

# Public Land Auction

Eastern Upper Peninsula

*August 3rd, 2021*

Alger, Chippewa, Chippewa (Dnr), Delta, Luce, Mackinac (Dnr), and Schoolcraft Counties



***Location:***

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

***Time:***

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

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



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

There are two ways to bid in our auctions:

**ONLINE AT WWW.TAX-SALE.INFO**

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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

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

- Alger
- Chippewa
- Delta
- Luce
- Schoolcraft

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### **E. Absentee Bidding**

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

#### **F. Auction Location**

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

#### **G. Bids are Binding**

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

#### **H. Limitations on Bidding**

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

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

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

### **4. Terms of Sale**

#### **A. Payment**

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

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

#### **B. Refund Checks**

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

#### **C. Dishonored Payment**

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

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

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

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

#### **D. Eligible Buyers**

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

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

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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

**I. Securing the Property**

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

**II. Assessing Potential Contamination**

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

**B. Occupied Property**

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

**9. Additional Conditions**

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

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

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

**10. Deeds**

**A. Deed Execution and Delivery**

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

**B. Restrictive Covenants**

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

**11. Property Taxes & Other Fees**

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

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

**12. Other**

**A. Personal Property**

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

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

#### **B. Mineral Rights**

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

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

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

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

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

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

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

- Chippewa DNR
- Mackinac DNR

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

## 3. Bidding

### A. Overview

#### Live Bidding Auctions:

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

#### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

### B. Starting Bid Price

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

### C. Bid Increments

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

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

### D. Eligible Bidders

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

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

### G. Bids are Binding

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

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

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

### D. Eligible Buyers

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

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

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

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

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

### E. Cancellation Policy

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

### F. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

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

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

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

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

### B. Occupied Property

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

## 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

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# Alger

Lot #	Lot Information	Address	Min. Bid
200	<p><b>Parcel ID:</b> 001-018-009-30; <b>Legal Description:</b> SEC 18 T44N R19W 10 A SE 1/4 OF SW 1/4 OF SE 1/4 <b>Comments:</b> A square ten acre parcel north of Old Plank Rd. Parcel has no frontage on any public or private road and may not have legal right to access. Please investigate before bidding. USGS maps infer that this is mostly marshlands. 660' x 660' in size more or less. No power out here. Please note: The map and GPS location previously shown here were incorrect. It has been updated to show the true location now. <b>Additional Disclosures:</b> 10; 43; 7 (see key for full text)  <b>Summer Tax Due:</b> \$35.31</p>	(Wayyyy off) Old Pank Rd	\$838.16
201	<p><b>Parcel ID:</b> 004-032-023-00; <b>Legal Description:</b> SEC 32 T45N R21W 4 A PART OF SW 1/4 OF SW 1/4 BEG AT NW COR OF SD FORTY, TH E 451', TH S 418', TH W 451' TO W LN OF FORTY, TH N 418' TO POB <b>Comments:</b> 60's era mobile or modular. Has been well cared for over the years until frozen plumbing in the bathroom caused some damage and now there is mold getting a grasp. There is evidence of a foot or so of water having been in the basement ... it's gone but the damage remains. This one could be saved with quick action. A good cleaning, sealing and some resurfacing and this one should be restorable. There are two bedrooms, a large living room area and a nice screen porch overlooking the 4 acre yard. Parcel has 418' feet on the paved county road, and runs 451' feet deep. There is a detached one car garage and a storage shed. This has the aura of being an estate situation.... this property has been meticulously maintained for years and suddenly left on its own. <b>Additional Disclosures:</b> 32; 35 (see key for full text)  <b>Summer Tax Due:</b> \$363.76</p>	N 2574 Eben - Trenary Road	\$5,429.33
202	<p><b>Parcel ID:</b> 006-006-007-00; <b>Legal Description:</b> SEC 6 T46N R17W 1.02 A PT OF NE 1/4 OF NE 1/4 COM 196' N OF NE COR OF SE 1/4 OF NE 1/4, TH W 332', TH N 134', TH E 332', TH S 134' TO POB <b>Comments:</b> Late century frame construction. Roof shows signs of failure . There is debris in the yard to haul off. Probably about 800 sq ft on a block crawlspace. Parcel is one acre, fronting 132' on CR H-15 and runs 332' feet deep. Inside the home is mostly dirty (really dirty) but is generally sound and straight. It needs a resurfacing, floor coverings, and trim. There are missing window trim and interior doors that may have never been put up at all. There are two bedrooms and a large laundry that could be a third bedroom. Could be rehabbed into a merchantable property without an extreme effort. Cosmetics would go a long way here. We saw face masks inside, indicating that this has been occupied fairly recently. A rather primitive woodstove in the kitchen, also a LP gas forced air furnace. A few broken windows.  <b>Summer Tax Due:</b> \$463.32</p>	N-7219 CO RD H-15 SHINGLETON	\$3,599.79
203	<p><b>Parcel ID:</b> 006-155-009-00; <b>Legal Description:</b> SEC 5 T46N R18W 20 A W 1/2 OF SW 1/4 OF NE 1/4 <b>Comments:</b> This is a 660'x 1320' parcel ... more or less ... that does not have improved public or private road access. Our GIS maps show that you can get to this from "Wood Drive" ... but there ain't no Wood Drive there to get to it FROM. This parcel, according to USGS topographical maps ... is mostly uplands with a little bit or marshland at the far south boundary. This is worth finding access to if you're looking for property in this area.  <b>Summer Tax Due:</b> \$104.03</p>	(Off) Wood Drive	\$1,138.57
204	<p><b>Parcel ID:</b> 008-165-021-00; <b>Legal Description:</b> SEC 25 T46N R22W PART OF N 1/2 OF NW 1/4 OF SE 1/4 LYG N OF LS&amp;I R/W &amp; S OF HWY M94 DESC AS FOLLOWS, COM AT PT ON W LN OF SD N 1/2 OF NW 1/4 OF SE 1/4 AT ITS INT WITH S R/W OF M94, TH ELY 970' TO POB, TH NELY ALG R/W 225', TH S TO N R/W LN OF LS&amp;I RR R/W, TH W TO A PT S OF POB, TH N TO POB EXC W 670' <b>Comments:</b> Older frame construction home, appears to have been unoccupied for a long time. This home may have some structural issues, as we found weak floors. Other visitors since our initial inspection also report that the floors seem to have a lot of deflection. It will need a good cleaning out to be sure. Upper floor is unfinished, main floor is pretty much original trim and fixtures from 1930-40 era. One car detached garage at the road, and a couple of sheds. About 1 3/4 acres here. After we left we did not recall seeing a bathroom. We think that this building may share a well with sale 205 ... so one of them may need a new well.  <b>Summer Tax Due:</b> \$160.04</p>	2381 ST HWY M- 94	\$3,054.04

205	<p><b>Parcel ID:</b> 008-165-025-00; <b>Legal Description:</b> SEC 25 T46N R22W BEG 75' W OF E LN OF NW 1/4 OF SE 1/4 ON S LN OF HWY R/W, TH WLY 120', TH S 300' TO N LN OF RR R/W, TH E ALG RR R/W 120', TH NLY 300' TO POB <b>Comments:</b> Older frame construction that has been vinyl sided and given a new roof. We noticed considerable weakness in the floors in here and didn't want to tempt fate, so we didn't do much bouncing. It seems as though it has been closed up for a while (calendars say 2009) and it has some mold creeping up from the basement. This house likely needs to be stabilized and then stripped, sealed and resurfaced. The outside is decent ... the inside needs some work. Parcel fronts 120' along the road and runs 300' feet deep. We're not positive where the line between this parcel and the one to the west is ... we think maybe it is between the two sheds .... It is reported that this home and the one to the west (sale 204) may share a well. We aren't sure where that is located, so one of the parcels may need a new well. <b>Additional Disclosures:</b> 32; 22 (see key for full text) <b>Summer Tax Due:</b> \$306.15</p>	2387 ST HWY M-94	\$5,288.73
206	<p><b>Parcel ID:</b> 051-461-004-00; <b>Legal Description:</b> SEC 11 T46N R19W BEG 234.6' E OF SW COR OF NW 1/4 OF NE 1/4, TH N 120', TH ELY 100', TH S 98' TO S LN, TH W 100' TO POB <b>Comments:</b> Oooooold, small wood frame house built on wood pier footings which are decaying into the soft, soils soils of the yard. The house has noticeable sagging in the floors and the back room is sinking slowly into the soils at the rear left corner. The address is on Prospect Street ... and mayyyybe it has an unused, overgrown driveway there, but the access path appears to have been from M-28 for some time, over parcels that are actually owned by the State. This appears to have been occupied until fairly recently, but to be honest, her best days are behind her. 1/3rd acre parcel could perhaps support new construction (?). We'd check with the local zoning folks. <b>Summer Tax Due:</b> \$371.80</p>	704 PROSPECT MUNISING	\$2,475.21
207	<p><b>Parcel ID:</b> 002 016 019 00; <b>Legal Description:</b> SEC 16 T48N R13W 1.38 A N 100' OF N 400' LYG E OF NEWTON LAKE EXC E 600' OF NE 1/4 OF SE 1/4 - LOT 1 SURFACE ONLY <b>Comments:</b> This is a beautiful, serene, waterfront parcel that just begs to be left alone. Or used sparingly as a camp or weekender. This property is best reached from the east ... avoid GIS guidance to take you there via Ames Lake Road (slow and rutted). There is probably no power within 5+ miles of this parcel. Roughly 100' on Newton Lake ... also, this parcel does NOT front on a public road and relies on access over adjoining private lands. Those access rights are not confirmed. This is casual access. Newton Lake is approximately 24 acres. We are unable to find a depth chart for the lake but we saw surface vegetation indicating it is less than 10 feet deep. <b>Additional Disclosures:</b> 43 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	Old Seney Road	\$15,000.00
999202	<p><b>Parcel ID:</b> 006-006-007-00; <b>Legal Description:</b> SEC 6 T46N R17W 1.02 A PT OF NE 1/4 OF NE 1/4 COM 196' N OF NE COR OF SE 1/4 OF NE 1/4, TH W 332', TH N 134', TH E 332', TH S 134' TO POB <b>Comments:</b> Late century frame construction. Roof shows signs of failure . There is debris in the yard to haul off. Probably about 800 sq ft on a block crawlspace. Parcel is one acre, fronting 132' on CR H-15 and runs 332' feet deep. Inside the home is mostly dirty (really dirty) but is generally sound and straight. It needs a resurfacing, floor coverings, and trim. There are missing window trim and interior doors that may have never been put up at all. There are two bedrooms and a large laundry that could be a third bedroom. Could be rehabbed into a merchantable property without an extreme effort. Cosmetics would go a long way here. We saw face masks inside, indicating that this has been occupied fairly recently. A rather primitive woodstove in the kitchen, also a LP gas forced air furnace. A few broken windows. <b>Summer Tax Due:</b> TBA</p>	N-7219 CO RD H-15 SHINGLETON	\$3,599.79

