrounding development and topographical maps, this should be uplands and very buildable once access is established. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$447.79</p>	(Behind) W3052 Waucedah Road	\$2,400.00
2920	<p>Parcel ID: 006-209-025-00; Legal Description: LOTS 25 & 26 BLK 9 VILLAGE OF LORETTO. Comments: Narrow vacant lot between two homes in Loretto. Was previously owned by one of the home owners to the left. We hope that for his sake he didn't let his septic field be foreclosed. This lot is probably only really of use to the two adjacent property owners because of size.</p> <p>Summer Tax Due: \$22.42</p>	3923 W MORGAN ST LORETTO	\$600.00
2921	<p>Parcel ID: 051-100-087-00; Legal Description: PART OF LOT 3 BEGINING AT THE SE CORNER, TH W ALONG THE S LINE 40 FT 7 IN, TH N 95.00 FT, TH W 16 FT 6 IN, TH N 25.00 FT TO THE N LOT LINE, TH E ON THE N LINE 60.00 FT TO THE NE CORNER, TH S ON THE E LINE TO THE POB BLOCK 10 PLAT OF IRON MOUNTAIN CITY Comments: Parcel fronts 40 feet on E Hughitt Street, immediately across the street from Dennys Barber Shop. Runs 120 feet deep, and then has a 16' wide frontage on Merritt Avenue as well.</p> <p>Summer Tax Due: \$238.23</p>	E HUGHITT ST IRON MOUNTAIN	\$1,200.00
2922	<p>Parcel ID: 051-100-302-00; Legal Description: LOTS 1 & 2 ASSESSOR'S PLAT OF CHAPIN MINING CO'S ADDITION Comments: Classic retail storefront in a neighborhood setting in Iron Mountain. It's the type of building that originally would have been a tavern, cafe or neighborhood grocery, with owners quarters upstairs. This particular building is rock solid (except for an exterior stairway) and ready for you to repurpose. The main floor has some interior framing, non-load bearing, which could be removed to open the space into a single large room. There is an attached garage to the rear that is in need of a roof. The basement is cavernous, and has high ceilings and much space that could be repurposed. The second floor has been stripped of most of its lath and plaster (a really dirty job) and that has been hauled away. With proper engineering of load bearing support, you could make this into a spectacular loft style flat. There is *not* an interior stairway from the upper level down, and at present it relies on a really questionable exterior stair and balcony/porch that is in the process of failing. We have marked it with caution tape, and you'd be well advised to just review our photos and not make that trip yourself. The roof on this building is older, but other than the garage, it is not leaking at present. Foundation looks solid, it has a modern hi-efficiency furnace, and a 200A electric main. The wiring at the panelboard has been cannibalized and will need some review. The plumbing is of low quality workmanship, with a lot of pex just hanging midair without support. This property has much potential for a home operated business. There is a ton of space here.</p> <p>Summer Tax Due: \$1,630.13</p>	620 VULCAN ST IRON MOUNTAIN	\$14,500.00

2923	<p>Parcel ID: 051-100-378-00; Legal Description: LOT 79 ASSESSOR'S PLAT OF CHAPIN MINING CO'S ADDITION Comments: This is a very solid, well built older frame construction home. It has a good foundation and is straight and very solid on a walk thru. The roof, especially the soffits and roof edges, are horrifically bad. We expected to find a house engulfed in rot when we entered, but we were pleasantly surprised. There are two interior spots where there are long standing roof leaks that have caused some serious damage, but in very limited areas. Otherwise, the house is dry and clean. Almost move in ready type of clean. This house has been vandalized and has a few broken doors or windows either from departing occupants or thrillseekers. Someone has broken out a half dozen windows, which have been boarded over from inside the building. This really isn't a bad place at all. It just needs some TLC to put it back together and a new roof. The furnace is a mid century natural gas forced air plant. Electrical service is a dated 60A fused panel. There is some evidence of freeze damage to plumbing. The foundation appears to be rock solid. Don't be afraid of this one. Additional Disclosures: 5; 35 (see key for full text)</p> <p>Summer Tax Due: \$331.80</p>	308 4TH ST IRON MOUNTAIN	\$2,000.00
2924	<p>Parcel ID: 051-101-574-00; Legal Description: THE SOUTH 1/2 OF LOT 20 BLOCK 13 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: The roofline on this house is pretty straight, but the floors have some bobbing and weaving going on ... and a couple door won't open (or close) because they're out of square with their jambs. We suspect this one is on a wood foundation pier footing system that is failing with and. It's not a dangerous situation, but it will probably amplify over time. The property was difficult to assess because of the amount of clutter here. We could not get to the upper floor (if there is one) or find access to the basement. The exterior is overgrown as well. This house is dry inside, so there are no roof issues, but until it is emptied, you won't really be able to get a good clear view of what is going on with the floor system. All of the mechanical systems that we could see were old. This home is weathertight, but sagging and needs cleaning and updating</p> <p>Summer Tax Due: \$401.13</p>	412 4TH 1/2 ALLEY IRON MOUNTAIN	\$1,800.00
2925	<p>Parcel ID: 051-101-583-00; Legal Description: LOT 10 BLOCK 14 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: Probably built as a single family home and chopped into a duplex later in its life. House has an old roof, but no substantial leaks. Has a natural gas hot water boiler for heat that likely has some issues. A number of windows are broken and there is general evidence of rough use. This is a large home and has potential to be converted back into a large, single family home with 5+ bedrooms. Foundation appears to be good. Additional Disclosures: 18 (see key for full text)</p> <p>Summer Tax Due: \$1,371.50</p>	404 5TH ST IRON MOUNTAIN	\$6,200.00
2926	<p>Parcel ID: 051-101-878-00; Legal Description: LOT 1 BLOCK 20 KIMBERLY'S 1ST ADDITION Comments: Older wood frame home in Iron Mountain would appear to be in generally solid condition except for a sizeable section of roof shingle that is *missing* near the front right edge of the house. We'd be shocked if this was not causing substantial water infiltration. Otherwise the house appears to be well maintained. We did not get a close view of it because of occupancy. Additional Disclosures: 21; 5; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,164.22</p>	401 W D ST IRON MOUNTAIN	\$5,000.00
2929	<p>Parcel ID: 051-103-396-00; Legal Description: LOT 146 AMENDED LUMBERMEN'S MINING COMPANY'S FIRST ADDITION Comments: Appears to have been a bank repo. Has a roof which has been bad for a while and treated with the blue tarp method. There are two "worst" spots in the overall bad roof. See photos for that detail. There are 4 (very tiny) bedrooms and a bath up ... half bath down. Foundation looks solid, but there is water infiltration from a marginal exterior basement entry that should be closed off. 100A modern electric service and a modern hi efficiency natural gas forced air furnace. This home is generally solid and square aside from the roof issues. Needs a resurfacing and cosmetics once the roof is done. Has a collapsing shed in the back yard as an added bonus. Additional Disclosures: 5 (see key for full text)</p> <p>Summer Tax Due: \$984.02</p>	709 WELLS ST IRON MOUNTAIN	\$6,600.00
2940	<p>Parcel ID: 052-487-012-00; Legal Description: LOT 12 BLK 17 SKIDMORE'S ADD NO 2 TO THE VILLAGE OF BREITUNG. Comments: Triangular-ish shaped lot on a sloping hillside in a quiet Kingsford neighborhood. Check with the zoning folks about minimum lot sizes. It may require an adjacent lot to have enough area to build. Would make a good add on for a neighboring property owner.</p> <p>Summer Tax Due: \$40.20</p>	425 DORALAND ST KINGSFORD	\$600.00

Gogebic

Lot #	Lot Information	Address	Min. Bid
3300	Parcel ID: 01-21-300-128; Legal Description: SEC. 13 T47N R46W MAP NO. 101-40A PRT OF NE1/4 OF NE1/4; COM AT NE COR OF SEC 13; S30 DEG 33'49"W 64.45 FT; S02 DEG 35'07"W 137.39 FT; TH W 291.04 FT TO POB; TH W 60.04 FT; TH N 163.30 FT TO S R/W OF VERONA ROAD; TH NE'LY ALG R/W 59.94 FT; TH S 162.12 FT TO POB. 0.22 ACRES Summer Tax Due: \$8.63	VERONA RD RAMSAY	\$750.00
3301	Parcel ID: 01-21-302-900; Legal Description: SEC. 13 T47N R46W MAP NO. 2040 PRT OF SE1/4 OF NW1/4; BEG AT PT 523.10 FT S & 393.70 FT E OF CEN OF NW1/4 OF SD SEC 13; TH E 164 FT; TH N17 DEG 34'W 31.47 FT; TH W 154.28 FT; TH S 30 FT TO POB. Comments: This is a classic turn-of-last-century wood frame retail storefront building in Ramsay. Retail down, owners quarters above would have been the original layout. We're not sure of the most recent use of the property, but the second floor was used for storage of some nature. Curiously, even though the exterior, second floor and attic are square and rock solid, the main floor is caving in to the basement level. We did not venture down below to find out, but our guess is that a load bearing post or other structural member in the basement has failed or been removed unwisely. Now the entire main floor is sinking into the basement. In time this will suck the whole thing in as the entire building is pulled out-of-square. This could likely be saved with fast action. This building has three phase 100A electric service. Are you the buyer for this one? Additional Disclosures: 36; 22 (see key for full text) Summer Tax Due: \$208.27	N 10349 MILL ST RAMSAY	\$1,800.00
3306	Parcel ID: 01-21-306-600; Legal Description: SEC. 13 T47N R46W MAP NO. 204UU PRT OF SE 1/4-NW 1/4 BEG AT A PT 357.5 FT S & 472.1 FT E & 75 FT S OF CEN NW 1/4, TH S 30.4 FT TO POB, TH W 30 FT, TH S 35 FT TH E 107.5 FT TH N 17 DEG 34' W 62.5 FT, TH W 58.5 FT TO POB. Comments: This is a small one story home in Ramsey. It is OCCUPIED by a person and a cute puppy that likes to bark if you're in the yard. We did not have the opportunity to review the parcel in detail because of the occupancy. Older roof, and a stone foundation that has no visible issues from a curbside view. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$563.73	10353 MILL ST RAMSAY	\$7,100.00
3310	Parcel ID: 01-37-001-700; Legal Description: SEC. 13 T47N R46W MAP NO. TBE-P55 LOT 17 EUREKA PLAT; LOT 17. Comments: This place is still pretty well full of someone's things, including a motorcycle and lots of other things. It appears that someone is mowing and is around at least supervising it. The roof here is bad from the edges and creeping backward to the structure. It appears to be merchantable if cleaned up and given a new life with a re-roofing. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$331.70	N 10330 GRANT ST RAMSAY	\$5,900.00
3311	Parcel ID: 01-50-100-500; Legal Description: SEC. 13 T47N R46W MAP NO. TBE-P17 5 1 SUPERVISOR'S PLAT 1 OF THE VILLAGE OF RAMSAY; LOT 5, BLOCK 1. Summer Tax Due: \$2.65	FOURTH ST, RAMSAY	\$650.00
3312	Parcel ID: 01-50-100-600; Legal Description: SEC. 13 T47N R46W MAP NO. TBE-P17 6 1 SUPERVISOR'S PLAT 1 OF THE VILLAGE OF RAMSAY; LOT 6, BLOCK 1. Summer Tax Due: \$2.65	FOURTH ST, RAMSAY	\$650.00
3314	Parcel ID: 01-60-700-300; Legal Description: SEC. 13 T47N R46W MAP NO. TBE-P18 3-5 7 VILLAGE OF RAMSAY; LOTS 3-4-5 BLK 7. Summer Tax Due: \$37.70	SECOND ST, RAMSAY	\$1,000.00
3315	Parcel ID: 01-60-700-600; Legal Description: SEC. 13 T47N R46W MAP NO. TBE-P18 6 7 VILLAGE OF RAMSAY; LOT 6, BLK 7. Summer Tax Due: \$14.00	SECOND ST, RAMSAY	\$800.00
3316	Parcel ID: 02-02-015-000; Legal Description: SEC. 10 T46N R46W MAP NO. 203B THE W 417 FT OF S 208 1/2 FT OF SW1/4 OF NW1/4 2 A Comments: Parcel fronts 417' feet along the north side of Irwin Road and runs 208 feet deep. It is brushy, level land. Very quiet area. Paved county road. Summer Tax Due: \$12.58	MCDONALD DAM RD, IRONWOOD	\$700.00

3317	<p>Parcel ID: 03-00-143-700; Legal Description: SEC. 32 T48N R46W MAP NO. 202C PRT OF NW1/4 OF NW1/4; BEG AT THE NW COR OF SW1/4 OF NW1/4; THENCE NORTH 88 DEG 42' EAST 530 FT TO CENTER OF BLACK RIVER ROAD; THENCE NW'RLY ALONG CENTER LINE 655 FT TO WEST LINE OF SECTION; THENCE SOUTH 01 DEG 47' EAST 385 FT TO P.O.B. 2.34 ACRES M OR L Comments: Nice, wooded, dry and level 2.34 acre build site in the Powderhorn ski resort area. This is a metes and bounds description and not a platted lot and may not be subject to the POA fees and restrictions (we'd advise checking that to be sure). On a county maintained road. You may also want to check with local officials about whether or not this parcel is subject to a special assessment for water ... tho we see no hydrants in the immediate area.</p> <p>Summer Tax Due: \$227.04</p>	BLACK RIVER/POWDERHORN RD	\$1,400.00
3318	<p>Parcel ID: 03-01-542-100; Legal Description: SEC. 14 T47N R47W MAP NO. 104D BEG 16.5 FT NORTH AND 16.5 FT WEST OF THE SE COR OF SE 1/4 OF NE 1/4; THENCE NORTH 01 DEG 00' EAST 116.58 FT; THENCE NORTH 89 DEG 53' WEST 163.44 FT; THENCE SOUTH 00 DEG 11' EAST 25 FT; THENCE NORTH 89 DEG 53' WEST 15 FT; THENCE SOUTH 00 DEG 11' EAST 91.58 FT; THENCE SOUTH 89 DEG 53' EAST 175.04 FT TO P.O.B. 0.45 ACRES Comments: We are offering the historic McKinley School, NE of Ironwood of Jackson Road. As opposed to many schools we have offered over the year, this one is structurally still pretty solid AND it is small enough that it can be restored at a reasonable cost. The building is roughly 60' across the front and about 45 feet deep, or 2700 square feet. There are two floors. Importantly, it appears that the roof has been maintained all these years, even though it has been unoccupied for decades. With the exception of a couple of small areas (see photos) the plaster ceilings are intact. There is warping of the floors that we are assuming is the result of a period of time where the windows may have been broken and uncovered. Inside, the building was dry during our visit even after several rains. There is one spot in the center hallway where a vent or roof drain or some such leaks and has corrupted floors in the very center of the building. There is also an area near a side back door where the floor has given way, but re-decking should solve that issue. There are two large classrooms on the upper floor that would make magnificent living space, and the lower level could become storage and utility space. It also has an attached garage/workspace that is also in merchantable condition and could be restored. This building has antiquated mechanical systems, but there is three phase electricity here. The boiler was decommissioned years ago in favor of a mid century forced air fuel oil furnace. This building DOES NOT CURRENTLY HAVE A SEPTIC SYSTEM according to a neighbor who owns the property behind the building. (The mowed area is NOT part of this sale) In brief, this property has tremendous potential in the hands of the right, visionary person.</p> <p>Summer Tax Due: \$173.81</p>	5496 JACKSON RD, IRONWOOD	\$2,000.00
3321	<p>Parcel ID: 03-13-500-600; Legal Description: SEC. 32 T48N R46W MAP NO. P83 LOT 6. MOUNTAIN VIEW SUBDIVISION. Comments: Nice level wooded building site in the Powderhorn POA. Please check out the POA website for details on fees and deed restrictions. Just a couple of minutes from the slopes at Powderhorn!</p> <p>Summer Tax Due: \$165.13</p>	SUMMIT VIEW DR, IRONWOOD	\$1,400.00
3322	<p>Parcel ID: 03-15-502-100; Legal Description: SEC. 31 T48N R46W MAP NO. P87 LOT 21. CARIBOU VILLAGE PLAT. Comments: Parcel lies well below road grade, and has standing surface water. Probably categorized as wetlands. Unlikely to pass a perc test for onsite septic system. Assessed value *substantially* exceeds market value. Other than that Additional Disclosures: 42; 10; 16 (see key for full text)</p> <p>Summer Tax Due: \$96.99</p>	SHOTGUN RD, IRONWOOD	\$950.00
3323	<p>Parcel ID: 03-15-502-200; Legal Description: SEC. 31 T48N R46W MAP NO. P87 LOT 22. CARIBOU VILLAGE PLAT. Comments: Parcel lies well below road grade, and has standing surface water. Probably categorized as wetlands. Unlikely to pass a perc test for onsite septic system. Assessed value *substantially* exceeds market value. Other than that Additional Disclosures: 42; 10; 16 (see key for full text)</p> <p>Summer Tax Due: \$96.99</p>	SHOTGUN RD, IRONWOOD	\$950.00
3324	<p>Parcel ID: 03-15-502-400; Legal Description: SEC. 31 T48N R46W MAP NO. P87 LOT 24. CARIBOU VILLAGE PLAT. Comments: Parcel lies well below road grade, and has standing surface water. Probably categorized as wetlands. Unlikely to pass a perc test for onsite septic system. Assessed value *substantially* exceeds market value. Other than that THIS PARCEL HAS NO ROAD FRONTAGE. Additional Disclosures: 42; 10; 16; 8 (see key for full text)</p> <p>Summer Tax Due: \$120.20</p>	TAMAROU CT, IRONWOOD	\$1,100.00

