

Public Land Auction

Western Upper Peninsula

August 4th, 2021

Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw,
Marquette, Menominee, Menominee (Dnr), and Ontonagon
Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Baraga
- Dickinson
- Gogebic
- Houghton
- Iron
- Keweenaw
- Marquette
- Menominee
- Ontonagon

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Menominee DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Baraga

Lot #	Lot Information	Address	Min. Bid
800	Parcel ID: 002-235-009-00; Legal Description: SEC 35 T51N R34W SE 1/4 OF SW 1/4. 40 A. Comments: This parcel has no access from any improved public or private road. You'll want to investigate easement rights prior to bidding. USGS topographical maps indicate that this parcel this 100% marshlands. Square 40 1320' x 1320'. Nearest road access would be from Elsner Road. There is no power here. Additional Disclosures: 43; 10 (see key for full text) Summer Tax Due: \$214.77	(Off) Elsner Road	\$3,082.16
801	Parcel ID: 003-168-002-00; Legal Description: SEC 18 T47N R34W S'LY 200' OF N'LY 400' OF NE 1/4 OF NE 1/4. 6.06 ACRES. Comments: 6 acre parcel. It is located immediately north of the parcel at 27348 Ford Road. 200' feet on Ford Road and runs 1/4 mile (1320 feet) deep. The front 2 acres is fairly dry, with the back 4 acres being marshlands. Seasonal road. Power is a couple miles away. Good spot for your camp. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$56.98	Ford Road	\$872.02
802	Parcel ID: 003-209-003-00; Legal Description: SEC 9 T48N R34W SE 1/4 OF NE 1/4. 40 ACRES. Comments: Sale parcels 802, 803 and 804 are each 40 acre parcels located on East Autio Road in Covington Township. These properties are not occupied on a regular basis, but it appears that someone is supervising them. This 40 acre parcel is substantially open and may have been tillable or pasture lands in the past. It has a somewhat recent barbed wire fence around at least the roadfront boundary. Nestor Creek traverses this parcel and flows along the NE roadfrontage. There are no improvements on this property other than maybe a deer blind or two. Parcel 803 is directly south, and parcel 804 is across the street and to the NE. Very nice property in the Covington area. There is a survey marker at the road side between parcels 802 and 803 Summer Tax Due: \$116.23	E Autio Road	\$1,181.80
803	Parcel ID: 003-209-012-00; Legal Description: SEC 9 T48N R34W NE 1/4 OF SE 1/4. 40 ACRES. Comments: Sale parcels 802, 803 and 804 are each 40 acre parcels located on East Autio Road in Covington Township. These properties are not occupied on a regular basis, but it appears that someone is supervising them. This 40 acre parcel is mostly wooded, and contains a 1960's era mobile home and a buck pole that has been occupied occasionally until very recently. Parcel 803 is directly north, and parcel 804 is across the street and to the NE of 803. Very nice property in the Covington area. There is a survey marker at the road side between parcels 802 and 803 Additional Disclosures: 21; 33; 17 (see key for full text) Summer Tax Due: \$376.78	24630 AUTIO RD COVINGTON	\$2,257.11
804	Parcel ID: 003-210-008-00; Legal Description: SEC 10 T48N R34W NW 1/4 OF NW 1/4. 40 ACRES. Comments: Sale parcels 802, 803 and 804 are each 40 acre parcels located on East Autio Road in Covington Township. These properties are not occupied on a regular basis, but it appears that someone is supervising them. Parcel 804 has a gated driveway from where it leaves Autio Road. There is an old farmstead building toward the center of the property that has a nice, and fairly new, sauna building to the rear. Because the property seems to be under supervision, we did not enter the building review condition. However it seems apparent that it likely needs a new roof based on the exterior condition. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$416.89	24125 AUTIO RD COVINGTON	\$2,621.32
805	Parcel ID: 005-075-013-00; Legal Description: SEC 25 T48N R31W PRT OF NW 1/4 OF NW 1/4 COM AT INT OF N LN OF SEC 25 & W R/W OF IMPERIAL ST BEING 1,016' E OF NW COR OF SEC 25, TH ALG W R/W S 1DEG W 80', TH S 27DEG 15M W 197', TH S 22DEG 15M W 275', TH S 1DEG W 90' TO A PT 600' S & 819' E OF NW COR OF SEC 25, TH W 419', TH N 53DEG 43M 20" E 259.46', TH N 24DEG 45M 30" E 200', TH N 37DEG 47M W 200', TH N 24DEG 45M E 113.11' TO N LN OF SEC 25, TH E 397' TO POB. 3.83 ACRES. Comments: In its day, this was likely a pretty sharp place. Gable end corbels and exposed roof joist ends give it a certain arts and crafts period design flavor. The interior of this home is cluttered and dirty, but it's actually not beyond rehabbing fairly easily. The exterior has steel soffits that are not original and could be simply removed to restore the eaves. Interestingly, there is no interior roof leak issue at all, but this house needs a new roof before anything else is done to preserve it. The property is 3.83 acres, and is a beautiful rolling woods with some nice hardwoods including a good number of mid-life maples. If you're looking for a rehabber in this area, we would not be afraid of this one at all. Salvagable wood floors. Summer Tax Due: \$233.35	25552 IMPERIAL ALLEY MICHIGAMME	\$3,313.75