# Chippewa

Lot #	Lot Information	Address	Min. Bid
1700	<b>Parcel ID:</b> 002-069-008-01; <b>Legal Description:</b> SEC 19 T46N R1E PT OF S 1/2 OF NW 1/4, DESC AS COMM AT NW COR SD SEC 19; TH S00A°04'34"W ALG W LI SD SEC 1335.42 FT TO NW COR OF SD S 1/2, TH S 39A°48' 35"E 860.42 FT TO POB; TH S65A°39'28"E 104.53 FT TO PT ON WLY ROW M-129; TH S46A°00' 48"W ALG SD WLY ROW LINE 45.7 FEET; TH N 39 DEG 48' 35" W 97.41 FT M/L TO POB. .10 A M/L. <b>Comments:</b> Parcel fronts on M-129 in Bruce Township. It is too small to build on. Irregular .... roughly triangular in shape. Not of much use to anyone except a neighbor. It fronts 45' feet on M-129 and gets narrower from there. 1/10th of an acre. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$1.30	S M129 SAULT STE MARIE	\$404.10
1701	<b>Parcel ID:</b> 004-104-003-00; <b>Legal Description:</b> SEC 4 T46N R1W 1 SQ ACRE IN SW COR OF SW 1/4 OF NE 1/4. <b>Comments:</b> Parcel is roughly; 208' x 208' in size. It has no access from any improved public or private road. it is roughly 1/2 mile west of Soo Line Road. Nice wooded property ... with no legal means of access. <b>Summer Tax Due:</b> \$13.49	(Off) Soo Line Road, Dafter	\$579.19
1702	<b>Parcel ID:</b> 004-133-005-00; <b>Legal Description:</b> SEC 33 T46N R1W SW 1/4 OF NE 1/4. 40 A. <b>Comments:</b> Square 40, 1320' x1320' +/- . Topographical maps suggest this is an uplands parcel. The area in general is younger growth, with mostly softwoods and a few maples in the mix. This parcel has *no* improved road access ... not even a two trak. The railroad bisects this parcel diagonally from SW to NE, affording a way to walk in or perhaps get there by ATV within the r/o/w. The nearest public road is 11 Mile Road to the east. Perhaps you can negotiate an easement if none exists in the recorded chain of title (you may want to check that). This is east of the Waste Management landfill at Dafter. We did notice that there is a 30 acre parcel to the north of this one that is FSBO .... that may provide road access! Parcel was in the same two families (two owners) for over 70 years and was part of a larger parcel. They may have retained an easement for access when selling the other lands. That will require some research to determine. <b>Summer Tax Due:</b> \$60.45	(Off) W 11 MILE RD DAFTER	\$967.64
1703	<b>Parcel ID:</b> 007-356-016-00; <b>Legal Description:</b> SEC 26 T46N R7W HULBERT SUB LOTS 16 & 17 BLK 6 <b>Comments:</b> Double platted lot in Hulbert Village. Carpeted in ferns and nicely wooded. On a paved county maintained road. Walking distance to all that Hulbert offers. A nice quiet spot up north. <b>Summer Tax Due:</b> \$76.12	W 2nd Street, Hulbert	\$814.55
1705	<b>Parcel ID:</b> 011-005-007-50; <b>Legal Description:</b> SEC 5 T44N R2W PART OF W 1/2 OF SD SEC COM AT SW CORSD SEC TH N 00 DEG 52' E ALG W LINE SD SEC 2800 FT TO POB TH N 83 DEG 32' E 275 FT TH N 00 DEG 52' E 370 FT TH N 83 DEG 32'E 121 FT TH S 0DEG 52'W 100 FT TO CL OF BRANCH OF PINE RIVER TH N 65 DEG 06' 47"E 70 FT TH S79 DEG 55'19"E 30 FT TH S 44DEG 59'32"E 62 FT TH N 88DEG 38'48"E 86 FT TH S 51DEG 58'51"E 45 FT TH N 71 DEG 7'12"E 10.34 FT TH S 0DEG 52'W 103 FT TH S70 DEG 28'13"W 264.70 FT TH S 12 DEG 31'58"E 63 FT TH S 57DEG 20'16"W 226 FT TH S 29DEG 53'52"W 81.5 FT TH N 89 DEG 8'W 200 FT N0DEG 52E 170 FT TO POB. 3.53 A M/L. <b>Comments:</b> Small acreage on Tilson Road just north of Rudyard. About 3.5 acres. Irregular shaped parcel has frontage on Pine River and 200' on S Tilotson Road. Wraps around behind a home to the north, and there is a fence stake next to the driveway at the approximate NW roadfront corner of the parcel. There is a small shed on the parcel and there may have been a structure here in the past. Natural gas at the road! Mapped image is approximate. <b>Summer Tax Due:</b> \$55.21	18495 S TILSON RD RUDYARD	\$1,278.07
1706	<b>Parcel ID:</b> 012-231-006-00; <b>Legal Description:</b> SEC 31 T45N R3E PART OF GOV'T LOT 1 BEG 150 FT S 55 DEG 39' W FR NWLY COR OF LOT 101 OF A M JOHNSTON'S SUB TH S 34 DEG 21' E 125 FT TH S55 DEG 35' W 50 FT TH N 34 DEG 21' W 125 FT TH N 55 DEG 39' W 50 FT TO BEG. <b>Comments:</b> We don't see many on Rains Island. This is a small 50' x 125' parcel that lies off a two track, but does not have certain deeded legal road access. You may wish to check on easements before bidding. <b>Summer Tax Due:</b> \$7.21	(Off) S Rains Island Road	\$475.27
1707	<b>Parcel ID:</b> 013-279-004-00; <b>Legal Description:</b> SEC 29 T48N R2E A PARCEL OF LAND IN NE 1/4 OF SE 1/4 DESC AS COM ATINTER OF S LI M V RD & E LI OF SEC 29 TH N 78 DEG 01' 40" W 257.6 FT TO POB THIS DESC TH S 253.44 FT TH W 200 FT TH N 295.85 FT; TH S 78 DEG 01' 40" E 204.45 FT TO POB EXC ALL EASEMENTS & R/W OF RECORD. <b>Comments:</b> Parcel is a little over 1 acre in size, and sits on the NE side of Sugar Island ... accessible by car ferry year round. This is a rocky hillside lot, on a quiet, paved county maintained road. A very peaceful setting here. <b>Summer Tax Due:</b> \$23.18	E. Northshore Drive	\$724.70