3329	Parcel ID: 04-31-601-700; Legal Description: SEC. 16 T46N R43W MAP NO. 202L PRT OF NW1/4 OF NW1/4; COM 1181.30 FT E & 576 FT S OF SEC COR COM TO SECS 8, 9, 16 & 17; TH S'LY ALG W SIDE OF MINE RD 65 FT; TH W'LY 152.30 FT TO PT 178 FT N OF N R/W LN OF US 2; TH N'LY PAR TO MINE RD 39 FT; TH E 150 FT TO POB. Summer Tax Due: \$30.47	COUNTY RD 523, MARENISCO	\$750.00
3335	Parcel ID: 51-02-004-800; Legal Description: SEC. 00 T00N R00W MAP NO. PD-46 LOT 6 AND LOT 7 PLUS A 15 FT EXTENSION ON THE N LINE OF LOT 7; TH S TO SW COR OF LOT 7; TH N30 DEG 04'30"E TO NW COR OF LOT 7; BLK 7 AND E 172.50 FT OF LOT 8, BLK 7. CANAL CO. ADDITION. Comments: NW corner of the intersection of S Sophie and W Longyear. Has old structure on it that was condemned in December 2019. All municipal utilities and natural gas are available here. Additional Disclosures: 23; 31 (see key for full text) Summer Tax Due: \$139.54	210 S MOORE ST, BESSEMER	\$4,000.00
3336	Parcel ID: 51-02-008-400; Legal Description: SEC. 00 T00N R00W MAP NO. PD-83 LOT 21, BLK. 11; CANAL CO. ADD. 513/978 583/630 Comments: Two story home in Bessemer. Beyond economic logic to rehab. It has a bad foundation under the east section of the home, and the rear is beginning to cascade into that vortex. The home is physically beginning to come apart in the rear from the combination of foundation and roof/rot issues. The value here is in the land. Additional Disclosures: 5; 34; 33 (see key for full text) Summer Tax Due: \$193.16	111 W SELLAR ST, BESSEMER	\$2,200.00
3337	Parcel ID: 51-03-002-910; Legal Description: SEC. 00 TN RW MAP NO. PF-29B LOT 48 COLBY PLAT NO. 1 521/386 (THIS LEGAL WAS SPLIT OFF 51-03-002-900 FOR 2011) Summer Tax Due: \$7.02	NO ROAD, BESSEMER	\$850.00
3338	Parcel ID: 51-03-003-900; Legal Description: SEC. 00 T00N R00W MAP NO. PF-38 LOT 59; COLBY PLAT NO. 1 361/546 423/365 Comments: Likely beyond economic logic to restore. The foundation is giving way on three sides of the home. A cavity in the roof is sprouting a tree, and underneath it inside the home a pretty large area of rot has structurally damaged the bearing system of walls and floor joists. This was a cute place, once upon a time. Furniture has shifted to the center of rooms as the floors have begun their decline into the crawlspace, and it is out of square to the degree that doors no longer close. Additional Disclosures: 22; 5; 34 (see key for full text) Summer Tax Due: \$207.35	604 THIRD AVE, BESSEMER	\$3,700.00
3340	Parcel ID: 51-05-504-900; Legal Description: SEC. 00 T00N R00W MAP NO. PK-48 HILL ADDITION; LOT 3, BLK 5. 304/302 304/303 305/646 313/759 351/591 434/125 504/342 513/915 524/482 Summer Tax Due: \$31.70	S HADLEY ST, BESSEMER	\$800.00
3341	Parcel ID: 51-12-500-500; Legal Description: SEC. 00 T00N R00W MAP NO. PX-5 WEST BESSEMER W2/3 OF LOT 11, BLK 1. 315/761 315/762 316/324 328/69 328/914 353/899 432/531 Comments: Someone added on to this house, installed new vinyl siding, windows, doors, roof and THEN discovered that it has a very bad foundation. This incomplete, and may or may not be worth salvage. The interior is a shell. The former owner took most of the fixtures (and some of the windows) with them when they left. It has some potential, but needs a whole new foundation which could exceed the finished value of the house in this market. Bessemer. Additional Disclosures: 22; 36; 34; 76 (see key for full text) Summer Tax Due: \$608.46	116 W FIRST AVE, BESSEMER	\$5,400.00
3343	Parcel ID: 51-13-002-500; Legal Description: SEC. 00 TN RW MAP NO. PY-25 YALE PLAT; LOT 27. 529/721 Comments: Older 4 square design. Frame construction. Newer roof with no leaks, 100A electric. Municipal water and natural gas service. The furnace has been removed ... water heater is ruptured which = frozen plumbing. 1.5 bath and 4 (walk-thru) bedrooms. Some nice wood floors in restorable condition. This could be a rerally sharp little place without a lot of work. Someone removed some interior walls around the stairway and there is a little amateur temporary electrical patchwork to be tidied up. We believe that the one car garage to the rear is a part of this parcel as well. You may wish to verify the lot lines. This is a real solid, clean house. Just needs some finishing touches ... and heat! Summer Tax Due: \$696.86	1615 S HADLEY ST, BESSEMER	\$14,500.00

3344	<p>Parcel ID: 51-13-005-500; Legal Description: SEC. 00 T00N R00W MAP NO. PY-54 -55 YALE PLAT; LOTS 64 AND 65. 315/735 340/837 473/419 (THIS PARCEL WAS COMBINED WITH 51-13-005-400 FOR 2008 ROLL) Comments: Older two story home. Our primary concern is the deflection (dip) in the roof. This likely the result of undersized lumber used in the roof system and may have been that way for decades but it is still bothersome. Has a steel roof that is not leaking inside. The house egerally needs a dejunking, deep cleaning and resurfacing. 100A electrical service. The heat system is older and it appears they mostly used wood heat. May need upgrading. The plumbing is antiquated. This has a Michigan basement and the foundation generally looked okay, but it is overgrown and brusky around the outside and difficult to get a real good look at. This is a good rehab project for the budget conscious home buyer. Some elbow grease will go a long way here.</p> <p>Summer Tax Due: \$963.07</p>	1611 S GLYUNA ST, BESSEMER	\$6,400.00
3346	<p>Parcel ID: 52-15-376-060; Legal Description: LOT 31 AND 32 BLOCK 2 SUNNYSIDE ADDITION Comments: This is a garage with living space over the top, as well as a newer garage right next to it. The opportunity exists here to convert the lower garage area of the original building into more living space or a studio, workshop or home office! We did not venture far inside, as the former owner still has plenty of property here they are coming to get. It appears that the building needs a roof, as we saw one area near the center that had ceiling down. The garage is very new ... can't be 3-4 years old at the most. Still contains personal property as well. This could be a very cool bachelor/ette pad for the person with a hobby space in mind. Additional Disclosures: 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$783.55</p>	168 E NORTHLAND AVE, IRONWOOD	\$3,700.00
3347	<p>Parcel ID: 52-15-478-090; Legal Description: LOT 33 BLOCK 6 SUPERIOR GARDEN ADD Comments: This home was ordered vacated by the building offial some number of years ago according to a neighbor. The foundation is creeping inward on the west and north sides. Natural gas service was terminated and cut back to the road. We would suggest checking with the code enforcement folks if this one gets your interest. Additional Disclosures: 34 (see key for full text)</p> <p>Summer Tax Due: \$450.17</p>	740 CELIA ST, IRONWOOD	\$4,400.00
3348	<p>Parcel ID: 52-21-426-170; Legal Description: LOT 22 ASSESSORS PLAT NO 4 Comments: Large older 4 square home in Ironwood. Appears to have been perhaps used as a duplex at one time, as it has a kitchen on the second floor and a separate exterior entrance. Foundation and roof are good EXCEPT the the one story rear addiotion (about a 6 foot enclosed porch area) that has bad foundation and probably would be easiest to just remove. The primary foundation appears to be fine. The house was difficult to assess the condition of entirely, because of the amount of garage-sale type stuff piled everywhere. It appears it was being used primarily for storage in recent times. Substantial slope to the back porch floors where the foundation is bad. Second floor is two bedrooms, first floor has one. Older hot water boiler heat, condition unknown ... couldn't get to it to take a good look. Roof is mid life and not leaking. Overall this is a good solid building that needs to be emptied out, cleaned and mechanical systems checked. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$564.54</p>	418 W NORRIE ST IRONWOOD	\$1,800.00
3349	<p>Parcel ID: 52-22-129-150; Legal Description: E 10' OF LOT 37 & ALL OF LOT 38 BLOCK 3 MEGAN & KOENIG'S FIRST ADD Comments: This is an older frame construction home in Ironwood. It is occupied by a relative of the former owner. They are aware of the pending sale. This appears to be a straight solid home in generally good repair. Steel roof and older by stable siding. It has a one car attached garage as well as an older detached one car garage. We did notice some deflection of the pier supports under the fron porch which should be addressed. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,617.05</p>	172 E COOLIDGE AVE, IRONWOOD	\$7,100.00
3352	<p>Parcel ID: 52-22-228-030; Legal Description: LOT 7 ASSESSORS PLAT NO 7 Comments: This one is boarded. It has a 2015 building permit in the front window, and a newer electric service is evident on the west side. A few newer windows. Roof is ancient. Foundation *looks* okay from outside the building. There is no piping leading *from* the gas meter, which tells us that it has no operable heating system. We would view this as a shell to be completed. We did speak with a neighbor who told us that the house has food garbage inside, and that the last occupants did not have running water and were doing their #1 and #2 releases inside the house. So the inside is likely a major cleaning project. Additional Disclosures: 66; 46; 50 (see key for full text)</p> <p>Summer Tax Due: \$503.36</p>	710 HEDIN AVE, IRONWOOD	\$2,500.00

3353	Parcel ID: 52-22-254-060; Legal Description: LOT 26 BLOCK 4 MANSF. CASE & LONGY. Comments: Narrow, long, two story frame home on a narrow lot in Ironwood. This house seems square and solid, but has a worrisome FOUNDATION ISSUE down in the basement on the south wall that may give you pause. The main and upper floors have been partially gutted to reconfigure the floor plan, so the room count and layout is flexible and not cast in stone. We could not get a good look at the roof because this house is literally too close to the neighboring homes to see it overall, but it is not leaking. The side porch of the home has some rot and should be removed. So that's all the good news. In the basement, there is a very evident foundation issue running along the center portion of the south wall (see photos). This home is very restorable if this issue is addressed first. Additional Disclosures: 50; 34 (see key for full text) Summer Tax Due: \$625.95	118 N MANSFIELD ST, IRONWOOD	\$3,300.00
3354	Parcel ID: 52-22-255-180; Legal Description: LOT 16 BLOCK 3 MANSF. CASE & LONGY. Comments: This home is difficult to really assess well because it is covered in brush. Curiously the roof on this home is not old. The interior is as cluttered as the outside, making that assessment difficult also. The floors have some sway to them, but the foundation is generally solid, tho we can see where some work has been done on the south foundation wall in the crawlspace. Mechanicals are older and could use an upgrade. There is some rot in the front porch entry area that will need work. We could not get to the back end of the house without a brush cutting team, so that's your to assess. It appears this house is worth repurposing if you're willing to clean out the yard and interior and do some resurfacing and mechanical upgrades. The four walls, floors and ceilings are preservable. Summer Tax Due: \$297.94	121 N MANSFIELD ST, IRONWOOD	\$1,900.00
3355	Parcel ID: 52-22-255-190; Legal Description: LOTS 14 & 15 BLOCK 3 MANSF. CASE & LONGY. Summer Tax Due: \$24.79	125 N MANSFIELD ST, IRONWOOD	\$800.00
3358	Parcel ID: 52-22-260-140; Legal Description: LOT 17 BLOCK 7 MANSF. CASE & LONGY. Comments: The exterior of this older wood frame home has been modernized in the last few years with the exception of the rear porch, which needs attention. It has vinyl siding and a nice, architectural series shingled roof. Not much needs to be done outside at all. Inside, the house is the result of a mid-century "remodeling" with dropped ceilings, paneling and shag carpeting. There is a little sway to the floors but it's not bad. There are two bedrooms plus a walk-thru upstairs, and two baths, one up and one down. The back porch to this house is in tough shape and might need to be removed. It's also got a bunch of raw food garbage and a few hundred flies that hampered our effort to get to the basement to review the mechanicals. However we can tell by the venting that the furnace is a modern high efficiency model and we believe the electric service indicates a 100A panelboard as well. We just didn't "see" them. Overall, this is a solid home worthy of consideration. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$716.02	126 S MANSFIELD ST, IRONWOOD	\$3,000.00
3360	Parcel ID: 52-22-403-050; Legal Description: LOT 3, BLOCK 34 ORIGINAL PLAT Comments: Wood frame church building. Needs immediate attention to the roof area around the belltower. Water is infiltrating there (see missing siding in photo) and causing distress to that portion of the structure from top to bottom. Needs a couple of windows replaced to get rid of the PIGEONS that have taken the building over. Building has two or three forced air furnaces grouped into a small room in the lower level. Basement is waterlogged and beginning to mildew and mold from the roof leak. Building is roughly 40x50 plus a side addition (about 2500 square feet) per floor. Two floors, plus mezzanines overlooking the sanctuary. Kitchen in the basement. This could be saved with some prompt attention and elbow grease. At present there is a good amount of pigeon dung inside this building, which is not only unsanitary, but very, very unhealthy if breathed in a dust form. Exercise caution. Yard is overgrown and needs to be trimmed up to get a good look at the exterior. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$697.18	331 S MARQUETTE ST, IRONWOOD	\$3,400.00
3362	Parcel ID: 52-22-455-100; Legal Description: THAT PT OF S 1/2 OF SE 1/4 OF SEC 22-47- 47 BEG AT A PT ON THE S BDY OF SD SUB- DIV 646.1 FT E'LY FROM THE SW COR TH-OF, TH N'LY 100 FT TH E'LY 73.9 FT THE S'LY 100 FT TH W'LY 73.9 FT TO POB ACREAGE Summer Tax Due: \$16.81	114 E PINE ST, IRONWOOD	\$750.00
3366	Parcel ID: 52-26-111-020; Legal Description: LOTS 19 THRU 36 BLOCK 11 NELSON'S ADDITION Summer Tax Due: \$38.48	NO ROAD, IRONWOOD	\$850.00

3367	Parcel ID: 52-27-104-060; Legal Description: LOT 26 BLOCK 6 CURRY 3RD ADDITION Comments: This is a large, sturdy, square house that has had some rough use. There are busted up doors, windows and food garbage and just general filth from wall-to-wall. If it were cleaned out and resurfaced, this would be a solid family home. 4 bedrooms, one bath. Some hardwood floors. The roof is older but not leaking. 100a modern electrical and a mid-century forced air furnace This one has some potential. We DID see some utility markings, which are common just before demolition. We did not see a posted demolition notice, but we suggest contacting the City of Ironwood to be sure. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$322.49	110 POPLAR ST ST IRONWOOD	\$4,100.00
3370	Parcel ID: 52-27-204-170; Legal Description: LOT 2 BLOCK 4 NORRIE ADDITION Summer Tax Due: \$10.37	105 W OAK ST IRONWOOD	\$700.00
3371	Parcel ID: 52-27-204-250; Legal Description: LOT 10 BLOCK 4 NORRIE ADDITION Summer Tax Due: \$10.37	137 W OAK ST IRONWOOD	\$950.00
3375	Parcel ID: 52-27-259-050; Legal Description: LOT 12 BLOCK 10 HIGHLAND ADDITION Summer Tax Due: \$8.86	TOFTY ST, IRONWOOD	\$700.00
3376	Parcel ID: 52-27-283-050; Legal Description: LOTS 23 & 24 BLOCK 8 CLOVERLAND ADDITION Summer Tax Due: \$23.28	NO ROAD IRONWOOD	\$750.00
3377	Parcel ID: 53-00-110-900; Legal Description: SEC. 16 T47N R45W MAP NO. A146 ORIGINAL PLAT; LOT 6, BLOCK 16. 335/698 348/178 535/380 Comments: Old wood frame two story retail storefront, off the hiway, on a Wakefield side street. Overall this is a straight, solid building. The last holders began the process of converting this into 4 units, and gave up the chase without getting too far down the path. Has upgraded power service and several subpanels through out the building. On both levels, walls have been removed to modify the floor plan. We did notice a couple of warning signs in the foundation that may worsen if not acted on. One on the south side near the side entry door, and another at the rear left corner on the back wall. Neither of these is an immediate danger to the building, but we would sure address them as a part of our rehab plans. The roof is ancient, but not leaking (yet). There are no sources of heat, as all the furnaces are gone. This could be a cute project if you have the pockets, vision and end use for the property. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$395.26	308 BROTHERTON ST, WAKEFIELD	\$5,700.00
3379	Parcel ID: 53-01-508-600; Legal Description: SEC. 16 T47N R45W MAP NO. C89 SPARROW & LONGYEAR ADDITION; LOT 103. 450/975 479/643 487/429 496/647 Comments: The roof over the rear of the home is missing a wide swath of shingle, and it's been raining inside for several years. According to a neighbor, its been vacant three years and was in tough shape even before that. The foundation on the south side of the home is caving into the basement. Inside there is substantial water damage. A lot of structural work here ... more than the end product would be worth in this market. Additional Disclosures: 22; 34; 5 (see key for full text) Summer Tax Due: \$914.23	605 NEIDHOLD AVE, WAKEFIELD	\$5,500.00
3381	Parcel ID: 53-10-000-500; Legal Description: SEC. 16 T47N R45W MAP NO. T4 HILL ADDITION; ASSESSOR'S PLAT NO. 14; LOT 4. 312/443 330/791 365/944 449/7 537/314 577/480 583/643 583/950 Comments: We have offered this property at least once before. It has been idle to our memory for at least a decade. So long that trees are now growing through deck boards in the porches and steps. Miraculously the roof appears to still be keeping most of the elements at bay, even in its aged and worn condition. There are numerous broken windows, and we see deflection in both of the side foundation walls. This could be a decent place, but will require pockets and patience. Just off US-2 at Wakefield. This is a large, solid building in need of mechanical updating, windows and a roof. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$458.49	1002 KUIVINEN ST, WAKEFIELD	\$4,000.00
3384	Parcel ID: 53-13-504-200; Legal Description: SEC. 18 T47N R45W MAP NO. Z1-47 VERONA ADDITION NO. 1; ASSR'S PLAT NO. 20; LOT 47 298/497 305/167 331/294 332/252 Comments: Old collapsing mobile on a platted lot in the Verona Location plat near Wakefield. The mobile is garbage, but there is value in the well, septic and power service depending on condition. Additional Disclosures: 22; 36; 33 (see key for full text) Summer Tax Due: \$194.37	1215 C ST, WAKEFIELD	\$2,500.00

3390	Parcel ID: 53-22-001-800; Legal Description: SEC. 15 T47N R45W MAP NO. MB15-14 PRT OF NW-NW, BEG 396 FT E & 15 FT S OF NW COR, TH S 34 DEG 30' E 150 FT, W 96 FT, N 140 FT TO P.O.B. 0.13 A Summer Tax Due: \$15.33	SECOND ST, WAKEFIELD	\$700.00
3391	Parcel ID: 53-25-000-650; Legal Description: SEC. 18 T47N R45W MAP NO. MB18-6-1B NORTH 1 ACRE OF W1/2 OF NW1/4 OF SW1/4 OF NE1/4. 1 ACRE 300/93 301/409 302/61 379/869 Comments: Platted lot at the Verona Location near Wakefield. Occupied. We did not have the opportunity to view this property in detail Additional Disclosures: 17; 21; 6; 33 (see key for full text) Summer Tax Due: \$179.32	510 C ST, WAKEFIELD	\$1,500.00
9993329	Parcel ID: 04-31-601-700; Legal Description: SEC. 16 T46N R43W MAP NO. 202L PRT OF NW1/4 OF NW1/4; COM 1181.30 FT E & 576 FT S OF SEC COR COM TO SECS 8, 9, 16 & 17; TH S'LY ALG W SIDE OF MINE RD 65 FT; TH W'LY 152.30 FT TO PT 178 FT N OF N R/W LN OF US 2; TH N'LY PAR TO MINE RD 39 FT; TH E 150 FT TO POB. Summer Tax Due: TBA	COUNTY RD 523, MARENISCO	\$750.00