806	Parcel ID: 005-500-009-00; Legal Description: LOT 9 SUPERVISOR'S PLAT OF IMPERIAL HEIGHTS LOT 9. Comments: Fire damaged home in Imperial Heights, near Michigamme. Pretty much total collapse of the roof. Side walls are deflecting to the degree that they're not worth the effort to try to save. There are probably at least a dozen inoperable/unregistered vehicles, boats, snowmobiles and other "manstuff" on and around the property that we think belong to a neighbor. On a dead end street in Imperial Heights, near Michigamme. The value here is in the land, well, septic. Additional Disclosures: 36; 11 (see key for full text) Summer Tax Due: \$145.23	23203 SPURR CT MICHIGAMME	\$2,298.46
807	Parcel ID: 044-519-007-00; Legal Description: VILLAGE OF L ANSE LOT 7 BLK 19. Comments: Property is occupied by a renter. Tiny little house in L'Anse. Generally in merchantable condition. Natural gas heat and municipal utilities. One bedroom. Just a couple of blocks from downtown. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$498.53	213 RIVER ST L'ANSE	\$2,710.26
808	Parcel ID: 044-524-007-00; Legal Description: VILLAGE OF L ANSE LOTS 7, 8 & 9 OF BLK 24. Comments: Older wood frame construction. Corner lot, 1 block from downtown L'Anse. Older roof that will need replacement before long. Hardboard siding from a mid-century remodeling, but still the original windows. The house next door is so close that you can hold hands out the window. Inside, the house is old, dirty and worn, but fairly straight and solid. Rear laundry room has a particleboard/chipboard floor that is weak and needs replacement. We did not see access to a basement or crawlspace, and did not notice a heat source. Older 60A electrical service. 3 bedrooms and 2 baths. Summer Tax Due: \$910.44	106 S 4TH ST L ANSE	\$5,691.70
809	Parcel ID: 044-722-094-10; Legal Description: LOT 94 VILLAGE OF L ANSE SAMARDJIC'S ADD NO 2 Comments: Corner lot at Birch and Spruce Streets in L'Anse. This lot is a ravine/ditch with a small creek traversing the bottom of it. WATERFRONT IN THE U.P.! Probably only really of use to a neighbor. Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$98.91	4 S BIRCH ST L ANSE	\$1,038.69
810	Parcel ID: 044-778-008-00; Legal Description: VILLAGE OF L ANSE WRIGHT'S ADDITION LOT 8 BLK 8. Comments: One bedroom home on a large lot in L'Anse. This is built on a wood pier footing system that is going bad. It should ideally have a new foundation, or at least a serious effort at leveling the house, as the floors and roofline are all sagging and weaving ... it's to the degree that the doors won't close because the jambs are out of square. Needs a new roof, eaves, soffit, siding and windows too. Concrete front porch is sagging also. Interior is grubby and needs resurfacing. She's a tired, dirty old girl. Will you help her out? Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$513.34	107 N SPRUCE ST LANSE	\$4,998.04