1708	<b>Parcel ID:</b> 016-222-013-00; <b>Legal Description:</b> SEC 22 T49N R6W PT OF GOV'T LOT 2 COM AT CEN 1/4 COR TH S ALG W LI SD GOV'T LOT 230 FT TH E ALG S LI CTY RD 50 FT TO POB TH S 200 FT TH E PARA TO CTY RD 50 FT TH N 200 FT TO CTY RD TH W ALG CTY RD 50 FT TO POB. <b>Comments:</b> 50' x 200' lot on M-123, heading from Paradise toward Tahquamenon Falls. Generally level, wooded parcel on a county maintained state highway. Just a half mile or so west of Paradise. We believe this may be zoned for commercial use only, please verify with local municipality. <b>Summer Tax Due:</b> \$15.12	M-123 PARADISE	\$573.24
1709	<b>Parcel ID:</b> 051-009-012-00; <b>Legal Description:</b> EASTERDAY'S SUBD OF PLC 101 & 102; TH S 45 FT OF LOT 12. <b>Comments:</b> Older 2 story home in the Soo. Wood frame construction. Currently occupied by several generations of pigeons (the attic anyway ... none in the living areas). We hear it tastes like chicken. Could be a budget stretcher. Home needs a new roof. There are some wood floors here that have not been ruined (yet) by the roof, but they will be before long. Has some unusual architectural additions to the roofline that you may want to finish or "undo". We *think* this is on a crawlspace ... we found no basement access ... and the furnace is in the living room, the water heater in the kitchen and electric service on the front porch ... so no need to get down there anyway. Two bedrooms and two baths. Abandoned vehicle needs to go. Yard has debris. There is no yard behind the house ... the side yard is it. This one does have potential if you get on it before the roof causes much more damage. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$760.01	409 KIMBALL ST SAULT SAINTE MARIE	\$5,967.19
1711	<b>Parcel ID:</b> 051-061-061-00; <b>Legal Description:</b> SEC 11 T47N R1W 1990 SPLIT S 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 EX W 30 FT EXCEPT COM AT E 1/4 COR SAID SEC TH S 0 DEG 01 MIN 39 SEC W 1308.26 FT TH S 87 DEG 56 MIN 58 SEC W 653.64 FT TO POB OF EXCEPTION; TH CONT S 87 DEG 56 MIN 58 SEC W 653.64 FT TH N 0 DEG 20 MIN 53 SEC W 28.16 FT TH N 89 DEG 11 MIN 26 SEC E 653.42 FT TH S O DEG 9 MIN 40 SEC E 14 FT TO POB. 4.2 AC <b>Comments:</b> Irregular shaped parcel is roughly 4.2 acres. On the east side of W 14th Street west of I-75 ... not far from Meijer. Nicely wooded property featuring some maples and oaks, with birches and others in evidence as well. Topographical maps indicate that this all level uplands. A great homesite here! Natural gas and a county maintained paved road. The map image is very approximate and just for general reference. <b>Summer Tax Due:</b> \$330.35	W 14TH ST SAULT SAINTE MARIE	\$2,021.05
1713	<b>Parcel ID:</b> 051-107-009-00; <b>Legal Description:</b> ROBT NEWTON ADAMS ADD NO 2 LOT 9 BLK 7. <b>Comments:</b> The foundation under this one has already given way. Is it salvagable? Perhaps ... if you get right to it before it slips into the hole. It has also been through a mortgage foreclosure. It's just not having much luck lately. If this is of interest to you, we'd advise talking to the code enforcement people and a couple of contractors to see what they think about stabilizing and saving it. Someone is going to get a good buy here if they're willing to take the project on. Have you checked the price of lumber lately? <b>Additional Disclosures:</b> 25; 31; 22; 33; 36; 34 (see key for full text) <b>Summer Tax Due:</b> \$103.65	917 YOUNG ST SAULT SAINTE MARIE	\$4,214.73
1714	<b>Parcel ID:</b> 051-343-001-00; <b>Legal Description:</b> EVERETT AND EVELANDS SUBD LOTS 1 AND 2 BLK A. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$10.32	E 8TH AVE SAULT SAINTE MARIE	\$442.22
1715	<b>Parcel ID:</b> 051-404-009-00; <b>Legal Description:</b> HALLS ADDITION LOTS 9 & 10 & N 1/2 ADJ VAC ALLEY BLK 4. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$20.79	W 9TH AVE SAULT SAINTE MARIE	\$492.48
1716	<b>Parcel ID:</b> 051-425-013-00; <b>Legal Description:</b> JONES AND LENNONS ADD LOT 13 BLK 5 ALSO S 1/2 ADJ VAC ALLEY <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$20.79	W 11TH AVE SAULT SAINTE MARIE	\$492.48

1717	<b>Parcel ID:</b> 051-525-004-00; <b>Legal Description:</b> MARTINS ADDITION *ST-4-99 LOT 4 BLK 5. <b>Comments:</b> Parcel is at the intersection of John & E 6th Avenue in the Soo. Level, dry lot is cleared at the front and brushy to the rear. There is a curb cut inferring that there may have been something here at one time, but no recent evidence of that. Municipal utilities and natural gas here. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$30.32	E 6TH AVE SAULT SAINTE MARIE	\$460.35
1718	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 051-531-007-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 7 TO 18 INCL BLK 1. <b>Comments:</b> Parcels 1718 and 1719 are adjacent vacant lots on E 9th Avenue in the Soo. There is no improved road to 1718 ... tho platted E 8th Avenue may reach it ... but it was never built. You can access 1718 from 1719 .... we're selling you both for one money so that the rear part of the property has legal access. Gravel city maintained street and municipal water/sewer as well as natural gas here. Not sure if this is "wetlands" or not. You may wish to check that if interested in this as a build site. Also ... we're told that there are BEARS on or near this parcel, (not the kind from Chicago, either), so be careful if prospecting this in person.  <i>(2 of 2)</i> <b>Parcel ID:</b> 051-531-037-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOT 37 BLK 1. <b>Summer Tax Due:</b> \$518.46	E 9TH AVE SAULT SAINTE MARIE;  E 9TH AVE SAULT SAINTE MARIE	\$2,761.99
1720	<b>Parcel ID:</b> 051-540-022-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 22 TO 25 INCL BLK 10. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$60.41	MARQUETTE AVE SAULT SAINTE MARIE	\$659.30
1721	<b>Parcel ID:</b> 051-551-026-00; <b>Legal Description:</b> MC GREGORS ADDITION LOTS 26 AND 27 BLK 1. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$10.32	E 13TH AVE SAULT SAINTE MARIE	\$442.22
1722	<b>Parcel ID:</b> 051-561-006-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADD LOT 6 BLK 1. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$75.20	E 16TH AVE SAULT SAINTE MARIE	\$761.32
1723	<b>Parcel ID:</b> 051-563-017-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADDITION LOT 17 BLK 3. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$5.05	E 18TH AVE SAULT SAINTE MARIE	\$410.16
1724	<b>Parcel ID:</b> 051-762-002-00; <b>Legal Description:</b> ST PAUL ADDITION LOT 2 BLK 12. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$5.05	ST PAUL ADD SAULT SAINTE MARIE	\$411.74

1725	<b>Parcel ID:</b> 051-766-023-00; <b>Legal Description:</b> ST PAUL ADDITION LOT 23 BLK 16. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$5.05	ST PAUL ADD SAULT SAINTE MARIE	\$417.01
1726	<b>Parcel ID:</b> 051-786-004-00; <b>Legal Description:</b> REPLAT OF WASHBURNS SUBD S 1/2 LOT 4 AND ALL LOT 5 BLK 6. <b>Comments:</b> 70s-80s era prefab house on a city lot in the Soo. She is a dirty girl but the bones are solid. Three bedrooms and one really filthy bathroom. There is a roof leak in the front center bedroom, but the roof doesn't look to be in horrible condition. We noticed a dip in the floor in the bedroom at the front left corner of the house, but could find no basement or crawlspace access to investigate it further. This IS restorable, however we did notice that the city water line has been marked at the curb, which is often the precursor to demolition. So you might want to get with the local code enforcement official to see what the plans are here before buying. This could probably be a decent place with some elbow grease. Nice secluded back yard. ONE car parking on the front lawn ... not ideal. A calendar inside infers that this may have been last occupied on a regular basis 20 years ago (!) <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$1,627.18	1208 MINNEAPOLIS ST SAULT SAINTE MARIE	\$5,928.61
1727	<b>Parcel ID:</b> 051-876-007-00; <b>Legal Description:</b> WOODLAND PARK ADDITION LOTS 7, 8 AND 9 BLK 6. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$153.63	W 10TH AVE SAULT SAINTE MARIE	\$1,644.87
1728	<b>Parcel ID:</b> 051-876-022-00; <b>Legal Description:</b> WOODLAND PARK ADDITION LOTS 22, 23 AND 24 BLK 6. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$153.63	W 11TH AVE SAULT SAINTE MARIE	\$1,644.87
1729	<b>Parcel ID:</b> 051-877-022-00; <b>Legal Description:</b> WOODLAND PARK ADDITION LOTS 22 TO 26 INCL BLK 7. <b>Comments:</b> This parcel is platted lots with streets that were never improved at the time the subdivision was established. They may have been "vacated", which could equal no legal access. You'll want to verify the status of platted, unimproved streets prior to bidding unless you own adjacent lots that have legal access. These lots are also often in areas with high ground water tables and they may not be buildable. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$201.64	W 12TH AVE SAULT SAINTE MARIE	\$2,022.66
1730	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 001-483-049-00; <b>Legal Description:</b> SEC 32 T47N R5W MCNEARNEY LAKE PLAT #3 LOT 49 <b>Comments:</b> McNearney Lake is a small community of summer cottages near Eckerman, just a few miles north of M-123. This sale includes TWO lakefront lots with tremendous bluff views of this sandy bottomed lake. This foreclosure has been legally contested, and the county prevailed, so title is clear. The cottage has two small bedrooms and is spartan in design. A tremendous weekend place! There has been a lot of excavation done on these lots, perhaps with the thought of making an access drive to the lake ... it is incomplete. The soils here are very well drained sand and gravel. We assume there is a well and septic here, but did not locate them during our visit. There may still be personal property inside this cottage and you might get some feedback if you are found inside. So please only view from the exterior. This is a tremendous opportunity to purchase a delightful little summer cottage on a pristine UP lake! There is an active owners association here that includes maintaining the private roads. We assume there are fees and bylaws that you will want to locate and review. <b>Additional Disclosures:</b> 21 (see key for full text)  <i>(2 of 2)</i> <b>Parcel ID:</b> 001-483-050-00; <b>Legal Description:</b> SEC 32 T47N R5W MCNEARNEY LAKE PLAT #3 LOT 50 <b>Summer Tax Due:</b> TBA	28101 MAPLE LN ECKERMAN;  28115 MAPLE LN ECKERMAN	\$18,416.07