Gogebic - DNR

Lot #	Lot Information	Address	Min. Bid
99151	Parcel ID: 06-18-801-000; Legal Description: A PARCEL OF LAND IN THE SW1/4 OF SW1/4 COMMENCING AT THE SW COR OF THE ABOVE DESCRIBED SW1/4 OF SW1/4 TH NORTH ALONG WEST BOUNDARY OF SAID SW1/4 OF SW1/4 100 FT TH E'LY AND PARALLEL WITH SOUTH BOUNDARY OF SW1/4 OF SW1/4 165 FT TH S'LY AND PARALLEL WITH WEST BOUNDARY OF SW1/4 OF SW1/4 100 FT AND TO THE SOUTH BOUNDARY OF SW1/4 OF SW1/4 TH W'LY ALONG SOUTH BOUNDARY TO P.O.B. Comments: Parcel is 100' feet (north-south) x 165' feet (east-west) and is located on Wright Road, where it turns 90 degrees west. There is a survey marker for the Qtr/Qtr section corner there, which is also the SW corner of the parcel. 0.37 ACRES. Just north of Moon Lake. (This lot previously described the marker being on the NW corner of the parcel, which was incorrect. It is located on the SW corner). Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Wright Road	\$850.00
99999151	Parcel ID: 06-18-801-000; Legal Description: A PARCEL OF LAND IN THE SW1/4 OF SW1/4 COMMENCING AT THE SW COR OF THE ABOVE DESCRIBED SW1/4 OF SW1/4 TH NORTH ALONG WEST BOUNDARY OF SAID SW1/4 OF SW1/4 100 FT TH E'LY AND PARALLEL WITH SOUTH BOUNDARY OF SW1/4 OF SW1/4 165 FT TH S'LY AND PARALLEL WITH WEST BOUNDARY OF SW1/4 OF SW1/4 100 FT AND TO THE SOUTH BOUNDARY OF SW1/4 OF SW1/4 TH W'LY ALONG SOUTH BOUNDARY TO P.O.B. Comments: Parcel is 100' feet (north-south) x 165' feet (east-west) and is located on Wright Road, where it turns 90 degrees west. There is a survey marker for the Qtr/Qtr section corner there, which is also the NW corner of the parcel. 0.37 ACRES. Just north of Moon Lake. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Wright Road	\$850.00

Houghton

Lot #	Lot Information	Address	Min. Bid
3501	Parcel ID: 001-200-099-50; Legal Description: LOT 99 ASSESSOR'S PLAT OF PAINESDALE Comments: This is an older mobile with exterior signals of distress, The west side of the unit has noticeable deflection in the wall and roof. A closer inspection reveals that the roof has caved in. The value here is in the land. There are both municipal water and natural gas here. Painesdale location. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$564.87	15489 BALTIC ST PAINESDALE	\$7,700.00
3502	Parcel ID: 001-200-145-00; Legal Description: E 1/2 OF LOT 145 & ALL OF LOT 146 ASSESSOR'S PLAT OF PAINESDALE. Comments: Was originally a side-by-side symmetrical duplex (common here). Converted into single family in recent years. Newer roof and vinyl siding. The interior is strewn with castoff and food garbage (stinky) but this house is not in bad shape at all. Straight, modern and updated. Five bedrooms (one down, four up). Basement is exterior entrance. There is natural gas here, but we did not see a meter. Municipal water. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$730.20	15578 EVERGREEN ST PAINESDALE	\$4,400.00
3503	Parcel ID: 001-200-259-00; Legal Description: LOT 259 ASSESSOR'S PLAT OF PAINESDALE. Comments: Open air structure at Painesdale just past the Jeffers High School. We suspect that in its earliest days, this may have been a store with attached owners quarters. The front porch features an old safe that someone cut the back open to get to the pile of gold that was inside. The front has two wiliide oooopen holes (that's how they got the safe out!) that should be covered to keep the elements out and prevent damage. This is actually a fairly solid structure and in better shape that exterior appearance would suggest. It will need updated mechanicals. The roof is not in bad shape with the exception of a couple spots where there are localized issues. The siding is weatherbeaten, but performs its chore. Cellar has an exterior entrance. We saw some electric baseboard heat, a woodstove with water boiler rig, and remnants of fuel oil heat. This one could be put back together. 1/2 acre parcel on a paved county road. The power service has been dropped by the utility. We don't think municipal water or natural gas extends to this parcel. Summer Tax Due: \$294.17	42889 GOODELL ST PAINESDALE	\$3,300.00
3505	Parcel ID: 001-400-146-00; Legal Description: LOT 146 ASSESSOR'S PLAT OF TRIMOUNTAIN Comments: Vacant parcel. About 1/4 acre on a paved village street. Appears to have been a power service on this parcel in the past, so there may have been structures here that have been removed. Municipal water and natural gas in this area. Summer Tax Due: \$73.70	6th Avenue - TriMountain	\$1,200.00
3508	Parcel ID: 001-700-063-50; Legal Description: S 30.49' OF LOT 63 ASSESSOR'S PLAT OF ATLANTIC MINE NO 1 Comments: Narrow 39' foot wide parcel in Atlantic Mine. There is an old garage type building that is on this parcel. It hasn't collapsed, but it has that potential. Summer Tax Due: \$40.09	ERICKSON DR ATLANTIC MINE	\$950.00

3511	<p>This lot is a "bundle" comprised of 14 parcels</p> <p>(1 of 14) Parcel ID: 002-206-010-00; Legal Description: LOT 10 BLK 6 VILLAGE OF PHILLIPS Comments: This sale includes 14 adjacent lots in Phillipsville at the north edge of Houghton County. Most of these lots are about 3,000 square feet, so our total area here is roughly 1 acre. There is paved frontage on 2nd Street and Center Street as well as US 41. 5 of the 14 lots have frontage on platted streets that were never actually built. The lands are dry and elevated.</p> <p>(2 of 14) Parcel ID: 002-206-011-00; Legal Description: LOT 11 BLK 6 VILLAGE OF PHILLIPS</p> <p>(3 of 14) Parcel ID: 002-206-012-00; Legal Description: LOT 12 BLK 6 VILLAGE OF PHILLIPS</p> <p>(4 of 14) Parcel ID: 002-206-013-00; Legal Description: LOT 13 BLK 6 VILLAGE OF PHILLIPS</p> <p>(5 of 14) Parcel ID: 002-206-016-00; Legal Description: LOT 16 BLK 6 VILLAGE OF PHILLIPS</p> <p>(6 of 14) Parcel ID: 002-206-017-00; Legal Description: LOT 17 BLK 6 VILLAGE OF PHILLIPS</p> <p>(7 of 14) Parcel ID: 002-206-018-00; Legal Description: LOT 18 BLK 6 VILLAGE OF PHILLIPS</p> <p>(8 of 14) Parcel ID: 002-206-019-00; Legal Description: LOT 19 BLK 6 VILLAGE OF PHILLIPS</p> <p>(9 of 14) Parcel ID: 002-206-020-00; Legal Description: LOT 20 BLK 6 VILLAGE OF PHILLIPS</p> <p>(10 of 14) Parcel ID: 002-206-021-00; Legal Description: LOT 21 BLK 6 VILLAGE OF PHILLIPS</p> <p>(11 of 14) Parcel ID: 002-206-022-00; Legal Description: LOT 22 BLK 6 VILLAGE OF PHILLIPS</p> <p>(12 of 14) Parcel ID: 002-206-023-00; Legal Description: LOT 23 BLK 6 VILLAGE OF PHILLIPS</p> <p>(13 of 14) Parcel ID: 002-206-024-00; Legal Description: LOT 24 BLK 6 VILLAGE OF PHILLIPS</p> <p>(14 of 14) Parcel ID: 002-206-025-00; Legal Description: LOT 25 BLK 6 VILLAGE OF PHILLIPS</p> <p>Summer Tax Due: \$99.26</p>	<p>US 41 - Phillipsville;</p> <p>SECOND ST ALLOUEZ;</p> <p>SECOND ST ALLOUEZ;</p> <p>SECOND ST ALLOUEZ;</p> <p>US HIGHWAY 41 PHILLIP CALUMET;</p> <p>US HIGHWAY 41 PHILLIP CALUMET;</p> <p>FIRST ST ALLOUEZ;</p> <p>FIRST ST;</p> <p>FIRST ST;</p> <p>FIRST ST;</p> <p>FIRST ST;</p> <p>FIRST ST;</p> <p>FIRST ST;</p> <p>FIRST ST</p>	\$9,700.00
3525	<p>Parcel ID: 002-380-072-00; Legal Description: LOT 72 NEWTOWN LOCATION PLAT. Comments: This one is really grubby and cluttered, but structurally it's not bad at all. Empty it out, clean it, resurface it, and you're on your way. Mechanicals, kitchen and bath could use upgrades, but the basic structure is pretty good as bare bones. This is the half south of the building (the brown section). It has a good steel roof, two bedrooms and is on a crawlspace. We did not see the electric panel, but assume it is an older 60A fusebox. Last occupancy has been a few years.</p> <p>Summer Tax Due: \$317.90</p>	57045 OSCEOLA RD CALUMET	\$3,000.00
3527	<p>Parcel ID: 002-402-109-60; Legal Description: THAT PART OF LOT 109 OF RECORDED PLAT OF HECLA II, IN SEC 23 & 24 T56N R33W AS RECORDED IN PLAT CABINET 2 PAGE 112 D/F: BEG ON NW'LY LINE OF ROCKLAND ST AT A POINT S 32°06'05" W 133.28' FROM AN IRON PIN ENCASED IN CONCRETE MARKING NE'LY COR OF LOT 110 OF RECORDED PLAT OF HECLA II & POB; TH S 32°06'05" W 33.80'; TH N 56°41'36" W 106.02'; TH N 32°06'05" E 31.57'; TH S 57°53'55" E 106.00' TO POB. 1/2 OF DUPLEX BEING LEASED ON THIS PROPERTY IS 56763 ROCKLAND ST. Comments: This is a bit of an odd one. We're used to one-half structure duplex units, but this one seems to be tied into the adjacent (occupied) unit. It has not exterior steps (door is several feet above the ground) and all of the exterior finishes are matching. Because it was occupied, we did not have the opportunity to view it in detail. Roof is older. The entire building would appear to be in the middle of a rehab project. You'll want to investigate and ask a few questions on this one before bidding.</p> <p>Summer Tax Due: \$189.10</p>	56763 ROCKLAND ST CALUMET	\$2,500.00

3532	Parcel ID: 002-440-116-00; Legal Description: LOT 116 ASSESSOR'S PLAT OF YELLOW JACKET. 167/1013 Comments: We did not have the opportunity to inspect this one in detail as it appears to still be occupied. Older frame home in need of some upgrades and attention. Attached garage. Both need a roof sooner rather than later. Sale 3533 is an adjacent vacant lot that you may wish to purchase if you'd like a larger yard! Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$672.62	57420 ELEVENTH ST CALUMET	\$3,900.00
3533	Parcel ID: 002-440-117-00; Legal Description: LOT 117 ASSESSOR'S PLAT OF YELLOW JACKET. 167/1013 Comments: Vacant parcel is south of, and adjacent to sale 3532. Great for new construction, or as a side yard for a neighboring parcel. There are currently inoperable vehicles parked here that will need removal. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$93.21	57420 ELEVENTH ST CALUMET	\$1,200.00
3534	Parcel ID: 002-520-003-00; Legal Description: ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 41. Comments: Home in Osceola has been stripped to the studs (the dirty part is done) and a little rehabbing started, then POOF. It's been sitting idle for a while, and now it's your turn to finish it. The forward portion of the home is pretty stable (but weather beaten) but there are some issues with the foundation under the addition to the rear. Roof is older but we didn't see leaks. On a crawlspace. This one needs electrical, plumbing, HVAC, insulation and a resurfacing. Ceilings are low on the main floor, some barely over 6' foot. We did not investigate the cellar (exterior entrance), but we assume that's where the electric service panel is located. No real plumbing fixtures installed. This is still in the demolition and clean out stage of things. This building is missing numerous windows, by the way. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$337.90	25597 B ST CALUMET	\$2,200.00
3540	Parcel ID: 003-132-091-00; Legal Description: SEC 32 T54N R33W PART OF LOT 4, BEG AT SE COR, LOT 18, HAMAR ADD, TH N 73 DEG 30' W 128' TO COR LOTS 15 & 16, TH S 16 DEG 30' W 100', TH N 73 DEG 30' W 40', TH N 16 DEG 30' E 100' TO COR LOTS 14 & 15 TH S 73 DEG 30' E 40' TO POB. .20 A. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$12.37	CHASSELL	\$750.00
3541	Parcel ID: 004-101-010-00; Legal Description: SEC 1 T47N R37W THE W 330' OF SE 1/4 OF NW 1/4 OF SEC 1 EXCEPT COM AT SW COR OF SE 1/4 OF NW 1/4 OF SEC 1, TH N 300' TO POB, TH E 98', TH N 183', TH W 98', TH S 183' TO POB. 9.60 ACRES Comments: The is essentially a 10 acre parcel, 330' x 1320' more or less, with 330' feet laying along the north side of Kitchie Road. The 4/10ths of an acre that's missing from being a complete 10, is a 98' x 183' parcel cut out of the west property line and occupied by someone else's cabin. If you enter the shared driveway, veer to the right to find the out cabin and outbuildings. The cabin has been unoccupied for a while (20 years?) and has broken windows and is inhabited by well fed raccoons based on the poo we saw. There *might* be a foundation issue on the south side where the cellar entrance is located, but the inside appears to be fairly solid and level. At the rear of the property USGS topo maps indicate there was a "gravel pit" at one time. Roads back to this area are overgrown as we did not investigate this on foot. The "guest house" and other buildings on this parcel have either collapsed or are a good snow or two away from that. The main structure could probably be resurrected. We will let you do that analysis. Propane gas, active power service to meter. Gravel road a half mile or less from F16 Hi-way near Kenton. Could be a great hunt camp or hideaway! This parcel is all uplands. No swamp here. We did not see a well, but there could be one here somewhere. We did spot a two holer. Summer Tax Due: \$589.30	5246 KITCHIE RD KENTON	\$4,000.00
3542	Parcel ID: 004-257-006-00; Legal Description: SEC 7 T48N R37W SE 1/4 OF SW 1/4, ALSO NE 1/4 OF SW 1/4 LYING S OF E BRANCH OF ONTONAGON RIVER. 46.47 A. Comments: Parcel has over 2000 feet of frontage on the East branch of the Ontonagon River, just upstream from Onion Falls. We spent considerable time looking for access to this parcel, and the best (only) physical way in that we think will reach it is a US Forest Service "ATV-only" trail (Trail # 835) coming in from the west, off the curve on Gardener Road. This trail winds around the north side of Duck Lake. We did not find any physical access in to the part of the parcel that is east of the river. There are some two tracks on topo maps, but they cross other privately owned lands. Many have tress and other obstructions. There is a deeded access right in Liber 69, Page 17-18, but it has never been improved. (See attachments for legal description and map of the easement) Short version: you can come in over a Federal ATV trail, or walk in over an unimproved easement, but you can't drive to this at present. The nearest improved road is well over a mile away. The topography rolls downward to the river channel on both sides, with a drop in elevation of over 100 feet. There is no power out in this area. Additional Disclosures: 43; 8 (see key for full text) Summer Tax Due: \$451.90		\$3,500.00

3546	<p>Parcel ID: 006-007-019-00; Legal Description: SEC 7 T55N R33W A PARCEL OF LAND IN S 1/2 OF NE 1/4 FROM N 1/4 POST OF SEC 7 RUN DUE S 1320' TO POB TH DUE E 540', TH DUE S 550', TH DUE W 540', TH DUE N 550' TO POB. 6.80 A. Comments: 6.5+ acre parcel lies south off Boston Location Road. There is no improved public road to this parcel. We are told that it is accessible by two tracks, but as far as we can tell, if there are any, they run across other peoples land. Parcel is roughly square, and USGS maps indicate the southern third or quarter of the parcel is marshlands. Might be a good hunt camp spot if you can figure out a legal way in and out. Additional Disclosures: 43; 7 (see key for full text)</p> <p>Summer Tax Due: \$31.01</p>	(Off) BOSTON CROSSCUT RD HANCOCK	\$1,700.00
3547	<p>Parcel ID: 006-019-005-00; Legal Description: SEC 19 T55N R33W A PAR OF LAND DESC AS FOLL, COM AT THE NE COR OF NW 1/4 OF NE 1/4 RNG TH S ON THE E BDRY LINE OF NW 1/4 OF NE 1/4 416'TH W PAR TO THE N BDRY LINE 208' TH N 416' TH E 208' TO POB. 2 A. Comments: 2 acres more or less parcel, at the far NE corner of Paavola on No 9 Road. It is unclear whether or not this property is occupied, so we did not enter to investigate. The exterior indicates deferred maintenance and the roof is going to leak, if it isn't already. The nucleus of the house is a traditional old 2 story frame structure. There are a couple of additions to the building which could be removed to improve its appearance. There are some debris in the yard, though it is difficult to estimate because of the long grass. Parcel is a corner lot and this structure is at the end of a cul-de-sac in a very quiet area. Could be a great family home if cleaned up and rehabbed. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$316.75</p>	21205 NO 9 RD HANCOCK	\$5,800.00
3548	<p>Parcel ID: 006-410-010-00; Legal Description: LOT 10 ASSESSOR'S PLAT OF HIGHWAY LOCATION Comments: This would be a decent place, except that it's SINKING because of a subsurface issue. The floors in the entire center of the home are sloping sharply downward, to the degree that the walls are separating from the ceiling. The roofline on the house is still straight. MAYBE you can reengineer the floor system before it is too late. As you can tell by the trajectory of the furniture, this isn't a minor slope. This is clearly about ready to collapse. To the degree that we did not walk across the floor to the other side. Start at the bottom on this one, and work your way up. 2 bedrooms, one bath. They took the furnace last time they left. Still some personal property here that we do not have title to and are not including in the sale. Nice two car garage. Platted lot. Additional Disclosures: 21; 36; 22 (see key for full text)</p> <p>Summer Tax Due: \$115.38</p>	23549 HIGHWAY LOC RD CALUMET	\$2,400.00
3551	<p>Parcel ID: 008-064-001-25; Legal Description: SEC 14 T49N R36W TRACT 224 OF SILVER RIVER RESERVE D/F: A PARCEL OF LAND IN N 1/2 OF SEC 14 COM AT SW COR OF N1/2 OF SEC 14; TH E'LY 2480.00' ALG S LN OF SD N1/2 OF SEC; TH N'LY 620.00' PERPENDICULAR TO SD S LN TO POB; TH CONT N'LY PERPENDICULAR TO SD S LN 340.00'; TH E'LY PARALLEL W/ SD S LN 1300.00'; TH S'LY PERPENDICULAR TO SD S LN 340.00'; TH W'LY 1300.00' TO POB (AKA S 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4) CONTAINS 10.15 AC M/L Comments: Fantastic recreational acreage at the Silver River Reserve, a private members-managed assembly of thousands of acres of land in southern Houghton County. There are restrictions and association fees associated with this property. Please see the website linked to this listing for more detail. This parcel is rectangular in shape and has 340' along the east side of Blue Road. There are no trails or clearings cut into the property, though there is an overgrown trail at roughly the north property line. There is a small pile of debris back in the woods off that trail (appliances and such) that appears to have been there a while. Can't be sure if it is on this parcel of the neighboring one. Very close to the line. Roughly one half of the property is level from the road heading east, where it drops off into ravines with steeper topography. This property is fully wooded and shows no signs of recent timbering. There are some large, mature trees in a number of species on this parcel. At the Silver River Reserve entrance, follow Red > Yellow > Blue Roads. There is no power out here, bring your Genset. Almost completely seasonal use. Additional Disclosures: 43; 16 (see key for full text)</p> <p>Summer Tax Due: \$134.61</p>	BLUE RD NISULA	\$1,400.00