Dickinson

Lot #	Lot Information	Address	Min. Bid
2000	Parcel ID: 002-550-016-00; Legal Description: LOTS 16-17-18. ERDMAN'S SUBDIVISION. Comments: Parcel sits between Bass Lake Road and the railroad tracks. It is 3 lots in a plat and is slightly below road grade. The north line of the parcel is identifiable by noting the fenced property on that side. Across the street from the Bass Lake access road. Subject to a high tension power line easement that could impact buildability. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$281.45	BASS LAKE RD IRON MOUNTAIN	\$1,756.67
2001	Parcel ID: 002-590-006-00; Legal Description: LOT 6 BLK 6. KINGSFORD REALTY CO SUBDIVISION. Comments: Parcel is "near" Craig Avenue, but does not have actual improved road access. Single platted lot. Mostly of interest to the neighbors. Summer Tax Due: \$34.29	CRAIG AVE QUINNESEC	\$530.29
2002	Parcel ID: 002-832-063-00; Legal Description: LOT 63. FORGETTES SUB NO 1. Comments: Late century ranch style home. Fire damaged on the rear corner of the west/right side kitchen area, with smoke and soot damage throughout. Damage appears to be repairable, but will likely require a complete gut-and-redo. Roof is generally good except where they accessed it to house down the attic. Additional Disclosures: 11; 33; 46 (see key for full text) Summer Tax Due: \$541.82	4645 WABASH ST QUINNESEC	\$2,860.49
2003	Parcel ID: 004-313-004-00; Legal Description: LOT 4 BLK 13 VILLAGE OF CENTRAL VULCAN. Comments: 1.5 story, two bedroom wood frame home in the Vulcan location. Older roof, but not leaking. Has a block foundation, but we did notice a little slope in some floors. The bathroom is discombobulated, and will need to be put back together. Appears to have been unoccupied for some time. Some restorable wood floors. This could be a cute little place without a lot of work. We could not get into the crawlspace from inside (a door is nailed shut) but we assume the heat is natural has forced air. Municipal water and natural gas both available here. Summer Tax Due: \$608.19	W 5045 MAIN ST VULCAN	\$3,315.34
2004	Parcel ID: 051-101-471-00; Legal Description: LOT 9 BLOCK 8 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: Someone had a heck of a wild time before they left. Most every window on the main floor was busted out, and they kicked in the back door for added measure. Someone since has boarded up most of the main floor. Overall this is a solid, straight little house (it's tiny) that warrants your consideration for rehabbing. It has a newer roof that isn't leaking. There is a lot of unfinished construction here, and we didn't see much in the way of insulation. We would consider this a blank slate ... a shell to redo. But probably a worthy candidate. Nice neighborhood of well kept homes ... a lot of which are mid-late century. Two bedrooms up. We did not see a bathroom at all. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$756.62	606 7TH ST IRON MOUNTAIN	\$3,901.85
2005	Parcel ID: 051-101-527-00; Legal Description: LOT 3 BLOCK 12 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: House has had some fairly recent upgrades to siding, roof and other areas. The home is OCCUPIED, so we were unable to view it in detail. We believe that the occupant is a renter. Appears to be in generally merchantable condition. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$989.13	422 PEWABIC ST IRON MOUNTAIN	\$1,947.87