9991701	<p><b>Parcel ID:</b> 004-104-003-00; <b>Legal Description:</b> SEC 4 T46N R1W 1 SQ ACRE IN SW COR OF SW 1/4 OF NE 1/4. <b>Comments:</b> Parcel is roughly; 208' x 208' in size. It has no access from any improved public or private road. it is roughly 1/2 mile west of Soo Line Road. Nice wooded property ... with no legal means of access.</p> <p><b>Summer Tax Due:</b> TBA</p>	(Off) Soo Line Road, Dafter	\$579.19
9991718	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 051-531-007-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 7 TO 18 INCL BLK 1. <b>Comments:</b> Parcels 1718 and 1719 are adjacent vacant lots on E 9th Avenue in the Soo. There is no improved road to 1718 ... tho platted E 8th Avenue may reach it ... but it was never built. You can access 1718 from 1719 .... we're selling you both for one money so that the rear part of the property has legal access. Gravel city maintained street and municipal water/sewer as well as natural gas here. Not sure if this is "wetlands" or not. You may wish to check that if interested in this as a build site. Also ... we're told that there are BEARS on or near this parcel, (not the kind from Chicago, either), so be careful if prospecting this in person.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 051-531-037-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOT 37 BLK 1.</p> <p><b>Summer Tax Due:</b> TBA</p>	<p>E 9TH AVE SAULT SAINTE MARIE;</p> <p>E 9TH AVE SAULT SAINTE MARIE</p>	\$2,761.99

## Chippewa DNR

Lot #	Lot Information	Address	Min. Bid
10004	<p><b>Parcel ID:</b> 051-714-016-00; <b>Legal Description:</b> STOWELL'S ADDITION SUBDIVISION BLOCK 4 LOT 16 EXCEPT PART LYING IN ROW US-2 <b>Comments:</b> Parcel fronts on I-75 business route, just south of the "Pure Country" Family Restaurant. Too small for independent construction, mostly of value to adjoining property owners. <b>Additional Disclosures:</b> 9; 75 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	I-75 BR	\$540.00
10005	<p><b>Parcel ID:</b> Part of 051-812-012-00 A; <b>Legal Description:</b> A.B. WILGUS ADDITION TO SAULT STE MARIE SUBDIVISION BLOCK 12: LOTS 12 TO 15 <b>Comments:</b> Located at the NE corner of E 13th Avenue and E 11th Street in the Soo. Dimensions are 124' (N/S) X 160' (E/W). We believe that there are municipal water and sewer available here. Check with local officials to verify this if you are thinking of building here. State owned surplus property. <b>Additional Disclosures:</b> 75 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	E 11th Street	\$7,200.00
10006	<p><b>Parcel ID:</b> Part of 051-812-012-00 B; <b>Legal Description:</b> A.B. WILGUS ADDITION TO SAULT STE MARIE SUBDIVISION BLOCK 12: LOTS 16 TO 20 <b>Comments:</b> Located at the SE corner of E 13th Avenue and E 11th Street in the Soo. Dimensions are 124' (N/S) X 200' (E/W). We believe that there are municipal water and sewer available here. Check with local officials to verify this if you are thinking of building here. <b>Additional Disclosures:</b> 75 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>	E 11th Street	\$9,000.00

## Delta

Lot #	Lot Information	Address	Min. Bid
1900	<p><b>Parcel ID:</b> 002-402-001-50; <b>Legal Description:</b> LOTS 1B-2&amp;2-2 215-167 SEC 20 T39N R24W. LOT 1 BLK 2 EXC E 279' &amp; LOT 2 BLK 2 OF PLAT OF THE VILLAGE OF SHAFER. <b>Comments:</b> Older wood frame home in Schafer. Appears to be a wood pier footing system that is decaying. As such, the floors bob and weave. The two story portion of the home is relatively level and solid, but the two one story sections are quite uneven, particularly the right rear area where the bathroom is located. There are 3 bedrooms upstairs and two downstairs, all tiny. Antiquated electrical system @ 60a. The lot is triangular in shape, and roughly 1/2 acre in size. The roof isn't actively leaking, but it's gonna! Has some potential in the right hands. Pump and lp gas forced air furnace we assume to be in the cellar, which has an exterior access that is overgrown and guarded by a bumblebee nest.</p> <p><b>Summer Tax Due:</b> \$118.88</p>	1452 15.5 ROAD SCHAFER	\$2,217.63
1901	<p><b>Parcel ID:</b> 004-226-022-00; <b>Legal Description:</b> SEC 9 T40N R22W. LOT 21 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. <b>Comments:</b> We've been doing the auctions here for a couple of decades now. Does a year go by that we don't have a swamp lot on Mather Avenue? Not that we remember. It's pretty much a rite of the season that we make a stop on Mather Avenue. The lands here are submerged marsh, and too small too build on. Some are under the US 2 r/o/w ... some have no roads to them. They're a special category of something you don't want unless you're buying up the whole block for a frog farm compound. If that's you ... here you go! <b>Additional Disclosures:</b> 10 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$0.13</p>	Mather Avenue, Gladstone	\$621.88
1902	<p><b>Parcel ID:</b> 007-410-020-00; <b>Legal Description:</b> SEC 31 T40N R22W. LOT 20 OF PLAT OF LAKE BLUFF EST SUB #1. <b>Comments:</b> It appears that a home has been removed from this lot. Now it's ready for your new one! Lake Bluffs is one of the nicest developments in the Escanaba/Gladstone area. Golfing and fine dining are nearby .... the golf course is literally just across the street! If you're looking for a quality homesite, this is it! There is an HOA and association fees as well as deed restrictions here. You'll want to research those prior to bidding! <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$153.10</p>	5977 COUNTRY CLUB 19.25 LN GLADSTONE	\$2,901.45
1903	<p><b>Parcel ID:</b> 008-132-017-00; <b>Legal Description:</b> SEC 32 T38N R19W. 10.30 A 498-546 PT OF GL1 &amp; NE 1/4 OF SW 1/4 COM AT MDR COR ON SEC LN BET SEC 31&amp;32, TH S 0 DEG 49' 21" W 117.04' TO MDR LN, TH N 13 DEG 08' 10" W 203.27' TO POB, TH N 13 DEG 08' 10" W 150', TH N 26 DEG 43' 50" W 189.84', TH S 87 DEG 30' 16" E 1386.29', TH S 38 DEG 46' 14" E 362.55', TH S 54 DEG 24' 11" E 68.89', TH N 87 DEG 30' 16" W 1550.01' TO POB. (PARCEL M) <b>Comments:</b> Pristine, untouched waterfront acreage parcel on Sac Bay in the Big Bay de Noc. This is near the very tip of the Garden Peninsula. Just a few miles past the quaint village of Garden and the Fayette State Park. Parcel is cloaked in dense cedars that will shield your lakefront home from view for certain! The frontage is stony and level. This is known as "Parcel M" in a property surveyed and split some number of years ago. The roads here are shared private roads and are not county maintained. There *is* power here and there are homes built within a few parcels on either side. We marked the approximate corners of the parcel where they meet the road with pink survey tape for reference. There are no trails cut into this parcel at present. The easiest access is to come north on HH Road. This is a rare parcel in our inventory .... acreage *and* waterfront .... with a sunset view over Big Bay de Noc. This will be popular .... don't miss out!</p> <p><b>Summer Tax Due:</b> \$528.41</p>	HH / GG-75 Road - Garden	\$8,286.07
1904	<p><b>Parcel ID:</b> 014-006-021-00; <b>Legal Description:</b> SEC 6 T39N R22W. 3.36 A SE 1/4 OF NE 1/4 LNG N &amp; W OF R/W OF M ST P&amp;S STE M RR. <b>Comments:</b> This parcel is 3.36 acres in size, and is situated on a gated road with a 24/7 manned security checkpoint at the Verso paper mill location. If you're the purchaser, you'd need to make arrangements with them for access .... This property is north of, subject to and adjacent to a railroad siding. The gross acreage here is 4.82 acres. After railroad right of way, 3.36 acres. There is no public road that reaches this parcel. Easements rights, if any, should be investigated prior to bidding. The property features a steep wooded hillside at its NW corner and a low, level, open plateau across most of the rest of the parcel.</p> <p><b>Summer Tax Due:</b> \$42.47</p>	US HWY 2 & 41 & M-35 GLADSTONE	\$1,162.40