3563	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 010-525-001-00; Legal Description: LOTS 1, 2 & 3 BLK 5 VILLAGE OF SUPERIOR. Comments: Roughly one acre total area here in three parcels. Seven platted lots. Brushy, wooded lots just SW of Houghton at Superior Location. There are a couple of junk cars on or near this property. Sale includes three parcels, two are adjacent and have road frontage east of Superior Street, one is west and is not accessible by improved road. There is one lot between the two sets of parcels ... play like Monopoly and make this all into one piece with a couple of phone calls! Appears to be dry, level lands.</p> <p><i>(2 of 3)</i> Parcel ID: 010-526-001-00; Legal Description: LOTS 1 & 2 BLK 6 VILLAGE OF SUPERIOR.</p> <p><i>(3 of 3)</i> Parcel ID: 010-526-003-00; Legal Description: LOTS 3 & 4 BLK 6 VILLAGE OF SUPERIOR.</p> <p>Summer Tax Due: \$164.30</p>	Superior Street, Superior Location;	\$2,700.00
3585	<p>Parcel ID: 043-209-002-00; Legal Description: LOT 2 BLK I SUPERVISORS ADD TO TORCH LAKE CITY. Comments: Older single wide in Lake Linden. Has been FSBO per the sign out front. Appears to have been winterized (no guarantees). Skirting is a bit iffy in spots and should be tightened up. The interior is clean and ready to live in. Roof is steel and in great condition. Older 60a fused electric service. Two bedrooms. Great starter or retirement place.</p> <p>Summer Tax Due: \$425.09</p>	910 FRONT STREET LAKE LINDEN	\$2,900.00
3587	<p>Parcel ID: 043-270-001-00; Legal Description: LOTS 1 & 3 & S.15'OF LOT 5,BLK 10 OF NEUMANN'S ADDITION TO TORCH LAKE CITY Comments: Roofover mobile and one car detached garage. Lake Linden. This property is sternly posted against anyone looking around, so we didn't! Roofover is in decent condition. This is still furnished and not occupied daily, but someone is clearly exercising dominion over this property. Inspect from the road only! Please note: We are told the garage on this property encroaches over the neighbor's property line and the neighbors may attempt to request that the structure to be moved by the new owner. Additional Disclosures: 6; 21; 33; 39 (see key for full text)</p> <p>Summer Tax Due: \$386.02</p>	1502 FRONT STREET LAKE LINDEN	\$2,100.00
3588	<p>Parcel ID: 044-109-001-00; Legal Description: NE'LY 70' OF LOT 1, BLK 9 FIRST ADD TO VILLAGE OF LARIUM SURFACE ONLY. Comments: This is one of the most visible corners in Laurium! Miceys a/k/a Smitty's bar was in the location for eons. In more recent years the lower level was converted into an apartment. The building has been pretty much stripped of fixtures (including the furnace) and the plumbing and electrical systems are realllly sketchy. The electrical system in places is downright dangerous. Much of the plumbing is amateur as well. We would rip it all out and start over to be honest. Structurally this building is solid, and the location is great ... it needs to be gutted and redone. There is also a second floor apartment that has not been occupied in some time. It has a hot water boiler installed, but it is in various forms of disassembly and obviously past its last breath. The location make an investment in a new roof, electrical, plumbing and HVAC a worthy one.</p> <p>Summer Tax Due: \$1,563.44</p>	143 LAKE LINDEN AVE LAURIUM	\$6,700.00
3589	<p>Parcel ID: 044-110-013-00; Legal Description: LOT 13 & 14 BLK 10 SECOND ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: This home is occupied, so we did not have the opportunity to view it in detail. It has been modernized and it appears to have been professionally done. Vinyl siding, steel roof and newer windows are evident. We assume this is a remodeled older home, but without closer inspection, that's just a guess. There is some accumulation in the yard (tires, vehicles) that would need to be removed. Overall this appears to be a solid property. The condition of the interior we can only speculate on. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,160.55</p>	122 S HECLA ST LAURIUM	\$11,500.00

3595	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 045-106-003-00; Legal Description: LOT 3 BLK 6 TOWN OF SOUTH RANGE. Comments: Derelict buildings have been removed from this commercial property on Tri-Mountain Avenue in South Range, to make way for your new development project! Roughly 30,000 square feet ... 2/3 acre, with excellent paved frontage just east of the elementary school in the downtown district. There are a couple of junk vehicles here to dispose of, but otherwise they're clean and open. We did see one footing/slab-on-grade about 20x30' feet in size in the center of the parcel. Across the street from Miners State Bank and the Katalina Restaurant.</p> <p>(2 of 2) Parcel ID: 045-106-004-00; Legal Description: LOTS 4-5-6-7-8 BLK 6 TOWN OF SOUTH RANGE. Summer Tax Due: \$637.22</p>	<p>62 TRIMOUNTAIN AVE SOUTH RANGE;</p> <p>58 TRIMOUNTAIN AVE SOUTH RANGE</p>	\$6,700.00
3609	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 003-129-017-00; Legal Description: SEC 29 T54N R33W PART OF GOV'T LOT 2 BEING THE N 125' OF S 275' OF THAT PART LYING W OF THE HWY EXCEPT DESC CH3-29-14A (BENEDICT). 4.87 A. Comments: Two parcels are combined to create 11.27 acres in total. This property is located about a mile or so north of Chassel, on US 41. A paved driveway wraps up to a private secluded setting that has potential lake views of Portage Lake with a little bit of clearing. There is a two bedroom, one bath frame home, mid-century construction, with a masonry fireplace. The property is served by natural gas and has a 100A electric service. To the north of the house is a detached, 2 car garage with a potential guest quarters over the top. It had a new roof and exterior stairway put on in 2017. There is already a guest quarters roughed in from past use, and it is plumbed for a kitchenette and bath, but we don't know anything about its function. Next to the two car garage is a large A-frame storage building. Easily long enough for a large workshop, or tractor storage. The acreage to the rear of the building is a mixture of specie and has a creek/drain that runs through the property. The road to the rear of the property appears to need to be built up to be suitable for regular vehicle use as there are spots that are overgrown and narrow where it crosses the lower lands up here. There is much useful upland here once you develop a way to get to it. Obviously it is very accessible by ATV. The house has natural gas hot water heat which was winterized in 2017, as was the plumbing. We cannot guarantee the work, but there should be no issue with the boiler or systems overall. The roof on the house is steel and isn't leaking. The living room has a nice corner window where there may have been lake views in the past, now grown up (most of these trees are on the property and could be thinned). There is one area in the laundry/utility room where the subfloor has been removed as it was spongy from a leaking washing machine. A sheet of plywood and that's as good as new. Overall, this is a solid, well built home with modern mechanicals that could use decor upgrades and maybe a new kitchen and bath. The master bedroom has one spot in its ceiling where the tiles have come loose and are sagging. It's not a leak ... just a sag. The two bedrooms share the bathroom with a Jack and Jill door setup. The property has an area to the north of the driveway near the road, where you could build a new garage that would minimize the work keeping the driveway open in the winter. This is located between Baraga and Houghton and roughly 10 miles from MTU. Note: This property is owned by the auction house and being sold "as is". Summer 2020 taxes are paid. The utilities at this property are active and can be switched over to the buyer at time of settlement. There is a lockbox at the property. Please do not contact the Treasurers office about this parcel, as they are not the seller. Direct your questions to support@tax-sale.info .. Additional Disclosures: (see key for full text)</p> <p>(2 of 2) Parcel ID: 003-129-019-00; Legal Description: SEC 29 T54N R33W PART OF GOV'T LOT 2 BEING S 150' OF THAT PART LYING W OF HWY. 6.40 A. Summer Tax Due: TBA</p>	<p>43553 US HIGHWAY 41 CHASSELL;</p> <p>43527 US HIGHWAY 41 CHASSELL</p>	\$20,000.00
9993502	<p>Parcel ID: 001-200-145-00; Legal Description: E 1/2 OF LOT 145 & ALL OF LOT 146 ASSESSOR'S PLAT OF PAINESDALE. Comments: Was originally a side-by-side symmetrical duplex (common here). Converted into single family in recent years. Newer roof and vinyl siding. The interior is strewn with castoff and food garbage (stinky) but this house is not in bad shape at all. Straight, modern and updated. Five bedrooms (one down, four up). Basement is exterior entrance. There is natural gas here, but we did not see a meter. Municipal water. Additional Disclosures: 66 (see key for full text) Summer Tax Due: TBA</p>	<p>15578 EVERGREEN ST PAINESDALE</p>	\$4,400.00

9993525	<p>Parcel ID: 002-380-072-00; Legal Description: LOT 72 NEWTOWN LOCATION PLAT.</p> <p>Comments: This one is really grubby and cluttered, but structurally it's not bad at all. Empty it out, clean it, resurface it, and you're on your way. Mechanicals, kitchen and bath could use upgrades, but the basic structure is pretty good as bare bones. This is the half south of the building (the brown section). It has a good steel roof, two bedrooms and is on a crawlspace. We did not see the electric panel, but assume it is an older 60A fusebox. Last occupancy has been a few years.</p> <p>Summer Tax Due: TBA</p>	57045 OSCEOLA RD CALUMET	\$3,000.00
9993563	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 010-525-001-00; Legal Description: LOTS 1, 2 & 3 BLK 5 VILLAGE OF SUPERIOR. Comments: Roughly one acre total area here in three parcels. Seven platted lots. Brushy, wooded lots just SW of Houghton at Superior Location. There are a couple of junk cars on or near this property. Sale includes three parcels, two are adjacent and have road frontage east of Superior Street, one is west and is not accessible by improved road. There is one lot between the two sets of parcels ... play like Monopoly and make this all into one piece with a couple of phone calls! Appears to be dry, level lands.</p> <p><i>(2 of 3)</i> Parcel ID: 010-526-001-00; Legal Description: LOTS 1 & 2 BLK 6 VILLAGE OF SUPERIOR.</p> <p><i>(3 of 3)</i> Parcel ID: 010-526-003-00; Legal Description: LOTS 3 & 4 BLK 6 VILLAGE OF SUPERIOR.</p> <p>Summer Tax Due: TBA</p>	Superior Street, Superior Location;	\$2,700.00

Houghton - DNR

Lot #	Lot Information	Address	Min. Bid
99152	Parcel ID: 002-149-021-00; Legal Description: CENTENNIAL HEIGHTS SUBDIVISION BLOCK I LOT 21 Comments: Small platted parcel just north of Calumet in Centennial Heights. About 5500 square feet. On a paved, maintained street. Dense, brushy vegetation. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Third Street	\$750.00

Iron

Lot #	Lot Information	Address	Min. Bid
4005	Parcel ID: 001-174-003-00; Legal Description: SEC 24 T45N R35W SE 1/4 OF NE 1/4 40A Comments: This is a 40 acre parcel that is surrounded by federal lands. It does not front on any improved road and you will want to research access rights and easements. Parcel lies about 1/2 mile south of NF 740 Road in Bates Township. USGS topographical maps indicate that this is entirely uplands, and not marshlands. There may be an old camp on the west edge of this parcel. We did not view this parcel in person. Chefs surprise. Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$652.85	1/2 MI S OF NF-740 ROAD	\$10,220.97
4008	Parcel ID: 002-336-020-00; Legal Description: BEG ON N LN 903 FT E OF NW COR, TH S 208 FT, TH E 192 FT, TH N 14 DEG W 210 FT TO N LN, TH W ALG N LN 145 FT TO POB. .80 A M/L Comments: Real nice wooded lot a couple hundred feet off US -141 on N Swan Lake Road. Has 145' feet on the road and runs about 210' deep. Lot is wider at the rear. Good gravel road. Great spot for a new home! Summer Tax Due: \$28.28	N Swan Lake Road	\$556.31
4009	Parcel ID: 002-425-024-00; Legal Description: SEC 30 T43N R32W PLAT OF ODGERS LOTS 24 & 25 BLK 5& 1/2 ABANDONED ALLEY ADJ & WEST THERETO (10' X 90.4' M/L) Comments: Odgers Location. Low, swampy lands. This parcel is to the rear, and east of 111 Bates Street. Additional Disclosures: 10; 8 (see key for full text) Summer Tax Due: \$56.05	(Unimproved) Oswald Street	\$702.58
4011	Parcel ID: 003-300-004-00; Legal Description: PLAT OF TOWN OF AMASA LOT 4. Comments: This one needs to come down. There are numerous 1+ foot holes in the roof that have been leaking for years. Maybe decades. The structural integrity of the structure is beyond rational repair. She's a rotten, dirty girl. Back additions are on wood pier footings that have rotted, causing failure and separation from the main building. Dozer bait. Lot is 50' along the road x 125' feet deep. Additional Disclosures: 22; 34; 5; 33 (see key for full text) Summer Tax Due: \$22.76	325 MAPLE ST - AMASA	\$740.99
4014	Parcel ID: 004-160-013-00; Legal Description: SEC 10 T43N R36W W 1/2 OF SW 1/4 OF SE 1/4. 20 A. Comments: Parcel is 660' east-west x 1320' north-south. Lies north of Bloomquist Road, about 6 miles west of Iron River. Parcel is almost entirely marshlands with a small uplands node at the NW corner (not sure how you'd get to that part without trespassing). Great recreational land or add on for a neighbor. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$179.10	Bloomquist Road - Iron River	\$1,266.58

4015	<p>This lot is a "bundle" comprised of 6 parcels</p> <p><i>(1 of 6)</i> Parcel ID: 007-093-005-01; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 840/3570 INTEREST IN ABOVE DESCRIPTION Comments: This is roughly a 1/3rd ownership share in a 32.75 acre parcel on the western limits of Iron River. We are combining 6 smaller units into a larger total share as a single sale unit. The property is south of Division Street on the hillside, just before it reaches M-73. The road frontage is on a fairly steep will with about a 45 degree slope. The property is rolling and lightly wooded with a brushy undertow. We suggest you study up on shared property interest law before bidding on this. We did not see any trails or roads cut into this parcel. Additional Disclosures: 57 (see key for full text)</p> <p><i>(2 of 6)</i> Parcel ID: 007-093-005-04; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 42/3570 INTEREST IN ABOVE DESCRIPTION</p> <p><i>(3 of 6)</i> Parcel ID: 007-093-005-05; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 84/3570 INTEREST IN ABOVE DESCRIPTION</p> <p><i>(4 of 6)</i> Parcel ID: 007-093-005-14; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 35/3570 INTEREST IN ABOVE DESCRIPTION</p> <p><i>(5 of 6)</i> Parcel ID: 007-093-005-15; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 35/3570 INTEREST IN ABOVE DESCRIPTION</p> <p><i>(6 of 6)</i> Parcel ID: 007-093-005-18; Legal Description: SEC 33 T43N R35W NE1/4 OF NE1/4 EXC DESC AS COM AT NE COR OF NE1/4 OF NE1/4, TH S 660' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 660' ALG LN PARL TO E BDRY LN OF NE1/4 OF NE1/4 TO N BDRY LN, TH E 330' ALG N BDRY LN OF NE1/4 OF NE1/4 TO POB & EXC DES AS COM 660' S OF NE COR OF NE1/4 OF NE1/4, TH S 330' ALG E BDRY LN OF NE1/4 OF NE1/4, TH W 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4, TH N 330' ALG LN PARL TO E LN OF NE1/4 OF NE1/4, TH E 330' ALG LN PARL TO N BDRY LN OF NE1/4 OF NE1/4 TO POB. UNDIV 14/3570 INTEREST IN ABOVE DESCRIPTION</p> <p>Summer Tax Due: \$53.56</p>	<p>Division Street - Iron River;</p> <p>VACANT LAND;</p> <p>VACANT LAND;</p> <p>VACANT LAND;</p> <p>VACANT LAND;</p> <p>VACANT LAND</p>	\$2,785.50
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4021	Parcel ID: 041-550-019-00; Legal Description: PLAT OF ALPHA E 13' OF LOT 19 & ALL OF LOT 20 & W 11' OF LOT 21 BLK 10. Comments: Modernized older frame home in Alpha. Two bedrooms and a bath up, bedroom and bath on main as well. Front porch is roached and needs to be removed We see indicators of frozen plumbing, which probably took the boiler piping with it. So there will be some plumbing to do. We could not get access to the basement to inspect the foundation in detail, you may wish to do an exterior walkaround to get a feeling for that. The roof is ancient but is not leaking inside the building. There is an abandoned vehicle and some debris in the side yard ... not sure if it goes with this as a bonus, or if it belongs to the neighbors. Overall, this is a good project house. Structurally it is sound other than the porch and could be returned to usefulness without a tremendous amount of work. Summer Tax Due: \$232.92	504 FIRST STREET CRYSTAL FALLS	\$6,313.30
4022	Parcel ID: 041-583-002-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 2, 3 & 4 BLK 3. Comments: The foundation problems here are visible as soon as you pull up in front. Without attention, the front foundation wall and probably the sidewalk will be in the basement at some point. The building is structurally ooold, but sound. It does not appear to have had any regular occupancy since probably the 1950's or 60's. Even with that absence, the roof has been maintained and the building suitably ventilated that it is very presentable aside from flaking paint and some plaster that has loosened from age more than anything else. If proper attention was paid to this property quickly, it could be saved. All of the mechanicals will need updating. The electric service has been dropped by the utility provider, and the service equipment is stored inside the building. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$19.96	309 SOUTH MAIN STREET ALPHA	\$5,291.70
4023	Parcel ID: 041-586-015-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 15, 16, 17 & 18 BLK 6. Comments: Late century frame construction with a drive under one car garage for your toys. Two bedrooms, one bath. Rock solid and not far from move in condition. Steel roof and a good foundation. Clean and free of stinky trash. Summer Tax Due: \$310.77	112 THIRD STREET ALPHA	\$7,489.37
4024	Parcel ID: 041-588-020-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 20, 21 & 22 BLOCK 8. Comments: This is a decent, clean, almost-move-in-ready two bedroom house in Alpha. Has a good steel roof and a modern, hi-efficiency furnace. Everything appears to have been well taken care of until the death of the last owner a year or two ago. We saw one minor foundation issue (repaired) in the basement stairwell, which is part of the rear addition. Older electrical service, decent windows. Summer Tax Due: \$298.85	204 SECOND STREET ALPHA	\$1,982.01
4030	Parcel ID: 051-224-020-00; Legal Description: SEC 1 T42N R35W KONWINSKI ADDITION LOTS 20 & 21 BLK 4. Comments: Parcel is 57' feet x 125' feet in size. At the SW corner of W 2nd Street and Caspian Road. Caspian Rd is a two track at this point heading west. There is an old foundation on this parcel from a structure long since removed. Summer Tax Due: \$81.48	WEST SECOND STREET CASPIAN	\$326.90
4031	Parcel ID: 051-227-012-00; Legal Description: SEC 1 T42N R35W KONWINSKI ADDITION LOTS 12, 13 & 14 BLK 7. Comments: Parcel has no improved road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$119.15	WEST SECOND STREET CASPIAN	\$742.55
4032	Parcel ID: 051-351-004-00; Legal Description: PLAT OF BERKSHIRE LOT 4 BLK 1. Comments: Tick tock. The entire east foundation wall is in the basement. Above that is a house with a roof that has been leaking for decades. It has trees growing out of it. Sometimes you don't need to open the package to know what's inside. Like socks at Christmas, ya know? This one is beyond any rational repair. The value here is the land. Additional Disclosures: 34; 36; 33 (see key for full text) Summer Tax Due: \$1,447.40	4 BERKSHIRE AVENUE CASPIAN	\$5,725.27
4033	Parcel ID: 051-352-011-00; Legal Description: PLAT OF BERKSHIRE LOT 11 BLK 2. Comments: Older wood frame house. Has been vacant about 5 years. Exterior has been modernized with vinyl siding. Roof is older but not leaking Two bedrooms, one bath. The plumbing in this house froze, the basement flooded to the windows and out into the yard for days, and the foundation is now on the way to the dark side. Power service has been dropped by the utility provider. Additional Disclosures: 34; 35 (see key for full text) Summer Tax Due: \$1,570.87	11 EAST BALTIC AVENUE CASPIAN	\$5,870.93