2006	<p>Parcel ID: 051-101-568-02; Legal Description: W 1/2 LOT 18 BLK 13 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: Once the neighborhood grocery store, this one is now a good candidate for the wrecking ball. There are two, 2 story retail/residential buildings connected by a one story addition. The right/south building is in very poor condition and should be considered a dangerous building. There are several places where the floor appears to be ready to collapse. The upper unit is in similar condition. The corner/left/north building is in a more solid condition, but still needs extensive work to make functional again. We're not sure there is any wisdom to partial demolition here. The last owner sold the rear part of the property to the bar next door for patio space. This property has been listed as a NON-COMPLIANT PARCEL under Iron Mountain zoning, and they may not allow its reuse to begin with. Structural and legal issues here. Due to multiple issues, this property MUST be demolished by the buyer and a performance bond will be required to purchase this lot. Please DO NOT BID unless you are able to comply with the performance bond terms listed below: Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$80,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 business days of the auction. If the Surety is not presented within 5 business days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 19; 22; 36 (see key for full text)</p> <p>Summer Tax Due: \$558.29</p>	431 VULCAN ST IRON MOUNTAIN	\$2,973.45
2011	<p>Parcel ID: 051-700-830-00; Legal Description: SECTION-6-T39N-R30W PART OF THE NW 1/4 OF THE NE 1/4 D/F: BEGINING AT A POINT ON THE WEST R/W LINE OF SOUTH PARK STREET WHICH POINT IS 195.75 FT NORTH AND 242.02 FT WEST OF THE SOUTHEAST CORNER OF SAID FORTY, TH NORTH 87 DEG 22' WEST 222.2 FT, TH NORTH 00 DEG 17' EAST 156 FT, TH SOUTH 87 DEG 11' EAST 272.6 FT TO THE WEST R/W OF SOUTH PARK STREET, TH ALONG SAID R/W ALONG A 1465.77 FT RADIUS CURVE TO THE LEFT 161 FT TO THE P.O.B. Comments: Property is on the eastern edge of the City of Iron Mountain headed toward Norway off US 2. Older wood frame house has been partially resided. The living room has a verrrrry noticeable dip in the living room floor that should be investigated and repaired from underneath. Home may be built on a wood pier footing system and this is typical decay. The floor plan here is odd, as the two existing bedrooms are accessed thru the bathroom (?). There was a two car garage which is part-way thru a conversion into two more bedrooms and a new bath ostensibly. It is framed and one room is rough drywalled. Then it stalled. Decent roof. Parcel is 1 acre +/-1. There is a toybox and trailer in the rear that we are pretty sure belong to the neighbor. Ancient one car garage at the road is in tough condition. We did not see a heat plant, and assume it is in the crawlspace</p> <p>Summer Tax Due: \$615.04</p>	44 S PARK AVE IRON MOUNTAIN	\$2,306.67
2012	<p>Parcel ID: 053-479-035-00; Legal Description: SEC 9 T39N R29W PART OF NE 1/4 OF SE 1/4 BEG AT NE COR LOT 97 OF THIRD WARD PLAT, TH N 74 DEG 51' 18" W 137 FT, TH N 8 DEG 52' 12" E 114 FT, TH S 73 DEG 42' E 119.14 FT, TH S 0 DEG 9' E 115 FT TO POB. .33 A. Comments: This home appears to be actively OCCUPIED. We were unable to examine it in detail. It is somewhat overgrown and hard to get a good look at. Older roof, and somewhat worn exterior finishes. In an area served by municipal water and natural gas. Additional Disclosures: 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$275.12</p>	2128 5TH AVE NORWAY	\$1,497.60
2013	<p>Parcel ID: 053-590-011-00; Legal Description: LOT 11 PLAT OF NORWAY HEIGHTS. Comments: Older mobile home at the north end of Norway. Active utilities and other signs of recent occupancy. We did not get an opportunity to view this one in detail, however it seems clear that it needs attention. There is a good amount of debris in and around the yard. Natural gas here. Small outbuilding. Unregistered vehicle in back yard. Additional Disclosures: 6; 33; 17 (see key for full text)</p> <p>Summer Tax Due: \$273.71</p>	618 15TH AVE NORWAY	\$875.29

2014	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 051-104-367-00; Legal Description: LOT 1 BLOCK 12 SPIES & JENKINS 1ST ADDITION Comments: A house was removed from this site. Corner parcel plus an adjacent lot containing a pretty solid one car garage. Two curb cuts plus an alley access. Build your new home here! All municipal utilities plus natural gas. Additional Disclosures: 23 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 051-104-368-00; Legal Description: LOT 2 BLOCK 12 SPIES & JENKINS 1ST ADDITION Summer Tax Due: \$602.59</p>	<p>1000 RIVER AVE IRON MOUNTAIN;</p> <p>1006 RIVER AVE IRON MOUNTAIN</p>	\$7,501.21
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Gogebic