1905	<b>Parcel ID:</b> 014-006-042-00; <b>Legal Description:</b> SEC 6 T39N R22W. 35.26 A PT OF SE 1/4 OF NW 1/4 LNG N & W OF R/W OF MSTP&S STE M RR & C&NW RR. <b>Comments:</b> This parcel is 35.26 acres in size, and is situated on a gated road with a 24/7 manned security checkpoint at the Verso paper mill location. If you're the purchaser, you'd need to make arrangements with them for access .... This property is north of, subject to and adjacent to a railroad siding. There is no public road that reaches this parcel. Easements rights, if any, should be investigated prior to bidding. This is a fairly level, brushy/open parcel with rail frontage at its SE corner. <b>Summer Tax Due:</b> \$214.04	US HWY 2 & 41 & M-35 GLADSTONE	\$3,366.53
1906	<b>Parcel ID:</b> 014-078-009-30; <b>Legal Description:</b> SEC 28 T39N R23W. 1 A BEG 1765' N OF S 1/4 COR OF SEC 28, TH N 208.75', TH W 208.75', TH S 208.75', TH E 208.75' TO POB. <b>Comments:</b> Attention cattail ranchers and frog farmers! Have we got the spot for you! 1 square acre, 208.75' x 208.75', on K.5 Road in Wells Township. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$53.03	K.5 RD ESCANABA	\$1,068.68
1907	<b>Parcel ID:</b> 014-081-030-00; <b>Legal Description:</b> SEC 31 T39N R23W. .13 A COM 2028.3' S OF NW COR OF SEC 31, TH N 76 DEG 14' E ALG R/W OF US HWY 2 386.7' TH S 13 DEG 46' E 75' TO POB, TH N 76 DEG 14' E 65', TH S 13 DEG 46' E 140', TH S 76 DEG 14' W 65', TH N 13 DEG 46' W 140' TO POB IN FRL SW 1/4 OF NW 1/4. <b>Comments:</b> This home is fire damaged. Fire originated on the upper floor we believe, and the roof joist system will need repair and redecking where affected. There is a good amount of rubbish inside to clear out to really assess the condition of the property accurately. House will need to be brought to current code to be reused. Back deck is rotten and in dangerous condition. We are told it is infested with rats. Power service has been dropped by the utility provider. The overall structure appears to be solid and could be considered a shell to redo. Foundation looks generally solid from an exterior review. Roof is ancient. Located on US 2 / 41 at Hyde, west of Escanaba about 5 miles. The yard is adorned with disabled vehicles, boat and a camper to which we do not have title. <b>Additional Disclosures:</b> 11; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$54.20	3343 US HWY 2 & 41 BARK RIVER	\$2,666.79
1908	<b>Parcel ID:</b> 041-400-012-00; <b>Legal Description:</b> SEC 17 T39N R18W. PT OF LOT 1 BEG 789' S & 589.20' E OF NW COR OF LOT 1, TH S 88 DEG 59' E 60', TH S 1 DEG 20' W 165', TH 88 DEG 59' W 60', TH N 1 DEG 20' E 165' TO POB, SUPERVISOR PLAT #2 OF THE VILLAGE OF GARDEN. <b>Comments:</b> This parcel contains a steel storage building and has an electric service (inactive). There is a minor amount of debris here to deal with. Parcel fronts 60' on Water Street and runs 165' feet deep. Parcel 1909 is adjacent to the east if you'd like more room :) <b>Summer Tax Due:</b> \$9.02	WATER ST GARDEN	\$756.65
1909	<b>Parcel ID:</b> 041-400-013-00; <b>Legal Description:</b> SEC 17 T39N R18W. 1028-425 PT OF LOT 1 BEG 789' S & 649.20' E OF NW COR OF LOT 1, TH S 88 DEG 59' E 60', TH S 1 DEG 20' W 155', TH N 88 DEG 59' W 60', TH N 1 DEG 20' E 155' TO POB, SUPERVISORS PLAT #2 OF THE VILLAGE OF GARDEN. <b>Comments:</b> Parcel fronts 60' feet in Water Street, and runs 155' feet deep. This is the fenced side yard to a house that sits to the east on a separate parcel. There is a garden variety of castoff here. Vehicles, boats, a camper ... to which we have no title ... and even more goodies buried in the weeds. Parcel 1908 adjoins this to the west if you'd like more room. <b>Summer Tax Due:</b> \$9.02	WATER ST GARDEN	\$756.65
1910	<b>Parcel ID:</b> 051-130-2930-127-005; <b>Legal Description:</b> LOT 16 OF BLK 1 OF THE COCHRANE ADDITION <b>Comments:</b> Small, post-war one story wood frame home in Escanaba. Two small bedrooms. Modern, efficient natural gas forced air furnace in the Michigan cellar. Alley service and a driveway thru the lot. This would be a great starter or retirement pad. One roof leak in the bathroom. Vinyl sided. This is an efficient, low maintenance home with a small, manageable yard. <b>Summer Tax Due:</b> \$520.79	620 N 18TH ST ESCANABA	\$4,508.13
1911	<b>Parcel ID:</b> 051-320-2930-253-013; <b>Legal Description:</b> N 1/2 OF LOT 7 OF BLK 91 OF THE PROPRIETORS 1ST ADDITION <b>Comments:</b> Parcel lies between 324 and 331 N 14th Street. It is too narrow and small to build a home on. It's really only of practical use to the two neighboring parcels. In fact one of them already has a trampoline on it. (Not included, btw). Frontage on the alley as well. The SEV of this parcel is not accurate, and includes the value of a home which was removed from this site. <b>Additional Disclosures:</b> 42; 23; 9 (see key for full text) <b>Summer Tax Due:</b> \$59.23	327 N 14TH ST ESCANABA	\$1,677.25

1912	<p><b>Parcel ID:</b> 051-320-2930-406-010; <b>Legal Description:</b> E 25 FT OF N 85 FT OF LOT 5 OF BLK 94 OF THE PROPRIETORS 1ST ADDITION <b>Comments:</b> If you hate to mow the lawn, this one is for you! This property is accessed through the alley, and it does not have any street frontage on 1st Avenue. This one is CLEAN .... so clean that it looks like they even had the carpet cleaned before they left! Two bedrooms upstairs with large walk-in closets .... unusual for the period this was built. One additional bedroom/office/hobby room on the main floor. Formal dining room and a large kitchen with eat-in space. Roof is older but in good condition. Out concern with this one would be some foundation stress. We saw a couple of cracks and one spot where you can see daylight, about a foot long, on the west wall in the crawlspace. There is only parking here for ONE vehicle. Include that in your considerations. Newer hot water boiler. This one is fresh and clean and ready to go as far as we can tell!</p> <p><b>Summer Tax Due:</b> \$957.20</p>	1416 1ST AVE S ESCANABA	\$3,850.46
1913	<p><b>Parcel ID:</b> 051-370-2919-126-002; <b>Legal Description:</b> LOT 10 OF BLK 40 OF THE I STEPHENSON COS 2ND ADDITION <b>Comments:</b> Level, open platted lot in a great neighborhood on Escanabas north side. All municipal utilities and natural gas curbside here. Alley service. Well kept homes surrounding this. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$128.85</p>	1608 N 19TH ST ESCANABA	\$2,546.99
1914	<p><b>Parcel ID:</b> 051-370-2919-177-003; <b>Legal Description:</b> LOTS 13 &amp; 14 OF BLK 15 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA <b>Comments:</b> Double lot in Escanaba with a fairly modern vintage manufactured or modular houswing unit and a large, two car detached garage. There are still active utilities and furnishings here, and we believe it is still occupied or at least under the control of someone at the time of our visit in early June. It's difficult to get a good look at it because of occupancy and a 6 foot fence around the back yard. There are some signs of deferred maintenance and rough use, but not substantial issues that we can see from curbside. Nice neighborhood of well kept homes.</p> <p><b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,896.53</p>	1420 N 18TH ST ESCANABA	\$10,362.93
1916	<p><b>Parcel ID:</b> 052-080-006-00; <b>Legal Description:</b> LOT 6, 7 BLK 80 1ST ADDITION TO CITY OF GLADSTONE. <b>Comments:</b> A home was demolished at this location. Nice level, open lot with all municipal utilities and natural gas now awaits your new home! Has alley service.</p> <p><b>Additional Disclosures:</b> 37 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$66.09</p>	1311 DELTA AVE GLADSTONE	\$8,760.46