4034	<p>Parcel ID: 051-380-015-00; Legal Description: LOT 15 ASSESSOR'S PLAT OF OLD CASPIAN LOT 15. Comments: Older home is messy but solid and straight. Has steel roof with no leaks and the foundation didn't reveal any issues, but there was limited view in the basement because of clutter. The house needs to be cleaned out and resurfaced, and it's probably good for *another* 100 years. Old garage out back is rough but could be patched up. There is an "extra" natural gas forced air furnace in the basement ... it might be the "old one", or it may have been intended as a replacement. Couldn't be sure. Two bedrooms, one bath. One of the bedrooms appears to have been the dogs room, if you know what we mean. This property mostly needs to be emptied, cleaned and resurfaced. Additional Disclosures: 63 (see key for full text) Summer Tax Due: \$1,503.93</p>	15 LAWRENCE STREET CASPIAN	\$4,423.48
4035	<p>Parcel ID: 052-029-015-00; Legal Description: SEC 29 T43N R32W COM 200' W OF NE COR OF NW 1/4 OF NE 1/4, TH S TO C & NW RR CO R/W, TH SE'LY ALG R/W TO A PT 121.5' W OF N & S 1/8 LN, TH N 353.5', TH W 78.5', TO POB, ALSO BEG 200' W OF NE COR, TH W TO A PT 200' E OF CL OF C & NW RR CO R/W, TH SE'LY TO A PT S OF POB, TH N TO POB. Comments: We have sold this property before (maybe twice?). Older frame structure. The Front porch/addition has collapsed and there are visible holes and decay in the roof. At its core, this is a very old hand hewn log home that has been resided. We did not see a safe way to access the interior of this home, so we will leave that to your imagination. We assume the inside matches the outside. The value here is in the land. Would be a nice addition to the neighbors property. This is difficult to see from the road, as the house is hidden behind brush and is over 100' from the road, and the driveway is overgrown. Additional Disclosures: 22; 33; 36 (see key for full text) Summer Tax Due: \$477.36</p>	224 RAILWAY ST CRYSTAL FALLS	\$4,743.32
4037	<p>Parcel ID: 052-100-154-50; Legal Description: VILLAGE OF CRYSTAL FALLS S 80 FT OF LOT 154 & S 80 FT OF LOT 155. Comments: Nice, level dry corner lot at S Third Street and Michigan Avenue in Crystal Falls. Perfect spot for a new home, or as additional yard space for a neighbor. Area of well kept single family homes. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$59.38</p>	S Third St @ Michigan Avenue	\$1,702.60
4038	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 052-180-019-50; Legal Description: J B SCHWARTZ FIRST ADDITION TO THE VILLAGE (NOW CITY) OF CRYSTAL FALLS S 1/2 LOT 19 Comments: (Note: See parcel 2 for home description) Nice level build spot one block off the main drag in Crystal Falls. We have a home available next door and this could be more yard for sale 4039, or used on its own. Corner lot. There are two abandoned vehicles at the rear of the lot. Alley service. Additional Disclosures: 23 (see key for full text)</p> <p>(2 of 2) Parcel ID: 052-180-020-00; Legal Description: J B SCHWARTZ FIRST ADDITION TO VILLAGE (NOW CITY) OF CRYSTAL FALLS LOT 20 Comments: Very large wood frame home in Crystal Falls. Note that we have a vacant lot next door also available (sale 4038) in case you'd like a larger yard. This is a pretty large place that includes a two story Biltmore addition. The rear portion is on a Michigan cellar, the forward section we *think* is on a crawlspace. All of the foundation seems solid. The condition of this building is difficult to assess because it is loaded with old clothing, food garbage and other accumulation. You'll need to get it emptied out to get a good grasp of its real condition. However our walkthrough seemed to indicate that it has "good bones" and is worthy of rehabilitation. The roof is *ancient* and is leaking in a couple of specific spots upstairs. So far it has not caused significant damage, but it will if left unchecked. The hot water heat boiler is disassembled, indicating some issues there. Newer 100A electric service. The biggest issue with this property is the mess. Clean it out, add a fresh roof and some resurfacing, and this is not a bad house. Additional Disclosures: 66; 5 (see key for full text) Summer Tax Due: \$1,608.38</p>	16 MARQUETTE AVE CRYSTAL FALLS; 16 MARQUETTE AVE CRYSTAL FALLS	\$9,485.63
4046	<p>Parcel ID: 052-400-012-00; Legal Description: LOT 12 ASSESSORS PLAT OF GOV'T LOT 3 LOT 12. Comments: Parcel is at the intersection of Power Plant Rd and Pine Street. We see some surface water on this parcel near the road. Parcel is brushy and thickly vegetated, we suspect some or all of it may be wetlands. Summer Tax Due: \$16.60</p>	Power Plant Rd @ Pine Street	\$527.10

4047	<p>Parcel ID: 052-450-011-00; Legal Description: NOVA LAND CO SUBDIVISION NUMBER ONE LOT 11 (612 N 6TH ST) Comments: This home is difficult to assess due to the amount of food garbage and general accumulation inside. It is an older, wood frame 1.5 story home with a mid-century addition on the west side that has a wood burning fireplace. The roof is in horrible visual condition, but it's not leaking. The place is wall-to-wall garbage and pretty ripe right now. There were some critters moving around in it when we were visiting, but we didn't look to find out what kind. The second floor has been insulated and blocked off for heating purposes, and we did not inspect it, but it's predictable. The *bonus* here is a really nice 24x24 (or so) steel garage. It too, is crammed with "manstuff" (car parts, garbage, general accumulation) and should be cleaned out to really assess. This property is worthy of rehabilitation, but will need 1) A cleanout 2) Cleaning ... lots of cleaning 3) A roof. Located at the north side of Crystal Falls. Note: There is a large and active hornets nest near the garage entry door. Natural gas forced air heat with central air. Additional Disclosures: 66; 76 (see key for full text) Summer Tax Due: \$852.20</p>	612 N SIXTH ST CRYSTAL FALLS	\$4,028.30
4048	<p>Parcel ID: 054-027-018-00; Legal Description: SEC 27 T43N R35W COM 400' E OF SW COR OF NE-SE, TH N 190.4' TO HWY US-2, TH NE'LY US-2 98', TH S 223', TH W 92.5' TO POB; ALSO COM 400' E OF NW COR OF SE-SE, TH E 92.5', TH S 330', TH W 92.5', TH N 330' TO POB. Comments: This could be a great place again with just a little work. Job #1, is that it needs a new roof. Yesterday. Shouldn't be a huge task as this is a smaller, one story roof with a fairly low pitch. Maybe even a DIY project. Will need some restoration to the living room ceiling and the back hallway shows a little distress to paint but not plaster (yet). Otherwise, the interior of this home is not in bad shape at all. Hardwood floors, a great period birch kitchen. Two bedrooms and a bath up with another utility bath with shower in the basement. The home has a boiler and hot water heat. We examined the plumbing in some detail looking for freeze damage and did not find any. We can't guarantee there isn't any, but it's not rampant if so. The property is 98' feet wide on Adams Street (aka US-2) and runs roughly 550 feet deep, uphill, into a nicely wooded lot. There are two old outbuildings in rough shape. This could be a really nice little pad. The power service here has been dropped by the utility provider Summer Tax Due: \$1,894.02</p>	1701 W ADAMS ST IRON RIVER	\$7,177.75
4049	<p>Parcel ID: 054-126-013-00; Legal Description: PLAT OF VILLAGE (NOW CITY) OF IRON RIVER ALL OF LOT 13 & W 6' OF LOT 14 BLK 26. Comments: A home has been demo'd at this site, and its now ready for your new construction! Municipal utility and natural gas available. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$19.20</p>	W Boyington Street -Iron River	\$423.40
4050	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 054-168-003-00; Legal Description: ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 3 BLK 8 (734 N 4TH AVE) Comments: Frame construction home in Iron River. What this one needs more than anything else is to be emptied and cleaned. Structurally it's pretty solid. Hardwood floors in places. A well fed dog lived here and the place has doggie do-doo all over the main floor, and there is a little bit of ripe food garbage around to deal with. Otherwise its just old clutter, a couple dumpster loads and you've got a pretty decent place. The basement has an issue with infiltration of water (and sand). We're not sure of the source, but it should be investigated and plugged. Foundation that we saw all looked good. Basement has been used as a "grow room". Probably tomatoes. <Cough>. Overall, this is a very solid property well worth your restoration. It is only one story and looks larger from the outside. Needs a new front porch. Newer hi efficiency furnace and 100A electric service. Includes vacant lot behind the house.</p> <p>(2 of 2) Parcel ID: 054-201-009-00; Legal Description: PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE OF IRON RIVER LOT 9 BLK 1. Summer Tax Due: \$675.32</p>	735 N FOURTH AVE IRON RIVER; 735 N FOURTH AVE IRON RIVER	\$4,327.16
4052	<p>Parcel ID: 054-221-001-00; Legal Description: PLAT OF J J SIPCHEN 1ST ADDITION TO VILLAGE OF IRON RIVER LOTS 1 & 2, BLK 1 Comments: It's really not structurally bad ... but it needs a roof immediately. All of the mechanical systems will need updating. And you'll need to figure out what to do with the tires. Plenty of tires. The electric service has been dropped by the utility provider. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$58.29</p>	1002 W MINCKLER IRON RIVER	\$8,150.13

4053	Parcel ID: 054-252-010-00; Legal Description: PLAT OF YOUNGS ADDITION TO VILLAGE OF IRON RIVER LOT 10 BLK 2 (126 N 5TH AVE) Comments: Large home is partially rehabbed. Last occupant appears to have been a well fed dog. Not much debris here, but its pretty grubby with dog poo. Modern hi efficiency furnace. 100A electric service panel. Roof is mid life and not leaking. Decent two car garage. This is a bright and open home with lots of windows. Some hardwood floors. Three bedrooms up, one small. A bath up and one down. The foundation has had some patching done, mostly we think to prevent water infiltration. Doesn't appear to be in danger of failure, but we'd look into waterproofing it. This is generally a good solid property worthy of rehabilitation. Power service has been dropped by the utility provider. Summer Tax Due: \$1,235.26	126 N FIFTH AVE IRON RIVER	\$6,894.10
4055	Parcel ID: 054-256-002-00; Legal Description: PLAT OF YOUNGS ADDITION TO VILLAGE OF IRON RIVER LOT 2 BLK 6. Comments: Older wood frame Iron River home is structurally sound and has a good roof and foundation. The main floor in this home is wall-to-wall garbage. Food containers, fast food bags, clothing ... dozens of coffee filters (used) in one pile. Strangely there is not much smell in here (probably older and dried out) This is a solid feeling, straight structure that once cleaned out could be a decent home. There are two or three furnaces in the basement ... none fully installed. The roof is older, but not leaking. Two bedrooms and two baths. We could not find the electric panel in the middle of this mess, but we would guess based on service age and wire size that it's a 100A service. Likely breakers, not fuses. Front porch could use some work. Has been insulated well. . Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$711.26	229 N Fifth Street - Iron River	\$2,472.49
4056	Parcel ID: 054-303-013-00; Legal Description: PLAT OF RIVERSIDE ADD TO VILL OF IRON RIVER N 80' OF LOTS 13,14 & 15; BLK 3 Comments: This is dozer bait. The value here is in the land. Parcel is at the intersection of Ross and Riverside, and the building sits on a plateau that is about ten feet above road grade (and steep). There is a driveway off Ross Street that is overgrown but makes the lot accessible. House is boarded and has had a very bad roof for a very long time. Mayyyyyyybe the foundation is reusable ... but that will require the house to be removed first. Not real practical. Additional Disclosures: 46; 33; 36 (see key for full text) Summer Tax Due: \$671.58	105 E Ross - Iron River	\$7,088.27
4057	Parcel ID: 054-316-003-00; Legal Description: PLAT OF RIVERSIDE 1ST ADD TO VILL OF IRON RIVER LOT 3 BLK 16. Comments: This house was built in an area with very high water table. The basement, without its sump pump in action (no power), is a water collector. A closed up house with a wet basement = bad news. There isn't a problem here "yet", other than a little warping paneling, but this one needs you to get the power on and get it cleaned up before that comes to fruition. This is a one bedroom home with lower (7') ceilings. Has a modern hi-efficiency furnace, a solid foundation, almost new looking roof, and 100A modern electrical service, all ingreat condition. There is an old building out back that should go, and the two porches both need repair from warping and failing planks. This is a small efficient home and would be a great starter or retirement crib. You could also look into methods to dewater the yard. Summer Tax Due: \$241.41	505 CEDAR IRON RIVER	\$2,799.00
4060	Parcel ID: 054-465-012-00; Legal Description: GREILING HILLTOP ADD TO VILL OF IRON RIVER LOTS 12, 13 & 14 BLK 5. Comments: Vacant, wooded level parcel. Nicely wooded. Paved street. Natural gas and municipal water here. Summer Tax Due: \$50.42	W Madison Street - Iron River	\$599.76
4061	Parcel ID: 055-036-042-00; Legal Description: SEC 36 T43N R35W PRT OF NW 1/4-SE 1/4 BEG 533' E & 33' S OF NW COR, TH S 285.38', TH E 100' TH S 525', TH E 100', TH S 476' TO S LN, TH E 590' M/L TO E LN, TH N 1287' M/L TO S R/W 9TH ST, THE W 787' M/L TO POB. 20.7A M/L Comments: This parcel is 20.7 acres. It is the location of the historic Bengal mine, and roughly 3/4's of it is now flooded and for all purposes a private pond. The property is fenced and there is not an easily accessed gate that we found. In places, the sheer bluff from the land to the water below is over 100 feet of sand. Hence the fence. We believe the water itself is similarly over 100 feet deep. We believe the pit (this was an open pit mine) is more level as to topography at the southern end, but did not breach the fence to find out. Could be an interesting property for the right visionary. But please recognize the potential liability and the responsibility to maintain the security of this property. A couple of trespassers stepping over the edge of that bluff could be a huge legal issue. Pay attention here, folks. Don't look at the water, look at the bluff. Also, erosion could eventually endanger Iris Street and the properties beyond. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$82.11	Iris Street - Iron River	\$752.76

4062	Parcel ID: 055-103-014-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) W 1/2 LOT 14 & ALL LOT 15 BLK 3 402 BLOSSOM ST Comments: And then one day, the back yard was part of the basement. This is a great little mid-century 2 bedroom, 2 bath home on a nice corner lot is the old Stambaugh part of Iron River. The block foundation has given way on the east *and* west sides. This is repairable and this house IS worth saving. Hot water heat, 100A electric service. One car attached garage. Many houses with foundation issues are beyond economic logic to restore. This one IS worth saving. If it wasn't for the foundation issue, this house would get an "A" rating. Almost new roof. Clean and straight. Clearly well maintained in the past. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$715.58	402 BLOSSOM ST IRON RIVER	\$10,557.28
4063	Parcel ID: 055-109-003-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) ALL LOT 3 & E 1/2 LOT 4 BLK 9 (326 CHERRY ST) Comments: Older one and a half story wood frame home in the Stambaugh section of Iron River. This home has foundation issues brewing, which someone has tried to repair with foam (!). The floor is heaving and wet. Overall this is a solid building once those issues are addressed. The inside needs a good cleaning. Has a 100a electrical service and there is a modern hi efficiency furnace. The roof is not leaking, but tick-tock on that. It has one area of decay over the kitchen window. The 1.5 car garage needs a new roof and door but is otherwise functional. One bedroom down and a three-room conglomeration upstairs. One bath. Additional Disclosures: 34; 25 (see key for full text) Summer Tax Due: \$842.28	326 CHERRY ST IRON RIVER	\$8,359.24
4064	Parcel ID: 055-109-010-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 10 BLK 9 Summer Tax Due: \$30.11	314 CHERRY ST IRON RIVER	\$542.12
4065	Parcel ID: 055-254-008-00; Legal Description: PLAT OF KLAUS LINDGREN'S FIRST ADDITION TO THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER LOTS 8 & 9 BLK 4) Comments: Large 4-square style home in the old Stambaugh section of Iron River. The house is solid and has an older, but not leaking roof, and a good foundation. Three bedrooms and a bath up, and a half bath off the kitchen on the main floor. There is evidence is frozen plumbing, including to the hot water boiler heat system. It's difficult to tell the extent of that without pressuring the system, but the kitchen and boiler radiator piping seem to be involved directly. Two car garage is attached by a breezeway from the basement. Other than the plumbing issue, this house does not need much work, and is clean. Electric service has been dropped by the utility. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$660.24	815 ROOSEVELT AVE IRON RIVER	\$6,589.75
4068	Parcel ID: 055-474-013-00; Legal Description: ASSESSOR'S PLAT 7 TO THE CITY OF STAMBAUGH 38 X 137 LOT 13 BLK 4. Comments: We sold this one a few years back. You can barely tell it's even there from the road because its so overgrown and neglected. Well someone bought it, and proceeded to fill it with old tires. So you can add that to the existing list of property features. This structure is beyond salvage. Additional Disclosures: 66; 36; 33 (see key for full text) Summer Tax Due: \$649.67	Iris St @ Jefferson Avenue	\$5,922.60

Keweenaw

Lot #	Lot Information	Address	Min. Bid
5302	Parcel ID: 101-51-002-018; Legal Description: Lots 18 & 19 Block B. Plat of the Village of Ahmeek Comments: Large building appears to have been used most recently as a retail antique shop type operation, perhaps with living quarters above. There is also an outbuilding to the rear that appears to be in merchantable condition. The main building has a mid-life roof, and the electric is still active to the building, tho the meters have been pulled. There is still personal property of some value here which is not included in the sale. There are two paved parking spaces to the north of the building, offstreet. Fuel oil heat source. Overall condition here is solid and merchantable. We do note one abrupt hole in the ceiling in a front room, which suggests frozen plumbing in that location. Additional Disclosures: 21; 35; 33 (see key for full text) Summer Tax Due: \$1,187.91	23 VIVIAN AHMEEK	\$4,600.00
5303	Parcel ID: 101-51-006-002; Legal Description: Lot 2, Block F Plat of the First Addition to the Village of Ahmeek Comments: Older home in Mohawk has been occupied until very recently, and they may still be exercising some dominion over the property or have things stored there. Roof is mid-life. Appears generally solid but we assume it is worn and in need of resurfacing inside. The siding is weather beaten, but serves its purpose. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$513.50	33 SENTER AHMEEK	\$1,500.00
5304	Parcel ID: 101-52-008-005; Legal Description: Lot 5, Block 8 Supervisor's Plat of the Village of Fulton Comments: This is a 1.5 story wood frame home in Fulton, which is adjacent to the Mohawk location. It appears that there is a concrete block foundation under this home, and that the foundation is newer than the house. So at some point it was likely raised and placed on better footings. The house is old and we suspect that all of the mechanicals are dated. The power service (60A) has been torn off the house by a tree limb or ice damage, and the feed dropped by the utility. Structurally the house appears to be straight, but we did not have an opportunity to view the interior. The roof is old, but again we'd only be guessing as to interior condition as the blinds are all drawn tight. There are three outbuildings that are also old in vintage and life preservable. We do not know if this property is hooked to municipal water, which runs past the house at the road. It is likely that this property has been vacant for decades. How ever it doesn't have an "abandoned" look more of a watched-after appearance. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$238.00	427 SENECA MOHAWK	\$1,600.00
5310	Parcel ID: 101-55-000-067; Legal Description: Lot 67 Assessor's Plat of Ahmeek Mine Location Comments: 1.5 story frame home on a village lot in Ahmeek. Has been FSBO based on signage. The roof is ancient and many shingles are missing and laying in the yard. Observation through the windows confirms that this has transmitted to interior damage. Fuel oil is the heat source. Foundation has a couple of small repairs but seems okay overall without deflection or major failure noticed. Front and rear steps and porches are rotten and need replacement. House has aluminum storm windows over original wood sash units. Overall this is straight and solid, but wet and worn. Power is active to building, but meters have been pulled. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$397.15	60 THIRD AHMEEK	\$2,700.00
5311	Parcel ID: 308-34-204-001; Legal Description: AN UNDIVIDED 1/2 INTEREST IN & TO THE SW 1/4 OF NE 1/4 OF SEC 34 T58N R30W 20.00A S34 T58 R30 Comments: This is a 1/2 undivided interest in a 40 acres parcel in the Lac LaBelle / Gratiot Mountain area of Keweenaw County. There are no improved roads to this parcel and we found nary even a two track into the area. You will want to carefully research easement rights prior to bidding unless you are already an adjacent land owner. Wonderful recreational property opportunity. Additional Disclosures: 7; 57 (see key for full text) Summer Tax Due: \$112.34	Gratiot Mountain (no road)	\$1,300.00