Lot #	Lot Information	Address	Min. Bid
2300	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 01-21-303-800; Legal Description: SEC. 13 T47N R46W PRT OF SE1/4 OF NW1/4; BEG 299.80 FT E & 199.35 FT S OF NW COR OF SD SUB; TH S 95.30 FT; TH S82 DEG 50'E 50.20 FT; TH N 101.30 FT; TH W 50 FT TO POB. Comments: 1.5 story wood frame house on two parcels in the Ramsay Location. Roof is a little mismatched, but newer in great shape. Siding needs fresh paint. Older 1.5 car garage could use a fresh roof and maybe a new door. Inside the home is straight, fairly clean and efficient. Older kitchen is passable. One bath on the main floor with faux 4" tile wall wainscot. The upper floor has a bedroom to the rear plus a walk-thru in the front. Newer furnace that operates on natural gas. Still has a fuel oil tank in the basement to maybe remove somehow. Older 60A electrical service. This one is pretty close to useable just the way she sits. Clean and paint and go. Last occupancy about 2018. The power service here has been dropped by the utility provider. Additional Disclosures: 21 (see key for full text)</p> <p>(2 of 2) Parcel ID: 01-21-304-200; Legal Description: SEC. 13 T47N R46W PRT OF SE1/4 OF NW1/4; BEG AT A PT 249.80 FT E & 199.35 FT S OF NW COR OF SD SUB; TH S PAR WITH W LN 95.65 FT TO N BDY OF GEORGE ST (1ST ST) TH S82 DEG 50'E 50.20 FT; TH N PAR WITH W BDY LN 100.65 FT; TH W PAR TO N BDY LN 50 FT TO POB. 0.12 ACRE M OR L Summer Tax Due: \$414.27</p>	E 7992 GEORGE ST RAMSAY; GEORGE ST RAMSAY	\$6,515.00
2302	<p>Parcel ID: 01-21-306-500; Legal Description: SEC. 13 T47N R46W PRT OF SE1/4 OF NW1/4; BEG AT PT 487.10 FT S & 345.10 FT E OF CEN OF NW1/4 OF SD SEC 13; TH S00 DEG 27'W 36 FT; TH E 50 FT; TH N06 DEG 27'E 30 FT; TH N85 DEG 05'W 50 FT TO POB. Comments: Tiny parcel is 36' x 50' in size. Has no road access. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$3.78</p>	(Off) Mill St., Ramsay	\$435.00
2303	<p>Parcel ID: 01-21-311-900; Legal Description: SEC. 13 T47N R46W COM 491' S & 982' W OF NE COR OF N 1/2 - NE 1/4 - SE 1/4 TH W 100', S 136', E 100', N 136' TO POB. .62 A. Comments: Parcel has no road access. 100x136 feet in size Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$3.96</p>	(Unimproved) Ext of 2nd St	\$435.00
2304	<p>Parcel ID: 01-56-101-400; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL; LOTS 14-15, BLOCK 1. Comments: Tiny parcel is 100' x 125' in size. Has no road access. Sits to the rear of E7761 E Mountain View Road. Anvil Location. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$6.46</p>	(Unimproved) Amelia Street	\$447.00
2305	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 01-56-201-700; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL LOTS 17, 18, 19, 20 & 21, BLK 2. Comments: 6 platted lots. No road access. Sits behind E7732 E Mountain View Road. 300' x 125' in size. Additional Disclosures: 9; 7 (see key for full text)</p> <p>(2 of 2) Parcel ID: 01-56-202-200; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL; LOT 22, BLK 2. Comments: Tiny parcel is 36' x 50' in size. Has no road access. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$11.59</p>	(Unimproved) Amelia Street; ANVIL LOC, BESSEMER	\$865.00
2307	<p>Parcel ID: 01-56-302-300; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL; LOTS 23-24, BLK 3. Comments: Parcel is in a recorded plat, but the roads were never completed to this section of the plat. It *might* have "legal access", but it does not have an improved road. 100' x 125' Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$8.12</p>	MARBLE LN, BESSEMER	\$445.00
2308	<p>Parcel ID: 01-56-400-600; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL LOTS 6, 7, 8, 9 & 11, BLK 4. Comments: Parcel is in a recorded plat, but the roads were never completed to this section of the plat. It *might* have "legal access", but it does not have an improved road. 250' x 125' Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$8.18</p>	(Unimproved) E AMELIA ST, BESSEMER	\$435.00
2309	<p>Parcel ID: 01-56-401-800; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL; LOTS 18, 19, 20, 21 22 & 23, BLK 4. Comments: Parcel is in a recorded plat, but the roads were never completed to this section of the plat. It *might* have "legal access", but it does not have an improved road. 300' x 125'. Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$8.12</p>	(Unimproved) MARBLE LN, BESSEMER	\$435.00