# Luce

Lot #	Lot Information	Address	Min. Bid
3700	<p><b>Parcel ID:</b> 001-100-007-1000; <b>Legal Description:</b> LOT 10 BLK 7 TOWN OF MC MILLAN. <b>Comments:</b> Corner lot at the intersection of McMillan Street (CR 415) and James Street. We're thinking there was likely a house here in the past that has been removed. Some nice lilacs on the parcel from that past occupancy. <b>Summer Tax Due:</b> \$12.02</p>	McMillan St (CR415) @ James St.	\$663.81
3701	<p><b>Parcel ID:</b> 002-001-004-0560; <b>Legal Description:</b> SEC 4 T45N R11W BEG @ THE NE CORNER OF N 1/2 OF S 1/2 OF NW 1/4 LYG W'LY OF CO RD 415; TH S 150 FT ALONG THE W LINE OF COUNTY RD 415; TH W 291 FT; TH N 150 FT; TH E TO POB. 1A M/L <b>Comments:</b> Parcel fronts 150' feet on CR 415 and runs 291' feet deep. There is a culvert and short driveway into the parcel, indication some sort of past use or preparation for use. A very nice, quiet countryside location for an up north getaway! <b>Summer Tax Due:</b> \$122.48</p>	S CO RD 415 MC MILLAN	\$1,084.58
3702	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 003-002-019-0400; <b>Legal Description:</b> SEC 19 T46N R9W SE 1/4 OF NE 1/4. 40 A. <b>Comments:</b> 2 acreage parcels here that adjoin ... 1320' on CR 462/McPhee Landing Road x 3960' deep. 1/4 mile of frontage on McPhee Landing Road just east of Newberry. The parcel is predominately marshlands according to USGS topographical maps. There is a modern frame construction cabin near the road that appears to have plumbing and wiring finished. Note: There is another sale group adjacent to the east that = 40 MORE acres .... There is pink survey tape at the road front corners of both parcels and the common line between them.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 003-002-019-1100; <b>Legal Description:</b> SEC 19 T46N R9W E 1/2 OF SE 1/4. 80 A. <b>Summer Tax Due:</b> \$220.12</p>	12126 E CR 462/McPhee Landing Road;  12126 E CO RD 462 NEWBERRY	\$2,609.44
3704	<p><b>Parcel ID:</b> 003-002-020-0600; <b>Legal Description:</b> SEC 20 T46N R9W SW 1/4 OF SW 1/4. 40 A. <b>Comments:</b> Square 40 acre parcel, 1320' x 1320', with 1/4 mile of frontage on McPhee Landing Road just east of Newberry. The parcel is predominately marshlands according to USGS topographical maps. There is a pile of concrete rubble near the west line at the roadside, but it probably came from an offsite location to be used as trail fill. There is a trail that runs into the parcel, but it is tree barriered back in a few hundred feet. There IS power here at the road. Note: There is another sale group adjacent to the west that = 120 MORE acres .... There is pink survey tape at the road front corners of both parcels and the common line between them. <b>Summer Tax Due:</b> \$92.10</p>	McPhee Landing Road / CR 462	\$1,215.11
3705	<p><b>Parcel ID:</b> 003-002-027-0600; <b>Legal Description:</b> SEC 27 T46N R9W E 1/2 OF SE 1/4. 80 A. <b>Comments:</b> This 80 acre parcel is entirely marshlands according to USGS topographical maps. It has no road access that we could locate. It *is* traversed by the Soo Line RR r/o/w, so that might be a dry way to get to it. The nearest road is CR 466 at the former location of the village of Lencel. <b>Additional Disclosures:</b> 10; 43 (see key for full text) <b>Summer Tax Due:</b> \$114.86</p>	(Off) CR 466 - Lencel	\$1,218.72
3706	<p><b>Parcel ID:</b> 003-003-024-2800; <b>Legal Description:</b> SEC 24 T46N R10W S 127.6' OF W 187.8' OF SW 1/4 OF SW 1/4. .55 A. <b>Comments:</b> Older wood frame construction on wooden pier footing foundation system (we think). Has not been regularly occupied for about 17 years. At one point the front door was kicked in, but subsequently boarded over. Roof appears to be generally sound. Evidence of frozen plumbing. Space heat. This home is certainly restorable and is overall solid. Corner lot fronts on both M-123 and McPhee Landing Road. The house is enveloped in brush. A good yard makeover would do wonders here. <b>Summer Tax Due:</b> \$143.65</p>	13974 E CO RD 462 NEWBERRY	\$1,363.85

3707	<p><b>Parcel ID:</b> 003-008-030-1300; <b>Legal Description:</b> SEC 30 T48N R9W PRT OF W 1/2 OF SE 1/4 COM AT S 1/4 COR; TH N 0 DEG 13' 20" W ALG N-S 1/4 LN OF SEC 1905.75 FT TO POB; TH N 0 DEG 13' 20" W ALG N-S 1/4 LN 737.59' TO CENTER 1/4 COR SEC; TH N 89 DEG 49' 17" E ALG E-W 1/4 LN 655.89 FT; TH S 0 DEG 09' 30" E 895.45' TO CTR LN OF RD; TH N 65 DEG 41' 40" W ALG CTR RD 250.50'; TH N 82 DEG 58' 00" W ALG RD 430.44' TO POB. 12 A. <b>Comments:</b> We are in Tahquamenon territory now! 11.22 acres more or less about 1/4 mile west of Chesbrough Lake, which is about 12 miles north of Newberry off M-123. You'll want to come here from the north side of the lake, as the roads around the south side are pretty primitive (ask me how I know .. haha). We placed pink survey tape at the approximate corners of the parcel where they meet the road on the southern boundary. The cabin sits in the west center section of a nicely wooded, uplands parcel that is irregular but roughly square in shape. The one room cabin has a pitcher pump and LP gas space heat. There is no power for several miles from this location. The cabin appears to be fairly clean and secure and has not been taken over by the critters from what we can tell. There is another collapsing structure here in the trees that has the dimensions of a mobile home but may be a stick-bilt shack of some kind ... its fairly overgrown. No plumbing, no power, lots of peace and quiet! The growth here is younger, tho there are some nice middle aged maples on the parcel. The parcel rises as you go to the north. Fronts on Chesbrough Lake Road. <b>Additional Disclosures:</b> 43 (see key for full text) <b>Summer Tax Due:</b> \$258.81</p>	12600 NORTH CHESBROUGH LK RD NEWBERRY	\$1,944.36
3708	<p><b>Parcel ID:</b> 004-003-015-0700; <b>Legal Description:</b> SEC 15 T45N R10W PRT OF NW 1/4 OF SW 1/4 BEG @ W 1/4 COR OF SAID SEC 15, TH S 00 DEG 46' 55" E 325.78' ALG W LN OF SEC 15, TH N 88 DEG 31' 02" E 1321.46' TO W 1/16TH LN SEC 15, TH N 00 DEG 42' 14" W 323.09' ALG SAID W 1/16TH LN TO E-W 1/4 LN OF SEC 15, TH S 88 DEG 38' 03" W 1321.87' TO POB. 9.84 A. <b>Comments:</b> This is a "long ten" acreage parcel, that fronts 323 feet on the Old Engadine Road, and runs 1/4 mile deep. Technically it is 9.66 acres. Paved, county maintained road with a culverted drive into the parcel. The front four or five acres is level and open. The balance is forested uplands. This is a really really nice piece of property. It has been in the same family for generations. It does have a power line easement at roughly the tree line that runs north-south. <b>Summer Tax Due:</b> \$176.25</p>	Old Engadine Road	\$1,545.56
3709	<p><b>Parcel ID:</b> 041-100-040-0100; <b>Legal Description:</b> THE W 30' OF LOT 2 &amp; ALL LOT 3 BLK 4 ORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Comments:</b> There appears to be an error of some nature in local records in this area .... all of the addresses in tax records are one lot off. This trailer displays "203" as the address, but it is identified in local tax rolls as "205". With that mystery explained, this is an older roofover mobile that has been unoccupied for some time. It appears to be salvagable, but does need attention to porches. Has two frame additions. Walking distance to the IGA store (right across the street) and downtown Newberry about a block away! Lot is served by an alley. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$451.10</p>	203 W HELEN ST NEWBERRY	\$2,542.91
3710	<p><b>Parcel ID:</b> 041-100-240-0900; <b>Legal Description:</b> LOTS 9, 10 &amp; 11 BLK 24 ORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Comments:</b> Parcel contains the remains of a footing and slab on grade from a building long since removed. There is a small shed type structure built onto the rear of the slab whose past use we can't even guess. The property has rail frontage on the east boundary, and that rail appears to still be pretty active. <b>Summer Tax Due:</b> \$193.10</p>	302 E HELEN ST NEWBERRY	\$1,232.17
3711	<p><b>Parcel ID:</b> 041-201-010-2900; <b>Legal Description:</b> LOT 29 BLK 1 THIRD ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> Older wood frame home in Newberry. Overgrown, but we believe it was lived in until fairly recently. Newer vinyl siding and newer roof, except for the front room/porch roof which could use replacement. Could be put back to use with some dejunking and repair. The interior appears to be sound, but will need a good cleaning and resurfacing/floor coverings. Lot is served by an alley. This could make a nice family home. Modernized. <b>Summer Tax Due:</b> \$645.06</p>	427 E HARRIE ST NEWBERRY	\$3,561.24