Luce

Lot #	Lot Information	Address	Min. Bid
6001	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 002-002-001-1400; Legal Description: SEC 1 T45N R12WN 1/2 OF SE 1/4. 80 A.*****PROPERTY USE RESTRICTED DUE TO*****PA 94 COMMERCIAL FOREST ACT Comments: We are offering three adjacent parcels, two 80's and a 40, totaling 200 acres in total as a single sale unit to provide clean road access for all three. This portion is a really, really, really nice 80 acre, hilltop wooded parcel just off M-28 on CR 413 (a paved road) near McMillan. This is, to a large degree a maple grove. Mid aged maples are clearly the dominant specie all over this parcel. We found several overgrown two tracks on the county road about half-way along its border that travelled all way into sale unit 6002. We stopped driving on the furthest south trail where we found a deer blind (right past the salt block) because the terrain here drops into a ravine and we weren't certain of being able to get back out! This is beautiful property. THIS PARCEL IS ENROLLED IN THE COMMERCIAL FOREST RESERVE SYSTEM and there is a strict non-development (no construction!) pact that is compensated for with lower taxes. If you want to modify that agreement, you may have to repay some of the back tax amounts that were abated. Be aware of that and research carefully before bidding please! Also ... this parcel is on BOTH SIDES of the road at CR 413. There is a much better road on the portion west of 413 that runs west to the property boundary. Please note: These parcels do *not* have summer taxes, but DO have winter taxes. The buyer will be responsible for paying the winter taxes on their own after purchase.</p> <p><i>(2 of 3)</i> Parcel ID: 002-002-001-1600; Legal Description: SEC 1 T45N R12WSE 1/4 OF SE 1/4. 40 A.*****PROPERTY USE RESTRICTED DUE TO*****PA 94 COMMERCIAL FOREST ACT Comments: Part of a 200 acre combined parcel sale, this is a 40 acre wooded parcel that is several hundred feet east of CR 413 near McMillan. This is, to a large degree a maple grove. Mid aged maples are clearly the dominant specie all over this parcel. We found several overgrown two tracks that run in from sale unit 6001. We stopped driving on the furthest south trail where we found a deer blind (right past the salt block) because the terrain here drops into a ravine and we weren't certain of being able to get back out! The topography on this property droppings from uplands to lower grade. THIS PARCEL IS ENROLLED IN THE COMMERCIAL FOREST RESERVE SYSTEM and there is a strict non-development (no construction!) pact that is compensated for with lower taxes. If you want to modify that agreement, you may have to repay some of the back tax amounts that were abated. Be aware of that and research carefully before bidding please! Additional Disclosures: 43; 7 (see key for full text)</p> <p><i>(3 of 3)</i> Parcel ID: 002-002-012-0100; Legal Description: SEC 12 T45N R12WE 1/2 OF NE 1/4. 80 A.*****PROPERTY USE RESTRICTED DUE TO*****PA 94 COMMERCIAL FOREST ACT Comments: This the southernmost portion of a groups of parcels totaling 200 ACRES we are offering together. This parcel is 80 acres in size. It does not front on an improved public road but there is inference of access from the curve south of the other two parcels on CR 413. However we would strongly suggest verifying easement or other access. This parcel has a topography that is lower than the other two parcels, and the woodlot is less impressive, with a wider variety of specie represented. To access this parcel, begin at the curve in CR 413 south of parcel 6001, and follow the two track road about 1/4 mile further south. When that road turns left and bears due east, you will almost immediately cross the west boundary of the 80 acres, about half way down that boundary. This parcel is 1320' (east-west) x 2640' (north-south) . As with the other two parcels, this is enrolled in the Commercial Forest Reserve (CFR) program. Please be sure you understand the ramifications of that prior to bidding. And please check access rights. Additional Disclosures: 43 (see key for full text) Summer Tax Due: TBA</p>	<p>CO RD 413 MC MILLAN;</p> <p>(Off) CO RD 413 MC MILLAN;</p> <p>(Off) CO RD 413 MC MILLAN</p>	\$3,000.00
6006	<p>Parcel ID: 003-003-025-1100; Legal Description: SEC 25 T46N R10W~E 8 RODS OF S 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4. 1 A. Comments: Parcel fronts 132' feet on the north side of CR 432, east of Stephenson Road, and runs 330 feet deep. Level, open, well drained buildable lands. There are the remains of an old structure here. Summer Tax Due: \$155.69</p>	CR 432	\$1,500.00

6011	Parcel ID: 003-008-026-1410; Legal Description: SEC 26 T48N R9W ~N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4. 10 A. Comments: Located on M-123 between Tahquamenon Falls State Park and Newberry. Seasonal roads suited to 4WD. Property is rolling and nicely wooded. There is an address marker of "20455" that appears on or very near this parcel that leads to a short parking spot/drive off Oakwood Road and trails back off into the woods. We did not see any improvements on this property, but we are told more recently that there IS a large shack toward the rear of the property that has broken windows and is open to the elements and in overall poor condition. Power is nowhere near here. No cell service at this location either. A few, but not many, camps in this area. Mostly just vacant land. Parcel is 330' (n-s) x 1320' (e-w). Oakwood Road runs along the east line of this parcel. Additional Disclosures: 43; 40 (see key for full text) Summer Tax Due: \$252.81	20455 OAKWOOD RD NEWBERRY	\$2,100.00
6018	Parcel ID: 004-002-013-0300; Legal Description: SEC 13 T45N R9W ~BEG AT NE COR OF NW 1/4 OF NE 1/4; TH W 208 FT; TH S 416'; TH E208'; TH N 416' TO POB. 2 A. Comments: 2 acre parcel fronts on the south side of M-28 about 5 miles east of Newberry. Older home on this parcel is in the process of collapsing. Beyond any rational restoration. There is a steel barn here that could be preserved with some action. The roof shows deflection and we assume it could be shored up and saved. There is personal property here including boats and what's left of a 1951 Chevrolet coupe that we do not have any title right to. They are not included in the sale. Parcel is 208' on the road and runs 416' feet deep. Additional Disclosures: 21; 36 (see key for full text) Summer Tax Due: \$226.53	7267 M-28 NEWBERRY	\$2,000.00
6019	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 004-002-016-1360; Legal Description: SEC 16 T45N R9WW 1/2 OF N 1/2 OF S 1/2 OF N 1/2 OF NE1/4 OF SW 1/4. 2.5 A. Comments: Sales 6019, 6020 and 6021 are three adjacent 2.5 acre parcels. Each is 165' wide x 660' deep. 6021 has 165' on paved County Road 397 just before pavement ends and it becomes a private road. The two rear parcels do not have any improved road access, so we are selling them as one sale unit. USGS topo maps show a two track into this area, but it does not exist on the ground. This is fairly level, nicely wooded, dry uplands. It is a few miles SE of Newberry South of M-28. <i>(2 of 3)</i> Parcel ID: 004-002-016-1370; Legal Description: SEC 16 T45N R9WW 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF NE1/4 OF SW 1/4. 2.5 A. <i>(3 of 3)</i> Parcel ID: 004-002-016-1380; Legal Description: SEC 16 T45N R9WE 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF NE1/4 OF SW 1/4. 2.5 A. Summer Tax Due: \$345.25	County Road 397, Newberry; VACANT LAND; 4389 CO RD 397 NEWBERRY	\$3,800.00
6024	Parcel ID: 041-003-251-3500; Legal Description: SEC 25 T46N R10W ~BEG AT A PT 40 FT N AND 150 FT W OF SE COR OF N 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4, TH N 115 FT, W 60 FT, S 115 FT, E 60 FT TO POB. Comments: Single wide on a platted lot in the SE part of Newberry. We can't be certain if this is occupied or not ... it has been mowed and there are vehicles, but it appears pretty quiet. There are several windows where the glass has been busted out and it was boarded from the *inside* (!). That's a new one for us. So hard to say what sort of condition the interior is in. Additional Disclosures: 17; 6; 21; 33 (see key for full text) Summer Tax Due: \$195.27	503 E AVE D NEWBERRY	\$1,700.00
6029	Parcel ID: 041-100-160-1000; Legal Description: LOT 10 BLK 16 ORIGINAL PLAT OF VILLAGE OF NEWBERRY. Comments: Straight, solid 1.5 story wood frame home in Newberry. Someone has begun the work of removing plaster and residing and then quit. We only viewed the interior through the windows, but there are signs that interior walls have been removed and lath and plaster stripped with some recent electrical work in view. Newer roof on the second floor roof. Vinyl siding started by not finished. We did not see the matching siding on the property to finish. We saw a 2017 calendar on the wall. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$562.95	304 E TRUMAN BLVD NEWBERRY	\$2,600.00
6033	Parcel ID: 041-201-010-0100; Legal Description: LOTS 1 & 2 BLK 1THIRD ADD TO VILLAGE OF NEWBERRY. Comments: Two platted lots in Newberry Corner of Truman Street and Vulcan, served by alley. There is an older wood frame two story barn here that is in reasonable condition worth saving! It appears a home was removed from the front portion of the lot. There is some debris in the long grass to remove. Summer Tax Due: \$231.50	410 VULCAN ST NEWBERRY	\$1,800.00

Marquette

Lot #	Lot Information	Address	Min. Bid
6200	Parcel ID: 52-01-610-021-00; Legal Description: ASSESSOR'S PLAT OF SOUTH CHAMPION. LOT 21. Comments: Someone put some TLC into this one, and has now moved on. It has a not-too-old corrugated fiberboard (not steel) roof. The windows are older with the exception of a couple on the west wall. Has a modern 100A electric service. We assume there to be a well on the property in the grass as it appeared to have functioning, tho spartan, kitchen and bath. Wood heat. One bedroom on the main floor and a dormitory type room upstairs. Overall this one is straight and solid. We saw a hole in the roof/ceiling in a rear corner room off the kitchen that could be repaired without major work. Michigan cellar. A little debris in the yard, but not insurmountable. This could be a fun family project if you're looking for a budget getaway up north! 1/2 acre lot is juuust off US-41/M-28 Summer Tax Due: \$110.05	285 CO RD AN	\$2,100.00
6201	Parcel ID: 52-01-620-116-00; Legal Description: ASSESSOR'S PLAT OF BEACON. LOT 116. Comments: Older frame two story home in Champion has been given a facelift with a low maintenance vinyl exterior and fresh roof in recent years. Inside, the ceilings are loooooowwww. Six foot is the limit on visitors here without having to duck, Main floor bedroom and bath, and an additional second floor bedroom with floors that bounce a little when you walk across it. So no tall people, and no heavy people and you'll be fine! It appears that someone came to the home and liberated the furnace (its gone!). A couple of small outbuildings. The garage to the south belongs to the neighbor. 1/3rd acre lot. Summer Tax Due: \$130.54	455 CO RD AK	\$2,100.00
6206	Parcel ID: 52-02-410-019-00; Legal Description: BROOKFIELD VILL. SUB. #4 LOT 80. Comments: Older mobile with wood frame addition just past Harvey off Us-41. There is some junk (manstuff) to haul away, but generally its not horribly stinky. This needs a general resurfacing and probably an upgrade to the mechanicals but could probably be repurposed. There are two bedrooms in the original trailer at the left end, and a third (non-legal / no window) bedroom off the rear next to the added living room space. There is a side entrance / shed that has a very bad roof and probably should be removed. Broken windows, clutter, the usual fare here. Siding and resurfacing would be a great changeup here. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$198.55	204 OAKBROOK LN MARQUETTE	\$2,100.00
6208	Parcel ID: 52-03-111-015-00; Legal Description: SEC. 11 T46N R28W 0.275 A M/L THE W 100' OF E 786.2' OF N 120' OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF CO. RD. CDA. Comments: 100' x 120' building lot in Ely Township. Level, dry lands covered in young evergreens. Paved, county maintained roads. We noticed an old power pole peering over the tops of the trees and discovered what's left of a structure that may have burned years ago. We think is is on the property next door, but wanted to throw that information out there. It's pretty much just a concrete slab about 20' x 20'. Summer Tax Due: \$21.09	829 CO RD CDA	\$900.00
6211	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 52-05-017-062-10; Legal Description: SEC 17 T45N R24W 1.25 AC PART OF GOVT LOT 1 BEG AT NW COR THEREOF TH S58' TH S43DEG52'E 387.8' TH NE'LY ALG CO RD 456 164' M/L TH NW'LY TO A PT 123' E OF POB TH W 123' TO POB. Comments: Please note: The structures on these properties are scheduled for demolition and you are bidding on a vacant lot. Additional Disclosures: 64 (see key for full text) <i>(2 of 2)</i> Parcel ID: 52-05-017-062-20; Legal Description: SEC 17 T45N R24W 1.7A PART OF GOVT LOT 1 BEG 123' E OF NW COR THEREOF TH E 397' TH S30DEGE TO CO RD 456 TH SW'LY ALG R/W 225' M/L TH NW'LY TO POB. Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$68.42	1918 E CO RD 456; 1932 E CO RD 456	\$23,250.00
6222	Parcel ID: 52-05-331-005-00; Legal Description: PLAT OF GWINN LOT 8 & LOT 9 OF BLK 31. Comments: Unoccupied home on Ash St. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$125.35	243 N ASH ST	\$2,600.00

6224	Parcel ID: 52-05-340-041-00; Legal Description: TOWN OF SWANZY LOT 61. Comments: Historically this was at one time the local butcher shop. After that time it was converted into apartments. It is occupied by people related to the former owner, but they're not "renters". There is an accumulation of food garbage outside, and there is other general debris all over the yard. Steel roof appears to be leaking, and we'd estimate that the interior needs a complete cleaning and resurfacing. It is OCCUPIED. The brick exterior is in generally solid condition and does not appear to have any significant issues. There is a rear frame addition that needs attention and a frame garage that also needs attention. Additional Disclosures: 21; 66; 6; 33 (see key for full text) Summer Tax Due: \$88.48	4 N PEARCE ST	\$4,000.00
6225	Parcel ID: 52-05-340-042-00; Legal Description: TOWN OF SWANZY LOT 62. Comments: This small home is OCCUPIED by a handicapped person that is not a renter, just an acquaintance of the owner. We are of the understanding that there is no running water in this property, but other utilities appear to be active. The exterior of the home is in generally sound condition. We did not have the opportunity to see the interior. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$97.27	8 N PEARCE ST	\$4,400.00
6227	Parcel ID: 52-05-380-035-00; Legal Description: NEW SWANZY SUB NO 5 LOT 124. Comments: Old mobile home with additions on Blueberry St. Additional Disclosures: 17; 33 (see key for full text) Summer Tax Due: \$65.00	148 E BLUEBERRY ST	\$6,600.00
6234	Parcel ID: 52-06-103-008-00; Legal Description: SEC 3 T46N R29W 40 A S 1/2 OF N 1/2 OF SW 1/4 SUBJ TO WISC MICH POWER CO EASEMENT. Comments: This is a long 40, being 660' feet north-south along the road, x 2640' feet deep to the east. A small portion of this parcel (about 3 acres) is west of County Road FS, and it includes a small hunt camp building. The rest of the property is east of the highway. There are some overgrown logging trails in to it, but nothing you can drive on today. It appears this was timbered, select cut leaving evergreens only for the most part. The BLACK RIVER runs across this parcel, which is covered mostly in evergreen and faster growing softwoods like poplar and birch. The camp shack is primitive with no well or septic, but there is an electric service. Some evidence of critters having been inside. There is also an accumulation of junk vehicles, boats and the like near the south property line on the west side of the road. These appear to be on the property, but we can't be sure. Summer Tax Due: \$232.61	6398 CO RD FS	\$1,900.00
6243	Parcel ID: 52-09-510-005-00; Legal Description: EASTERN ADD TO VILLAGE OF MICHIGAMME LOT 135. Comments: 1/4 acre site in Michigamme. Single platted lot. Paved streets. Quiet resort community. Additional Disclosures: 51 (see key for full text) Summer Tax Due: \$366.01	146 E RAILROAD ST	\$4,900.00
6267	Parcel ID: 52-51-050-024-00; Legal Description: ORIGINAL PLAT CITY OF ISHPEMING N 25' OF S 50' OF LOTS 22, 23 & 24. Comments: Located right in the middle of downtown Ishpeming. This is a classic retail storefront from the turn of the (last) century, with display space on the main floor and owners quarters above. This building probably can tell some stories from Ishpeming's early days. In recent years it has been combined into a single family residence. Two baths, one up, one down. Three Bedrooms upstairs plus what we assumed was a kitchen at one time. Could easily be converted back into retail and owners quarters. The roof on the rear of the building looks horrible outside, but inside there is a very localized leak. We'd still get it put back together ASAP to prevent damage. How water natural gas heat with apparent freeze damage to radiators as well as plumbing in general. "Pet odors" as well. Modern upgraded electric service. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$401.87	208 S PINE ST	\$2,600.00
6271	Parcel ID: 52-51-300-089-50; Legal Description: CLEVELAND IRON MINING CO'S ADDITION N 1/2 OF LOT 89. Comments: Well maintained duplex on a corner lot near downtown Ishpeming. Has one car detached garage for storage. The plumbing in this home has frozen, causing damage to the main floor kitchen ceiling, and some flooring, mostly on the main floor. It appears the boiler hot water heat lines have broken in at least two or three spots, which probably flooded the basement for some time. There does not appear to be any long term damage from this event to the foundation, though it is very possible the boiler could be cracked. At a minimum it will need distribution lines repaired. The upper level unit has almost no damage except to a spot in the flooring. Two bedrooms up, two bedrooms down. Fuel oil hot water heater (in obvious disrepair). Ancient 60A electric service. Decent looking roof. Aluminum siding in great shape. Additional Disclosures: 18; 35 (see key for full text) Summer Tax Due: \$1,127.64	420 E DIVISION ST	\$56,000.00