## Mackinac DNR

Lot #	Lot Information	Address	Min. Bid
10074	<b>Parcel ID:</b> 49-001-660-140-00 49-001-660-137-00; <b>Legal Description:</b> CRYSTAL BEACH SUBDIVISION: THE E'LY 155.7 FT OF THE W'LY 311.4 FT OF N'LY 200 FT OF LOT 128. THE FOLLOWING PARCELS IN LOT 128 DESC AS: THE E'LY 51.9 FT OF W'LY 155.7 FT OF N'LY 200 FT AND THE W'LY 29.8 FT OF E'LY 133.6 FT OF N 200 FT AND THE E'LY 51.9 FT OF W'LY 259.5 FT OF S'LY 245 FT AND THE W'LY 29.8 FT OF E'LY 81.7 FT OF S'LY 245 FT AND THE S'LY 74 FT OF N'LY 274 FT. <b>Comments:</b> LOCATED ON THE EAST SIDE OF BOIS BLANC ISLAND WEST OF HURON ROAD. THERE IS CURRENTLY NO CONSTRUCTED ACCESS TO THE PROPERTY TO OUR KNOWLEDGE, THERE ARE TWO NON-ADJACENT LOTS WITH THIS SALE <b>Additional Disclosures:</b> 75; 51; 74 (see key for full text) <b>Summer Tax Due:</b> TBA	(Off) East Huron Drive	\$3,200.00
10075	<b>Parcel ID:</b> 49-001-720-214-00 49-001-720-213-00; <b>Legal Description:</b> FRUITLAND SUBDIVISION: BLOCK 27: LOTS 25 TO 50 <b>Comments:</b> LOCATED SW OF THE ERIE STREET AND HURON DRIVE INTERSECTION <b>Additional Disclosures:</b> 74; 75; 51 (see key for full text) <b>Summer Tax Due:</b> TBA	(Off) East Huron Drive	\$4,070.00
10076	<b>Parcel ID:</b> 49-001-720-115-00 49-001-720-113-00; <b>Legal Description:</b> FRUITLAND SUBDIVISION: BLOCK 10: LOTS 10, 31 TO 53 <b>Comments:</b> LOCATED SW OF THE ERIE STREET AND HURON DRIVE INTERSECTION, THE CENTER OF THE PROPERTY APPEARS WET, LOT 10 PROVIDES ACCESS TO THE PROPERTY FROM ERIE STREET. THE LOT 10 PROVIDES ACCESS TO THE EAST PART OF THE PROPERTY, WHICH APPEARS DRY AND FORESTED. <b>Additional Disclosures:</b> 74; 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Erie Street, Bois Blanc Island	\$11,625.00
10077	<b>Parcel ID:</b> 49-001-720-162-00 49-001-720-159-00 49-001-720-166-00; <b>Legal Description:</b> FRUITLAND SUBDIVISION: BLOCK 17: LOTS 9 TO 18 AND LOTS 35 TO 42 <b>Comments:</b> LOCATED ON THE NORTH SIDE OF ERIE STREET, NW OF THE ERIE STREET AND HURON ROAD INTERSECTION, FORESTED <b>Additional Disclosures:</b> 74; 75; 51 (see key for full text) <b>Summer Tax Due:</b> TBA	Erie Street, Bois Blanc Island	\$11,250.00
10078	<b>Parcel ID:</b> 49-001-720-205-00; <b>Legal Description:</b> FRUITLAND SUBDIVISION: BLOCK 25: LOTS 26 TO 38 <b>Comments:</b> LOCATED ON THE SOUTH SIDE OF ERIE STREET (AT THE END OF ERIE STREET WHERE IT'S A TWO-TRACK), NW OF THE ERIE STREET AND HURON ROAD INTERSECTION, FORESTED <b>Additional Disclosures:</b> 51; 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA	Erie Street, Bois Blanc Island	\$4,630.00
10079	<b>Parcel ID:</b> 49-001-720-207-00; <b>Legal Description:</b> FRUITLAND SUBDIVISION: BLOCK 26: LOTS 1 TO 50 <b>Comments:</b> LOCATED SOUTH OF ERIE STREET NW OF THE ERIE STREET AND HURON ROAD INTERSECTION, FORESTED, THE PROPERTY CAN LEGALLY BE ACCESSED VIA PLATTED SUBDIVISION ROAD CONNECTING THE EASTERN PART OF THE PROPERTY WITH ERIE STREET. THE PLATTED ROAD WOULD ONLY NEED TO BE CONSTRUCTED ABOUT 100' <b>Additional Disclosures:</b> 51; 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$17,810.00
10080	<b>Parcel ID:</b> Part of 49-001-780-003-00; <b>Legal Description:</b> NICHOLS POINT SUBDIVISION LOT 1 SECTION 27 BOIS BLANC MACKINAC COUNTY MICHIGAN LOTS 131 TO 142 145 TO 147 198 TO 243 282 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF CLEVELAND AVE., NW OF THE CLEVELAND STREET AND HURON ROAD INTERSECTION. FORESTED <b>Additional Disclosures:</b> 51; 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA	Cleveland Avenue	\$15,265.00

# Schoolcraft

Lot #	Lot Information	Address	Min. Bid
5600	<p><b>Parcel ID:</b> 001-135-044-00; <b>Legal Description:</b> SEC 35 T42N R14W GOV'T LOT 1 N OF RR R/W. .91 A. <b>Comments:</b> Any cattail ranchers out there? Narrow (and we mean NARROW) strip of land between the railroad tracks and US 2. To be honest, it may possibly be entirely UNDER the right-of-ways for one or both of them and completely useless. The assessor says its worth \$400 bucks. What do you think? <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.88</p>	US 2, Gulliver	\$745.24
5601	<p><b>Parcel ID:</b> 002-404-004-00; <b>Legal Description:</b> SEC 34 T45N R13W BEG AT SW COR OF LOT 4, TH S 33' TO 1/8 LN, TH E 132', THN TO SE COR OF LOT 4, TH W TO POB, BLK 4 VILLAGE OF GERMFASK. <b>Comments:</b> This parcel is a 33' foot wide x 132' feet deep. It is indicated to be a platted street ("Bellaire Street") in the plat of the Village of Germfask. As such, it is probably not legal to either build on or otherwise block this, as it provides access to other properties and is "grandfathered" as a street. <b>Additional Disclosures:</b> 30; 52 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.10</p>	Bellaire Street @ M-77, Germfask	\$836.56
5602	<p><b>Parcel ID:</b> 003-003-031-00; <b>Legal Description:</b> SEC 3 T41N R16W NE 1/4 OF SW 1/4. 40 A. <b>Comments:</b> This is a "square 40", 1320' x 1320' feet in sized. It is located off W 1/4 mile Road. This property has no public road access, and no private improved road access that we see. There appears to be a trail that accesses the SE corner of this parcel, but it is not a deeded access right. The parcel is 100% marshland according to USGS topographical surveys and may not have any uplands that will support construction. it is recreational land and probably of the most value to an adjoining landowner that has road access.</p> <p><b>Summer Tax Due:</b> TBA</p>	(Off) W 1/4 MILE RD MANISTIQUE	\$914.48
5603	<p><b>Parcel ID:</b> 003-076-001-80; <b>Legal Description:</b> SEC 26 T42N R16W PRT OF NW 1/4 OF NE 1/4 BEG AT A PT S 0 DEG 05' E 450.42' FROM N 1/4 COR, TH N 89 DEG 55' E 268.71', TH S 0 DEG 05' E 208.71', TH S 89 D 55' W 268.71', TH N 0 DEG 05' W 208.71' TO POB. 1.29 A. <b>Comments:</b> NW of Manistique, not far from Indian Lake. Parcel is 268' x 208' = 1.29 acres. Newer, well maintained manufactured or modular housing unit and a nice, detached 1.5 car garage. 2 bedrooms 1 bath. 100a electrical service. Paved drive. Electric baseboard heat. This one really isn't going to take much work to make ready. Clean and straight as they come!</p> <p><b>Summer Tax Due:</b> \$364.09</p>	1558 N STATE HWY M-94 MANISTIQUE	\$4,547.50
5604	<p><b>Parcel ID:</b> 005-004-023-00; <b>Legal Description:</b> SEC 4 T41N R15W PRT OF SW1/4 OF SW1/4 BEG 85 DEG 53' E 660' &amp; N 2 DEG 8' W 67.29' FROM SW COR IN N R/W OF US-2 TH N 2 DEG 8' W 389.56' TO S SIDE OF OLD RIVER RD, TH N 26 DEG 56' E 169.85', TH N 48 DEG 42' E 250', TH N 34 DEG 22' E 220', TH N 43 DEG 22' E 100', TH N 67 DEG 22' E 153.6' TO E LN TH S 2 DEG 8' E 934.2' TO N LN OF US-2, TH S 85 DEG 53' W 209.34' TO PT OF SD CURVE, TH RT ON A 2555.7' RAD CURVE A DIST OF 409.76' TO POB &amp; CONTAINING 10.17 ACRES M/L. <b>Comments:</b> Parcel lies between US 2 and Walters/Orr Road. It is predominately a ravine and marshlands parcel, but may have a few upland spots you could build. Walters Road is essentially a 2 trak that appears to get regular use by ATVer and dirt bikers headed to the sand pits to the west. The US 2 frontage is mostly behind a guard rail. 10.17 acres .... irregular in shape. We marked the roadfront corners on Walters Road with pink survey tape.</p> <p><b>Summer Tax Due:</b> \$51.72</p>	W US HIGHWAY 2 MANISTIQUE	\$1,954.57
5605	<p><b>Parcel ID:</b> 006-202-005-00; <b>Legal Description:</b> SEC 2 T43N R13W FRL NE 1/4 OF NW 1/4. 38.10 ACRES <b>Comments:</b> This is a 100% marshlands parcel with difficult access. The best approach to this parcel is from the East on W. Tee Lake Road from N Powerline Road, but that road is washed out (has been for some time). So access is difficult at present. It features frontage on Tad Lake, which at seasonal swings more resembles a bog than a lake. This is recreational property and may not have sufficient uplands to support construction. There is no power in this area. <b>Additional Disclosures:</b> 43 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$41.48</p>	W Tee Lake Road	\$1,048.75