6274	Parcel ID: 52-51-303-548-00; Legal Description: CLEVELAND IRON MINING CO'S. 3RD ADD. LOT 548. Comments: Please note: this should be considered a vacant lot. The home on this parcel is scheduled for demolition. Additional Disclosures: 64 (see key for full text) Summer Tax Due: \$726.02	655 MAURICE ST	\$37,750.00
6275	Parcel ID: 52-51-325-025-00; Legal Description: CLIFFS 8TH ADDITION LOT 25 BLK. 5. Comments: VERY NICE move in ready home on the North side of Ishpeming. Last owner died suddenly about 3 years ago, and it has been vacant since. The power service has been dropped, but it should easily pass inspection for a reconnect. It appears also that it may have been winterized, but we can't be sure or guarantee the work. Two bedrooms up (one is a walk-thru_ and one down. One bath, a really sharp kitchen. Clean, straight, strong, fresh and ready to go! Two car attached garage. Newer roof. Modern 100A electric. Copper supply lines . This is a very nice property. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,421.73	563 ELLIOTT AVE ISHPEMING	\$13,250.00
6276	Parcel ID: 52-51-350-031-00; Legal Description: HARD ORE ADDITION LOT 31. MECHANICAL & ELECTRICAL BUILDINGS. Comments: This building is in need of a costly demolition that includes asbestos removal. Therefore, the county has place a performance bond requirement for anyone wishing to purchase this property to ensure proper demolition takes place. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$100,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within 180 days of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 65; 36; 31 (see key for full text) Summer Tax Due: \$403.16		\$3,000.00
6280	Parcel ID: 52-51-370-042-00; Legal Description: BARNUM ADDITION LOT 42. Comments: Appears to have been vacant about 5 years. Two bedroom frame home ... midcentury aluminum siding over older asphalt panel. Roof is older but not leaking inside. We could not get a good look at the foundation as it is covered with plywood, but there is some sway to the floors here. Home has a hot water boiler and we saw no obvious signs of freeze damage, but we did not pressurize it to really be sure. There is no panelboard or fuse box inside the house that we could find, and the electric service is inside the GARAGE (which is very unusual). The overhead service drop has been disconnected by the utility at the pole. Overall this is a modest home with potential. Great starter or retirement crib. Well kept, quiet clean neighborhood on the west side of Ishpeming. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$393.46	337 CEDAR ST ISHPEMING	\$4,900.00
6281	Parcel ID: 52-51-556-132-00; Legal Description: US STEEL CORP ASSESSOR'S PLAT #1 OF HARD ORE EXTENSION LOT 132. Comments: Older home subjected to a mid-century "remodeling" with paneling and other trends of the time. The floors are a bit wavy, but not awful. Three bedrooms up, which includes one walk-thru room as well as a bath. This house is heated with hot water boiler heat. It MAY have been winterized (the toilet was) and we examined the boiler piping and did not see any obvious signs of damage. Cross your fingers! One car detached garage and an older roof that isn't leaking. Overall, its a solid place worthy of your consideration. We didn't see basement access, so it may be on a crawlspace. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$933.42	318 S FIRST ST ISHPEMING	\$7,800.00

6290	Parcel ID: 52-51-600-009-00; Legal Description: CLOVERDALE TRACT - SECS 3 & 4 T47N R27W LOTS 26 & 27 & PART OF LOTS 40 & 41 COM AT A PT 476.9' E OF NW COR OF S 1/2 OF NW 1/4 OF NE 1/4 SAID SECS TH S01DEG14'E 250' TO POB TH S01DEG14'W 35.5' TH N89DEG37'W 31.5' TH S 97.5' TO N ROW OF US-41 TH NE'LY ALG ROW TO A PT S1DEG14'E OF POB TH N1DEG14'W 47.5' TO POB Comments: This is a former gas station that is currently designated a LUST site by the DEQ. Please note there are likely environmental issues and risks involved in a property such as this. Additional Disclosures: 13; 12 (see key for full text) Summer Tax Due: \$939.03	615 PALMS AV	\$6,200.00
6291	Parcel ID: 52-51-660-001-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 1. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$26.96	1096 HIGHLAND DR	\$700.00
6292	Parcel ID: 52-51-660-002-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 2. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1092 HIGHLAND DR	\$700.00
6293	Parcel ID: 52-51-660-004-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 4. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1084 HIGHLAND DR	\$650.00
6294	Parcel ID: 52-51-660-007-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 7. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1072 HIGHLAND DR	\$650.00
6295	Parcel ID: 52-51-660-008-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 8. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1068 HIGHLAND DR	\$650.00
6296	Parcel ID: 52-51-660-009-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 9. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1064 HIGHLAND DR	\$650.00
6297	Parcel ID: 52-51-660-015-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 15. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1059 HIGHLAND DR	\$650.00
6298	Parcel ID: 52-51-660-018-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 18. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1071 HIGHLAND DR	\$650.00
6299	Parcel ID: 52-51-660-019-00; Legal Description: ISHPEMING HILLS SUBDIVISION LOT 19. Comments: There are deed restrictions recorded for this subdivision which dictate building and use requirements. Please research these deed restrictions prior to bidding. Summer Tax Due: \$20.26	1075 HIGHLAND DR	\$650.00
9996290	Parcel ID: 52-51-600-009-00; Legal Description: CLOVERDALE TRACT - SECS 3 & 4 T47N R27W LOTS 26 & 27 & PART OF LOTS 40 & 41 COM AT A PT 476.9' E OF NW COR OF S 1/2 OF NW 1/4 OF NE 1/4 SAID SECS TH S01DEG14'E 250' TO POB TH S01DEG14'W 35.5' TH N89DEG37'W 31.5' TH S 97.5' TO N ROW OF US-41 TH NE'LY ALG ROW TO A PT S1DEG14'E OF POB TH N1DEG14'W 47.5' TO POB Comments: This is a former gas station that is currently designated a LUST site by the DEQ. Please note there are likely environmental issues and risks involved in a property such as this. Additional Disclosures: 13; 12 (see key for full text) Summer Tax Due: TBA	615 PALMS AV	\$6,200.00

Ontonagon

Lot #	Lot Information	Address	Min. Bid
8203	Parcel ID: 01 750 009 00; Legal Description: SEC 28 T49N R42W LOTS 9 & 10 PLAT OF ASPEN PARKWAY. 3 A. Comments: This parcel is likely assessed well over its actual value. 3 acres of marshlands with a steam/drain running through it. This is not buildable land, but may have value for recreational use or to a neighbor. First thing we would do is challenge the assessed value of \$17000! Located North of Bergland off M-64. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$69.57	Balsam Lane, Bergland	\$1,000.00
8207	Parcel ID: 03 520 080 00; Legal Description: SEC 5 T50N R42W LOT 80 OF PLAT OF WHITE PINE. Comments: The "village" at White Pine sprang up quickly with the expansion of a nearby copper mine, and became quiet just as quickly. Many of the housing units here resemble military tract housing ... prefabricated or carbon copy designs built rapidly by a small number of contractors. Today, White Pine is a quiet community with many retirees / snowbirds here. This house will need to be gutted, cleaned and resurfaced. The whole inside has been used as a litterbox, and there is pet hair, feces (and fleas) everywhere. There are three bedrooms, one of which has substantial damage from a leaking roof that has been ongoing for some time. This one isn't a paint-n-flip, but it could be saved. There is an abandoned car in the one car attached garage. The shed out in back is being "claimed" by a relative and could disappear This home is slab-on-grade, so no crawlspace. It is very pungent and ripe in here. A great cold weather clean out project. Additional Disclosures: 5; 63; 66 (see key for full text) Summer Tax Due: \$355.11	14 ELM ST CARP LAKE TOWNSHIP	\$3,800.00
8210	Parcel ID: 04 205 021 50; Legal Description: SEC 5 T50N R38W A PARCEL OF LD IN SE 1/4 OF NE 1/4 OF SEC 5 T50N R38W BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COM @ E 1/4 COR OF SD SEC 5; TH S 89 DEG 12'40" W ALG E/W 1/4 LN A DISTANCE OF 385.88 FT TO 1/2 IN IRON PIN AT THE INTER OF E/W 1/4 LN AND THE E'ERLY BDRY OF PLAT OF MASS CITY; TH N 27 DEG 38'46" W (PREVIOUSLY RECORDED AS N27 DEG 46'W) ALG THE E'ERLY BDRY OF PLAT OF MASS CITY , A DISTANCE 1049.84 FT TO A 1/2 IN IRON PIN; TH N 62 DEG 34'29" E (PREVIOUSLY RECORDED AS N62 DEG 54' E) A DISTANCE OF 150 FT TO A 1/2 IN IRON PIN AND THE POB, TH N 27 DEG 38'46"W (PREVIOUSLY RECORDED AS N 27 DEG46'W) A DISTANCE OF 82.59 FT TO A 1/2 IN IRON PIN ON THE S'ELRY CURVED BOUNDARY OF STATE HIGHWAY M-26; TH NE'ERLY ALG SD CURVED BDRY A DISTANCE OF 104.71 FT, SD CURVE IS A 04 DEG 35'29" CURVE TO THE LEFT WITH A RADIUS OF 1247.90 FT, A DELTA ANGLE OF 04 DEG 48'27" AND A CHORD BEARING AND DISTANCE OF N 45 DEG 09'21"E 104.68 FT; TH S 27 DEG 38'46" E A DISTANCE OF 163.93 FT TO A 1/2 IN IRON PIN; TH S 62 DEG 34'29" W A DISTANCE OF 100 FT TO A 1/2 IN IRON PIN; TH N 27 DEG 38'46"W A DISTANCE OF 50 FT TO POB. .22 M/L A. Comments: This is a well built, modern commercial building last used as a cafe. It has been closed for some time (calendar on the wall says 2013). It has a commercial kitchen that is grubby, but still contains most of its fixtures. There is a commercial vent hood with make-up air (MUA) still in place as well as an Ansul system. These *should* still meet current health department code if one wanted to reopen the kitchen for public use. This would also make a great large home or private lodge. The roof is steel and we did not see evidence of leaks, however we DID see a lot of suggestion that plumbing has frozen and water may have run for a while before being shut off. There is some warping to floors in the dining room, and some walls and ceilings have issues where there is no sign of a "roof leak". This is a sold, modern building. It could easily be rehabbed to be used for many different purposes. Has two ADA compliant restrooms. On well travelled M-26. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$121.74	1344 THIRTEENTH ST GREENLAND TOWNSHIP	\$18,250.00

8211	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 04 209 029 00; Legal Description: SEC 9 T50N R38W E 460' OF NW 1/4 OF SE 1/4. 13.96 A Comments: This sale includes two adjacent parcels. The north parcel is 13.96 acres and has paved frontage on Rousseau Road. This parcel is open, brushy land and is very level except for a small ravine area about two-thirds of the way to the south. The south parcel is a 20 acre woodlot that has more roll and ravine to it. See the images for topographical and aerial information. The "road" for access to the rear parcel is a private two track that runs along the east side of the parcels, and is somewhat overgrown and definitely 4WD territory. BEWARE: At the point where the road reaches the south parcel (the tree line), there is a rather narrow but DEEP RAVINE that you will not get out of if you just drive headlong into it. So PAY ATTENTION if you're using the access road. When in doubt, get out and look. Both parcels are uplands according to USGS topo maps.</p> <p>(2 of 2) Parcel ID: 04 209 030 00; Legal Description: SEC 9 T50N R38W E 1/2 OF SW 1/4 OF SE 1/4. 20 A. Summer Tax Due: \$51.29</p>	Rousseau Road; GREENLAND TOWNSHIP	\$1,900.00
8213	<p>Parcel ID: 04 327 008 10; Legal Description: SEC 27 T51N R38W ALL THAT PART OF THE S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 OF SD SEC 27, LYING WESTERLY OF THE FIRSTEEL RD. 6.66 A M/L. Comments: Parcel is located just north of the Ontonagon-Greenland Road (M-38) on Firesteel Road. It is 330' feet north-south along the west side of the road. There is a two track cut into the parcel in the middle of the parcel off Firesteel. The trail follows the south boundary line of the parcel and ends at a clearing/camp spot about two thirds of the way into the parcel. We didn't see many hardwoods here, mostly younger growth softwoods and evergreens. This is a level, well drained piece of dirt just east of Greenland on a good road. Would make a nice homesite. Summer Tax Due: \$52.08</p>	N Firesteel Road, Greenland	\$1,400.00
8218	<p>Parcel ID: 06 301 009 00; Legal Description: SEC 12 T47N R38W L-91 P-116 LOT 9 BLK 1 OF PLAT OF JOSEPHINE. Comments: Older frame house in Trout Creek. original plat maps shows this as being at Railroad and Spruce Street ... but on the ground it is Railroad and Main Street. We did not view this one in detail on the ground. It is a small older modest structure. Additional Disclosures: 10; 33 (see key for full text) Summer Tax Due: \$107.92</p>	113 Old M-28 (Railroad Street), Trout Creek	\$5,100.00
8219	<p>Parcel ID: 06 503 006 00; Legal Description: SEC 12 T47N R38W LOT 6 BLK 3 OF SUPERVISORS PLAT NO 1. EXC W 162 FT OF N 40 FT OF LOT 6 & ALSO EXC A 3 FOOT RADIUS CIRCULAR PAR OF LD FOR A WATER WELL CENTER PT WHICH IS DESCRIBED AS COM @ SW COR OF L-6 B-3 OF SD PLAT, N 79 FT ALG E R/W LN OF DIVISION ST, E 115.5 FT TO CENTER PT OF SD 3 FOOT RADIUS CONTAINING 28.3 SQ FT Comments: If you've got equal amounts of money and optimism, this one is for you. We've sold this one before, and it's back on the list again. This is a solid building, maintained for decades at great taxpayer expense. It has been sitting for more than two decades without much maintenance. Most windows are boarded. The roof is leaking in every part of the building. The building is not (yet) structurally beyond help, but this is easily several hundred thousand dollars in a roof, cleanout and repair before you even start counting the mechanical, surface and windows needed to make it useful for just about any purpose. This could be an exciting housing or communal arts retreat but you will need vision and deep pockets. The electrical, plumbing and heating/boiler systems here are all junk. Most of the floors/subfloors above the basement level are dangerous in spots.. Additional Disclosures: 22; 36 (see key for full text) Summer Tax Due: \$200.45</p>	Division Street, Trout Lake	\$17,750.00
8220	<p>Parcel ID: 06 602 004 00; Legal Description: LOT 4 BLK 2 OF SUPERVISORS PLAT #2. Comments: Older one story frame construction home on M-28 at Trout Creek. The power is still on, and we can see some furnishings, so we did not enter the property for review. It appears generally solid and merchantable, but needs clean up of debris both inside and out. The roof is older. We did notice a pretty high water table here, so you may wish to check with the local health department to see if they have any records of the septic system quality at this address. Municipal water here. Summer Tax Due: \$186.84</p>	7197 M-28, Trout Creek	\$1,400.00

8221	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 06 602 015 00; Legal Description: SEC 14 T47N R38W LOT 15, BLK 2 OF SUPERVISORS PLAT #2, LYING S OF HWY M-28 AS NOW RELOCATED; ALSO PART OF LOT 14 & PART OF ALLEY ADJ TO LOT 14 & LOT 15 BLK 2 OF SUPERVISORS PLAT #2, POB WHICH IS 498' W & 265' S OF NE COR; TH FROM POB S 16'; TH W 121'; TH S 70'; TH W 4'; TH N 86'; TH E 125' TO POB. Comments: Home has deferred maintenance. There is settling in the foundation, and the siding is weather beaten. Steel roof that has issues from tree branch contact. The soffits and eaves, porches, fascia, siding and rim joists all have rot. The front porch is unsound, the back one is *gone*. This one could be saved, but it pretty much needs to be gutted, rot repaired and resurfaced. Abbot Fox Park (Very nice) is right across the street. Just south of the village conveniences. Municipal water. Additional Disclosures: 5; 33 (see key for full text)</p> <p>(2 of 2) Parcel ID: 06 602 016 00; Legal Description: LOT 16 BLK 2 OF SUPERVISORS PLAT #2 Summer Tax Due: \$366.87</p>	102 Pine St. Trout Creek; INTERIOR TOWNSHIP	\$4,100.00
8224	<p>Parcel ID: 07 505 002 00; Legal Description: LOTS 2 & 3 BLK 5 OF TOWN OF MATCHWOOD Comments: Two lots in the plat of Matchwood, just off M-28. To the left (east) of Hokens Road and south of the State ATV trail (old railroad grade). Brushy lands. Power and phone here. A potential building site! Summer Tax Due: \$7.93</p>	(Off) Hokens Road - Matchwood	\$650.00
8227	<p>Parcel ID: 08 120 001 30; Legal Description: SEC 20 T48N R40W THAT PART OF THE NE 1/4 LYING SOUTH OF THE DSS&A RR & HIGHWAY RIGHT OF WAY'S. .27 A M/L Comments: This parcel is 1/4 acre and has no improved road access. It lies south of the old railroad right-of-way, which is now an ATV trail that runs parallel with M-28. Not of much practical use to anyone except a neighboring property owner. It's rough location is across the street from the Ewen Pines roadside park west of Ewen. Additional Disclosures: 7; 9 (see key for full text) Summer Tax Due: \$4.75</p>	(South of) M-28	\$650.00
8228	<p>Parcel ID: 08 353 006 00; Legal Description: LOT 6 BLK 3 OF SECOND ADD TO TOWN OF EWEN. Comments: This is a really well built, solid old wood frame building, that started it's life as church, before becoming a "grow house". Who would look there? The stained glass windows were harvested, and OSB slapped over the window openings without framing them in or insulating them. This will be a drafty place in the winter without correction. The roof is older, mid-life but isn't leaking. What little plumbing there is may have been winterized. It is essentially one large room upstairs with a side room/office space, and several small rooms in the basement. The building is suffering from moisture in the basement from being closed up, and mold is starting to form. This one can (and should) be saved, but she needs some ventilation and tightening up of the windows soon. Could be a great living, work or commercial space. Speculators: please study the market. Ewen is not a good "flipper" area. Summer Tax Due: \$253.88</p>	410 S CEDAR ST MCMILLAN TOWNSHIP	\$7,600.00
8235	<p>Parcel ID: 09 218 001 00; Legal Description: SEC 18 T51N R40W NE 1/4 OF NE 1/4 EXC E'LY 75 FT OF N'LY 863.3 FT & E'LY 100 FT OF S'LY 450 FT. 36.5 A. Comments: 1320' of road frontage on the LP Walsh Road. This parcel is southwest of Ontonagon about 5 miles. This is level uplands with a mixed variety of specie populating the forestry. The gated trail about 300 feet from the north line on the paved road is the only improved access to this site, and it appears to be overgrown. There is a good deal of low brush on this parcel. The land is fairly level, with a small ravine and unnamed creek toward the west boundary. The vegetation is more dense as you travel west in the parcel also. Parcel is roughly a square 40, subject to road right-of-way. We did not see any other trails into this parcel, which has been in the same family for many many years. Summer Tax Due: \$166.97</p>	LP Walsh Road. Ontonagon	\$1,100.00
8237	<p>Parcel ID: 09 219 001 00; Legal Description: SEC 19 T51N R40W NE 1/4 OF NE 1/4 EXC E'LY 75 FT. 39 A. Comments: Roughly a square 40 on LP Walsh Road about 5 miles outside of Ontonagon. This is an uplands parcel with mixed specie. Level wooded lands with Cranberry Creek flowing near the western boundary. We did not see any trails into this parcel, which has been in the same family for many many years. Summer Tax Due: \$180.23</p>	(Off) LP Walsh Road, Ontonagon	\$1,100.00

8246	Parcel ID: 10 417 006 00; Legal Description: LOTS 6 & 7 BLK 17 OF VILLAGE OF ROSENDALE. Comments: Corner lot in Rockland. There is a collapsing old frame structure here on a foundation that has given way. So it's a reverse collapse ... from the bottom up! There is an addition on the west side of the house, and the foundation under that side has caved into the basement, the entire porch and about a third of the two story portion of the house has shifted and there is a large hump in the living room floor that is weak. Numerous doors are now out of square and won't close. It's just a matter of time with this one. It is conceivable that you could remove the addition and replace the west foundation wall, but the expense would likely outweigh the value of the finished product. Old roof. Old wiring. Old plumbing. Additional Disclosures: 34; 36 (see key for full text) Summer Tax Due: \$86.95	377 WEST ST ROCKLAND TOWNSHIP	\$3,000.00
8248	Parcel ID: 11 031 005 10; Legal Description: SECTION 31 T48N R38W A PARCEL IN THE NW 1/4 OF NW 1/4, COMMENCING AT A POINT 172 FT EAST AND 255 FT SOUTH OF THE NW CORNER OF SAID SECTION; TH EAST 210 FT; TH SOUTH (AND A LITTLE EAST) PARALLEL TO M-28, 103 FT TO POB; TH WEST 214 FT; TH SOUTH 200 FT; TH EAST 218 FT; TH NORTH (AND A LITTLE WEST) PARALLEL TO M-28 TO POB. .99 ACRES M/L Comments: The is a roughly 200' square parcel on M-28. Level, dry wooded lands. Would make a nice homesite. Situated between Trout Creek and Bruce Crossing on the south side of the road. Summer Tax Due: \$47.60	M-28	\$850.00
8252	Parcel ID: 11 228 024 00; Legal Description: SEC 28 T48N R39W BEG 50' W & 1200' S OF NE COR OF SEC 28, TH W 200', TH S 51', TH E 200', TH N 51' TO POB, PRT OF NE 1/4 OF NE 1/4. Comments: Older weather beaten one story home in Bruce Crossing. Walking distance to the co-op store and other local amenities. Home is better inside than out. Two bedrooms (one up, one down) one bath. There is a slope to the floor to the center of the house. We suspect this is a wood pier footing system underneath and its common for them to rot and start shifting with time. Could likely be corrected with a little engineering, concrete and cribbing There is some debris here to remove. Creative side shed on the north and greenhouse project on the south are incomplete. Old, but has potential with resurfacing and finishing. There are some boarded windows and other damage from interior vandalism. Handyman special. Curiously the house has a natural gas service, but we saw no furnace, registers or any evidence of a heat source other than portable kerosene heaters. Summer Tax Due: \$98.59	13773 US 45 Bruce Crossing	\$3,400.00
8253	Parcel ID: 11 231 001 00; Legal Description: SEC 31 T48N R39W 101A&102A L-88 P-513 N 1/2 OF N 1/2 OF NE 1/4. 39.50 A M/L. Comments: This is a "long 40", being 660' feet along the road x 2640' feet (1/2 mile) deep to the west. It on the west side of Baltimore Road a couple miles west of Bruce Crossing. The parcel is rolling and is higher at the north and south lines with a roll downward to the valley running east-to-west at the center. We have put orange flags by the side of the road at the approximate north and south boundaries. There is an older single wide mobile home and a very old house in the valley that are in tough shape, tho the ancient house has a decent looking steel roof on it.. We did not view them in detail because of general condition. USGS maps indicate the land is mostly open and fairly level going west, tapering toward the raving. Visual observation is that there is low brush on much of the forward, visible portions of the land. There are few indicators of any sort of wetlands here. Summer Tax Due: \$222.08	12919 S BALTIMORE RD STANNARD TOWNSHIP	\$2,100.00
8255	Parcel ID: 41 167 007 00; Legal Description: ON-P25 7 2 LOT 7 BLK 2 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. Comments: This house is generally sound structurally, but it needs to be completely gutted, right down to the studs, cleaned, sealed and resurfaced with replacement of all mechanical systems. The roof has been leaking for years, and the rear portion and basement of the house are being swallowed by black mold. It is wall to wall food garbage and soaked, stinking castoffs and very unsanitary. It teeters on the edge of a ravine to the rear, and teeters on the edge of economic value to rehab. This one needs pretty much everything. It "could" be rehabbed. But should it? That's your decision. Additional Disclosures: 5; 66 (see key for full text) Summer Tax Due: \$1,115.92	511 S FOURTH ST ONTONAGON TOWNSHIP	\$2,800.00
8260	Parcel ID: 41 301 004 00; Legal Description: LOT 4, BLOCK 1 OF NEHMER'S ADDITION TO THE VILLAGE OF ONTONAGON. Comments: Two bedroom, one bath home on the north side of Ontonagon. Could probably use a new roof. Natural gas a municipal water. This one is generally straight and solid, but needs a resurfacing and thorough cosmetic makeover. Quiet, well maintained neighborhood. Summer Tax Due: \$293.56	424 MINNESOTA AVE ONTONAGON TOWNSHIP	\$3,500.00
8274	Parcel ID: 08 354 004 00; Legal Description: L-60 P-163 S 25' OF LOT 4 & LOT 5 EXC S 45' BLK 4 OF SECOND ADD TO TOWN OF EWEN. Comments: Rotten wood foundation. The whole thing is one good snow away from being flat. The roof, especially on the rear, is decayed and collapsing. It's out of square, rotten, moldy and low grade. A great control burn for the VFD. Additional Disclosures: 5; 36; 34; 22 (see key for full text) Summer Tax Due: \$17.44	403 S CEDAR ST MCMILLAN TOWNSHIP	\$7,200.00

Schoolcraft

Lot #	Lot Information	Address	Min. Bid
9401	Parcel ID: 001-351-032-50; Legal Description: SEC 2, T41N-R14W A 20' STRIP O FLAND LNG BETWEEN S LN OF LOT 32 AND N LN OF LOT 33, OLD DEERFIELD THIRD ADD. AKA GULLIVER DAM. Comments: This sale is of a 20' wide strip that includes the dam on Gulliver Lake. This dam to some extent controls the level of Gulliver Lake. Owning a dam can be a huge financial liability if it fails. Ask the folks in Midland. Be cautious if you're even remotely considering bidding on this. Could be a real dam headache. We don't believe that this parcel has any legal road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$59.82	CR 434 - GULLIVER DAM GULLIVER	\$1,300.00
9405	Parcel ID: 004-011-008-20; Legal Description: SEC 11 T41N R17W PRT OF SW 1/4 OF SW 1/4 BEG 310' E OF SW COR TH E 150', TH N 335', TH W 150', TH S 335' TO POB. L.109 P.111 Comments: Parcel fronts 150' feet on M-149 in between Lindas Brewad Box and High Voltage Welding. Runs 335' feet deep. Dry, level, open lands. Neighbor has things parked on it not included. Summer Tax Due: \$79.45	11405 COUNTY ROAD 437 MANISTIQUE	\$1,600.00
9409	Parcel ID: 006-108-024-00; Legal Description: SEC 8 T42N R13W S 64' OF N 588' OF SW 1/4 OF NE 1/4. 1.9 A. L.162 P.3, T.O. 9/83 Comments: Nice, level wooded parcel on Vanatta Road. Some nice maples on the lot. Lot is 64' feet on the road x 1320' feet deep. Summer Tax Due: \$23.38	Vanatta Road	\$800.00
9410	Parcel ID: 006-129-001-50; Legal Description: SEC 29 T42N-R13W THE NE1/4 OF NE1/4. 40 ACRES Comments: 40 acre parcel isn't far from the Parkington flowing well. This is a "square 40" and runs 1320' x 1320' feet in dimension. According to USGS topographical maps, the SW 1/2 of this parcel is marshlands. Great recreational or camp property! When we were out there at the end of July, the bridge on the road to the property was closed for repairs, so we were not able to visit it in person ... one way in and one way out by car on the Parkington Road off US 2. Summer Tax Due: \$313.09	Parkington Road	\$4,400.00
9411	Parcel ID: 007-233-021-00; Legal Description: SEC 33 T46N R13W PRT OF NE 1/4 OF NW 1/4 BEG AT SE COR OF LOT 24 BLK 9 OF PLAT OF ADD "B" TO VILLAGE OF SENEY, TH E ALG N LN OF RR ST 1,000' TO POB, TH E 203' M OR L TO E LN OF NW 1/4 OF SEC 33-46-13, TH N 320', TH W 203' M OR L, TH S 320' TO POB. 2 A. Comments: Older mobile Home. Probably wasn't too bad until the roof caved in under snow load. Could it be fixed? Probably. Should it be? That's your decision. Lot is on Railroad Street in Seney. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$691.92	1402 W RAILROAD STREET SENEY	\$5,400.00
9413	Parcel ID: 051-061-016-00; Legal Description: W 23' OF LOT 8 & E 22' OF LOT 5 BLK 1 1883 ADD TO VILL OF HIAWATHA. AND THE N 2 FT OF THE W 4 FT OF THE E 26 FT OF LOT 5 BLK 1 OF THE 1883 ADDITION TO THE VILLAGE OF HIAWATHA Comments: Roughly 50 x 128 foot vacant commercial parcel, west of Christys Bar in Manistique. Could be used as parking for an adjacent building, for an addition to a neighboring property, or for new construction. All municipal utilities and natural gas available here! Busy M-94 location! Summer Tax Due: \$63.59	DEER ST MANISTIQUE	\$800.00
9422	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 051-281-011-00; Legal Description: LOT 11 BLK 1 OF HENRY MC CANNA'S ADD TO TH VILL NOW CITY OF MANISTIQUE. Comments: UPDATE: This house has been cleaned out and new photos have been added (photos 2-11) showing the current condition. Large, sprawling updated family sized home on a nice corner lot in Manistique. Four bedrooms, two up and two down. Modern kitchen and main floor laundry. Has a family room on the back end with small woodstove and a great 2 car garage. This home needs very little work except maybe living room carpet replacement. The roof is older and looks sketchy, but isn't leaving. Vinyl sided for low maintenance. This is about as "move in ready" as you're going to find in our sales. There is still some personal property here that remains titled to the last occupant and is not a part of the sale. 100 A electrical service. Natural gas forced air heat. Basement is utility space only and has a low ceiling height. Two parcels in this sale. Garage is on a separate lot but included. Additional Disclosures: 21 (see key for full text) (2 of 2) Parcel ID: 051-281-012-00; Legal Description: LOT 12 BLK 1 OF HENRY MC CANNA'S ADD TO TH VILL NOW CITY OF MANISTIQUE Summer Tax Due: \$2,280.79	135 N FIRST ST MANISTIQUE; 135 N FIRST ST MANISTIQUE	\$8,200.00

9425	Parcel ID: 051-282-001-00; Legal Description: LOT 1 BLK 2 OF HENRY McCANNA'S ADD TO VILLAGE OF MANISTIQUE. Comments: Property would make an excellent antique store, studio, office location, home or many other creative uses! This property is presently occupied and we did not have the opportunity to view the interior, but it appears as though is is deconstructed and being used as warehousing for rummage sale grade "stuff". Former owner appears to be living in a motor home tethered to the building. The exterior needs paint but is sound. Roof is older but does not appear to have decay. Foundation is free of issues taat can be observed from the exterior. We presume the mechanical systems here are older and will need upgrading. Let your imagination go to work on this one. Many potential uses! Highly visible corner lot on M-94. Additional Disclosures: 6; 76; 33; 21 (see key for full text) Summer Tax Due: \$1,757.02	101 N SECOND ST MANISTIQUE	\$12,000.00
9426	Parcel ID: 051-316-005-00; Legal Description: LOT 5 & N 1/2 OF LOT 4 BLK 6 OF McCANNA BROS ADD TO VILL OF MANISTIQUE Comments: A mobile home was removed from this location. There is a natural gas service on this property, and an electrical service as well although that is currently decommissioned. There is an older one car size garage type building here as well. Dirt floor, divided into two rooms. Could be restored as a small shop or other use. Summer Tax Due: \$136.74	211 N THIRD ST MANISTIQUE	\$2,000.00
9427	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 051-347-003-00; Legal Description: LOT 3 BLK 7 OF MC CANNA CLARK & CAREY ADD TO CITY OF MANISTIQUE. Comments: Three lots on N 8th Steet in Manistique. Two front on the road, and one is to the rear on a platted, but unimproved street. <i>(2 of 3)</i> Parcel ID: 051-347-004-00; Legal Description: LOT 4 BLK 7 OF MC CANNA CLARK & CAREY ADD TO CITY OF MANISTIQUE. <i>(3 of 3)</i> Parcel ID: 051-347-015-00; Legal Description: LOT 15 BLK 7 OF MC CANNA CLARK & CAREY ADD TO CITY OF MANISTIQUE. Summer Tax Due: \$20.48	N EIGHTH ST MANISTIQUE; N EIGHTH ST MANISTIQUE; N NINTH ST MANISTIQUE	\$1,300.00
9430	Parcel ID: 051-347-019-00; Legal Description: LOT 19 BLK 7 OF MC CANNA CLARK & CAREY ADD TO CITY OF MANISTIQUE. Comments: Vacant Lot - No Access Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.10	N NINTH ST MANISTIQUE	\$550.00
9431	Parcel ID: 051-405-015-00; Legal Description: RIVERSIDE ADD TO CITY OF MANISTIQUE. LOT 15 BLK 5 Comments: This is an OCCUPIED home, and we did not have the opportunity to view it in detail. It appears to be a work in progress, and has a steel roof and it appears it was being prepared for new siding. This is a large home and we presume that the inside is also unfinished and was also being rehabilitated. From exterior observatrion, this appears to be a large, square, stable structure that needs to be finished. Additional Disclosures: 50; 6; 21; 33 (see key for full text) Summer Tax Due: \$594.58	430 N HOUGHTON AVE MANISTIQUE	\$3,700.00
9432	Parcel ID: 051-503-001-00; Legal Description: LOTS 1 & 2 BLK 3 OF R.H. TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. Comments: Modern steel commercial/industrial building by Cleary Buildings. Currently occupied by an Ice company. Because it is occupied, we were not able to view it in detail. It is roughly 50 x 100 foot in size (5,000 square feet). It has an overhead door at grade as well as a truck dock. Modern, and in excellent condition from visual evaluation. Occupant plans to be bidding on this property. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,199.18	422 N FIFTH ST MANISTIQUE	\$6,800.00
9433	Parcel ID: 051-564-009-00; Legal Description: LOT 9 BLK 4 OF WEST END ADD TO CITY OF MANISTIQUE. Comments: Vacant Lot - No Access Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.39	WEST ST MANISTIQUE	\$500.00

9434	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 051-566-012-00; Legal Description: LOT 12 BLK 6 OF WEST END ADD TO CITY OF MANISTIQUE. Comments: Four adjacent parcels that are being sold together. No road access. Off an overgrown power line.</p> <p>(2 of 4) Parcel ID: 051-566-013-00; Legal Description: LOT 13 BLK 6 OF WEST END ADD TO CITY OF MANISTIQUE.</p> <p>(3 of 4) Parcel ID: 051-566-014-00; Legal Description: LOT 14 BLK 6 OF WEST END ADD TO CITY OF MANISTIQUE.</p> <p>(4 of 4) Parcel ID: 051-566-015-00; Legal Description: LOT 15 BLK 6 OF WEST END ADD TO CITY OF MANISTIQUE.</p> <p>Summer Tax Due: \$39.84</p>	<p>OTTER ST MANISTIQUE;</p> <p>OTTER ST MANISTIQUE;</p> <p>OTTER ST MANISTIQUE;</p> <p>OTTER ST MANISTIQUE</p>	\$1,800.00
9440	<p>Parcel ID: 051-587-013-00; Legal Description: LOTS 13,14,15 BLK 7 WEST RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Three platted lots that do not appear to have access. The street shown in the aerial view is an unimproved road. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$9.62</p>	N FIRST ST MANISTIQUE	\$550.00
9444	<p>Parcel ID: 051-700-165-00; Legal Description: SEC 12 T41N R16W PRT OF GOVT LOT 1 BEG AT A PT IN TH W LNOF MAPLE AVE 1137.4' S OF TH N LN OF SD SEC & 901.7' W OF TH E LN OF SD SEC TH S 79.6' TH W 126' TH N 79.6' TH E 126' TO POB. Comments: Update: The county has cleaned out most of the stuff inside this home and updated interior pictures can be seen on this listing. This is an older home with a small, more recent addition on its north side. The original home apparently has some issues with floor support, and there is a hole opened in the floor to access the crawlspace. More of a bracing or post issue ... not a "foundation" problem. The living room ceiling is also dropping and is covered with plastic, but this does not seem to be a structural roof issue ... more a cosmetic one with the tile coming looswe. Neither are major issues for any competent handyman (or woman). The addition to the house is late century, and the floors seem a little "bouncy" in the living room. Not unsafe, but it's noticeable. Overall, this is a modest home that needs some rehabilitation. Appears to be generally solid other than noted here. The roof has some issues at the edges but is not leaking inside at this tiome. There is an outbuilding that is collapsed and should be removed. Additional Disclosures: 50; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,394.29</p>	349 N MAPLE ST MANISTIQUE	\$8,400.00

Schoolcraft - DNR

Lot #	Lot Information	Address	Min. Bid
99321	Parcel ID: 002-004-002-00; Legal Description: PART OF NE1/4 OF NE1/4 BEGINNING AT A POINT IN WEST LINE 88 FEET SOUTH OF NORTHWEST CORNER THENCE NORTH TO NORTHWEST CORNER THENCE EAST ALONG NORTH LINE 320 FEET THENCE SOUTH PARALLEL WITH WEST LINE 56 FEET THENCE SOUTHWESTERLY TO POB Comments: 1/2 acre, wooded parcel. Does not have improved road frontage. NW of the intersection of Robinson Street and M-77. Good pick up for an adjoining property owner. Parcel is 56' x 320' in size. Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA	(Off) M-77 near Robinson Street	\$500.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that

multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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

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

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

25: There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel ***after*** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

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

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

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

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

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

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

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

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

market value of this property before bidding and ***should not base your valuation on the stated SEV.***

43: Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

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

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

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

51: This property appears to part of a plat which was established before modern zoning ordinances where in effect and may include lots which are not large enough to build on based upon modern requirements. It may be necessary to assemble a group of such lots to meet current land use regulations. Interested parties should contact the local land use office for additional information and conduct other appropriate research prior to bidding to ensure that this parcel is suitable for your intended purposes.

57: The interest which was foreclosed and which is being offered for sale is ***less than a 100% ownership interest*** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

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

64: The structure(s) on this parcel have been slated for ***demolition*** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

65: A visual inspection indicated that this parcel ***may*** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.

76:

IRS Limited Redemption Right

This property is **subject to redemption by the Internal Revenue Service through October 27, 2020** due to a lien possessed by the IRS prior to foreclosure. Pursuant to federal law, the Internal Revenue Service is granted an additional 120 days to redeem tax foreclosed property on which they possessed a lien. Normally, this extended redemption right has expired by the time tax foreclosed property is offered for sale. However, due to COVID-19, normal foreclosure timelines have been altered in 2020. As such, **the IRS retains a right to redeem this property until October 27, 2020**. As a result, the sale of this parcel remains subject to cancellation with a full refund to the buyer if the IRS chooses to exercise its right of redemption. A deed issued following the sale of this property will thus **contain the following reverter clause:**

“This conveyance is made subject to a right of redemption possessed by the Internal Revenue Service which must be exercised no later than October 27, 2020. In the event that the Internal Revenue Service exercises its right of redemption, title shall automatically revert to Grantor and Grantee shall be awarded a full refund. This possibility of reverter expires after October 27, 2020.”