5606	<b>Parcel ID:</b> 008-064-007-00; <b>Legal Description:</b> SEC 14 T41N R16W. PRT OF GOVT LOT 3 COM AT INT OF E 1/16TH LN & C/L OF HWY US-2, TH S 72 DEG 18' 3" W 1749.25' ALG C/L, TH SWLY ALG CURVE TO LEFT A LC OF S72 DEG 11' 14" W 15.07' TO POB, TH SWLY ALG CURVE TO LEFT A LC OF S 70 DEG 35' 8" W 198.16', TH N 20 DEG 54' 11" W 313.10', TH N 16 DEG 53' 7" E 35.71', TH N 48 DEG 15' 8" E 139.65', TH N 73 DEG 13' 50" E 66.23', TH S 17 DEG 55' 33" E 391.91' TO POB. PARCEL 1. 1.77 A. <b>Comments:</b> This parcel is 1.77 acres in size, and fronts on US 2 next to the hospital in Manistique! It has great exposure to traffic and a great view of Lake Michigan (which is right across the street) too! Check the zoning here and see if your potential use is permitted. Municipal utility service and natural gas are available here! <b>Summer Tax Due:</b> \$58.13	W US HIGHWAY 2 MANISTIQUE	\$1,508.09
5607	<b>Parcel ID:</b> 008-500-059-00; <b>Legal Description:</b> SEC 9 T41N R16W LOTS 177 & 178 OF SUNSET BEACH SUB. <b>Comments:</b> This one has has a frozen plumbing event that has resulted in moooooold. It'll need a complete gutting, cleaning, sealing and resurfacing. The bones are good, but the subfloors are mushy. 100a electrical service and a 4" well. Detached 1.5 car garage. Not far from Indian Lake! <b>Additional Disclosures:</b> 32; 35 (see key for full text) <b>Summer Tax Due:</b> \$222.85	8558 W 4TH ST MANISTIQUE	\$3,773.44
5608	<b>Parcel ID:</b> 051-182-004-00; <b>Legal Description:</b> E 38' OF LOT 3 & W 48' OF LOT 10 BLK 2 VILLAGE OF HIAWATHA. <b>Comments:</b> This is a parcel in Manistique that has no improved public road access. it is of most use to adjacent property owners that do have such access. <b>Summer Tax Due:</b> \$75.49	(Behind) 232 SCHOOLCRAFT AVE MANISTIQUE	\$985.75
5609	<b>Parcel ID:</b> 051-202-003-00; <b>Legal Description:</b> LOT 3 BLK 2 OF LAKESIDE ADD TO VILL OF MANISTIQUE. <b>Comments:</b> A home was removed from this parcel. Now it's all cleaned up and ready for your new one! Has a curb cut and all municipal utilities and natural gas are at the curbside! <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$121.55	537 MICHIGAN AVE MANISTIQUE	\$1,680.46
5610	<b>Parcel ID:</b> 051-203-006-00; <b>Legal Description:</b> LOT 6 BLK 3 OF LAKESIDE ADD TO TH VILL (NOW CITY) OF MANISTIQUE <b>Comments:</b> This was likely built as a single family, 4-square floor plan home. Later hopped into 2 apartments with some unsympathetic remodeling. It has suffered a plumbing freeze burst event which has ruined some of the tongue and groove hardwood flooring. The roof is older but not leaking. Soffits look good. Our largest concern here is the foundation .... inside the house there is no indication of sloping floors or such, but there is a lot of loose stone in the perimeter that should be addressed before it becomes an issue. Ancient wiring and cheap plastic PVC water lines. All of the utilities, including water, are separately metered. Heat is gas space heaters. This would make a real nice, large family sized single family home with a little rehab magic. <b>Additional Disclosures:</b> 35; 18; 34 (see key for full text) <b>Summer Tax Due:</b> \$2,121.00	521 ARBUTUS AVE MANISTIQUE	\$11,635.42
5611	<b>Parcel ID:</b> 051-213-012-00; <b>Legal Description:</b> LOT 12 BLK 13 OF LAKESIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> Appears to be the neighborhood spot to get rid of your brush. Has some nice cedars on it, would make a nice addition to a neighboring yard. <b>Summer Tax Due:</b> \$60.76	805 MICHIGAN AVE MANISTIQUE	\$1,226.75
5612	<b>Parcel ID:</b> 051-213-015-00; <b>Legal Description:</b> LOT 15 BLK 13 OF LAKESIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> Wooded lot with underbrush. Municipal utility service and natural gas at curbside. Would be a nice addition to a neighboring parcel. <b>Summer Tax Due:</b> \$43.32	MICHIGAN AVE MANISTIQUE	\$947.89
5613	<b>Parcel ID:</b> 051-312-022-00; <b>Legal Description:</b> LOT 22 & 23 BLK 2 OF MC CANNA BRO'S ADD TO CITY OF MANISTIQUE. <b>Comments:</b> Vacant parcel on N. Third St in Manistique. Soils are a little soggy here, but not fully marshy. Paved Street, natural gas available. <b>Summer Tax Due:</b> \$29.74	N THIRD ST MANISTIQUE	\$976.46
5614	<b>Parcel ID:</b> 051-568-001-00; <b>Legal Description:</b> LOT 1 BLK 8 OF WEST END ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This is a parcel in Manistique that has no improved public road access. It is of most use to adjacent property owners that do have such access. 40' x 125' in size <b>Summer Tax Due:</b> \$7.74	MARQUETTE AVE MANISTIQUE	\$751.47
5615	<b>Parcel ID:</b> 051-568-002-00; <b>Legal Description:</b> LOT 2 BLK 8 OF WEST END ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This is a parcel in Manistique that has no improved public road access. It is of most use to adjacent property owners that do have such access. 40' x 125' in size <b>Summer Tax Due:</b> \$7.74	MARQUETTE AVE MANISTIQUE	\$751.47

5616	<b>Parcel ID:</b> 051-582-007-00; <b>Legal Description:</b> LOT 7 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This is a parcel in Manistique that has no improved public road access. it is of most use to adjacent property owners that do have such access. <b>Summer Tax Due:</b> \$9.25	N MACKINAC AVE MANISTIQUE	\$770.37
5617	<b>Parcel ID:</b> 051-700-112-00; <b>Legal Description:</b> SEC 12 T41N R16W PRT OF NW 1/4 OF NW 1/4 BEG 1255' N & 349.7' E TO INT OF N LN OF DEER ST & E LN OF FRONT ST, TH E 301.35' TO M & L S R/W, TH SW'LY ALG R/W 600.6 FT, TH N 519.6' TO POB. <b>Comments:</b> This is a parcel in Manistique that has no improved public road access. it is of most use to adjacent property owners that do have such access. It is 1.8 acres in size and quite marshy. Recreational property. <b>Summer Tax Due:</b> \$10.99	BADGER ST MANISTIQUE	\$779.00
5618	<b>Parcel ID:</b> 006-108-042-00; <b>Legal Description:</b> SEC 8 T42N R13W N 1/2 OF SW 1/4 OF NW 1/4. 20 A. <b>Comments:</b> Parcel runs 660' north-south and 1320' east-west. A tiny bit of the parcel is east of US 2 and there is a wood stake with survey tape on it at the SE corner of the parcel there. The rest of the parcel all lies west of US 2 and the north line is roughly across the street from the Maple Grove Community Church. It is nicely wooded and does not appear to ever have been developed. We see two cuts from the road into the parcel, maybe an overgrown circle drive trail. As far as we can tell it has no improvements on it and is just wooded property. USGS topo maps indicate there is a small area ..... maybe 2-3 acres, of marshlands near the north line. Otherwise this appears to be a nicely wooded uplands parcel. Well maintained frontage on US 2. <b>Summer Tax Due:</b> TBA	US HWY 2 GULLIVER	\$1,215.33
9995602	<b>Parcel ID:</b> 003-003-031-00; <b>Legal Description:</b> SEC 3 T41N R16W NE 1/4 OF SW 1/4. 40 A. <b>Comments:</b> This is a "square 40", 1320' x 1320' feet in sized. It is located off W 1/4 mile Road. This property has no public road access, and no private improved road access that we see. There appears to be a trail that accesses the SE corner of this parcel, but it is not a deeded access right. The parcel is 100% marshland according to USGS topographical surveys and may not have any uplands that will support construction. it is recreational land and probably of the most value to an adjoining landowner that has road access. <b>Summer Tax Due:</b> TBA	(Off) W 1/4 MILE RD MANISTIQUE	\$914.48
9995607	<b>Parcel ID:</b> 008-500-059-00; <b>Legal Description:</b> SEC 9 T41N R16W LOTS 177 & 178 OF SUNSET BEACH SUB. <b>Comments:</b> This one has has a frozen plumbing event that has resulted in moooooold. It'll need a complete gutting, cleaning, sealing and resurfacing. The bones are good, but the subfloors are mushy. 100a electrical service and a 4" well. Detached 1.5 car garage. Not far from Indian Lake! <b>Additional Disclosures:</b> 35; 32 (see key for full text) <b>Summer Tax Due:</b> TBA	8558 W 4TH ST MANISTIQUE	\$3,773.44

## 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.

**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.

**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 125.2330j](#). 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.

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

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

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

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

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

**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.

**37:** This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before 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.

**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.

**52:** This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to

prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

**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.

**74:** The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

**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.