2310	<p>Parcel ID: 01-56-701-300; Legal Description: SEC. 14 T47N R46W VILLAGE OF ANVIL; LOT 13, BLK 7. Comments: Parcel is in an area of high ground water. It won't support on site sewerage and may not meet requirements for construction because it cannot support a structure, and it could be considered protected wetlands. Additional Disclosures: 10 (see key for full text)</p> <p>Summer Tax Due: \$10.35</p>	S KOSKI RD, BESSEMER	\$445.00
2311	<p>Parcel ID: 04-28-903-400; Legal Description: SEC. 29 T45N R43W MAP NO. GL5A-3 PRT OF GOV'T LOT 5; COM AT NW COR OF SD SUB; TH E 19.70 FT TO POB; TH E ALG N LN OF GL5 A DIST OF 915.87 FT TO W'LY R/W OF ACCESS RD; TH E 34.07 FT TO CENTERLINE OF SD RD; TH SW'LY ALG R/W TO PT OF INTERSECTION OF ACCESS RD & PRIVATE RD; TH N25 DEG 06'55"E 84.10 FT; TH N32 DEG 27'44"W 141.26 FT; TH N03 DEG 42'47"E 145.69 FT; TH N19 DEG 20'05"W 179.08 FT; TH N05 DEG 32'20"E 121.36 FT TO POB. 9.80 ACRES M OR L A/K/A LOT 3 ON SURVEYMAP IN LIBER 1 PAGE 759. 393/117 396/024 SPLIT ON 01/28/2004 INTO 04-28-903-410, 04-28-903-420, 04-28-903-430; 408/535 420/622</p> <p>Comments: Parcels 2311 and 2312 are adjacent parcels, but being sold separately. They are on opposite sides of a posted, private road that runs north off Stateline Road. These properties are just north of the Wisconsin-Michigan state line, and south of Marenisco. We did notice indicators of "buried cable" here, and we believe that to be electrical service, but you may wish to verify this. There is no evidence of overhead power here. This is rolling, beautifully wooded property with many hardwoods in the mix. We believe that this parcel may possibly be part of a property owners association that has a fee used to maintain the private road. As such there might be restrictions on the use of the property that you may wish to explore. This parcel is known as "Lot 3" in the survey recorded at Liber 1, Page 759 of Surveys. It is about 10 acres in size (9.8 acres to be specific). The parcel begins on the NW (left) side of Isabelle Drive at the approximate location of the gated entrance ... and runs until you see a pink survey tape marker on the left hand side of the road about 1000 feet past the gate. We believe that this parcel is pretty much entirely uplands, tho it has a small marshy area near the south line according to USGS topographical maps. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$435.96</p>	Isabelle Dr (private)	\$2,620.00
2312	<p>Parcel ID: 04-29-000-420; Legal Description: SEC. 30 T45N R43W PRT OF SE1/4 OF SE1/4 IN SEC 30 & PRT OF GOV'T 5 IN SEC 29 BOTH IN T45N R43W; COM AT NE COR OF SD SE1/4 OF SE1/4; TH N88 DEG 09'33"W 566.18 FT; TH S02 DEG 41'00"E 229.26 FT; TH S02 DEG 41'00"E 33.89 FT TO CENTERLINE OF CALLIE LANE; TH E'LY FOLLOWING CALLIE LANE TO CENTERLINE OF GRAYSON TRAIL; TH N03 DEG 42'47"E 121.66 FT; TH N19 DEG 20'05"W 179.08 FT; TH N05 DEG 32'20"E 121.36 FT; TH N87 DEG 25'51"W 19.70 FT TO POB. 5 ACRES M OR L</p> <p>Comments: Parcels 2311 and 2312 are adjacent parcels, but being sold separately. See the map for locations. They are on opposite sides of a posted, private road that runs north off Stateline Road. These properties are just north of the Wisconsin-Michigan state line, and south of Marenisco. We did notice indicators of "buried cable" here, and we believe that to be electrical service, but you may wish to verify this. There is no evidence of overhead power here. This is rolling, beautifully wooded property with many hardwoods in the mix. We believe that these parcels may possibly be part of a property owners association that has a fee used to maintain the private road. As such there might be restrictions on the use of the property that you may wish to explore. This 5+/- ACRE parcel begins about 400 feet NW of the point where Isabelle Drive has a gated entry ... and runs to the north line of Government Lot 5. We believe that this parcel is primarily uplands, tho it has a creekbed along the west boundary, according to USGS topographical maps. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$217.79</p>	(Off) Isabelle Dr	\$1,510.00
2313	<p>Parcel ID: 05-18-401-400; Legal Description: SEC. 34 T48N R45W PART OF NE 1/4 OF NW 1/4 DESC AS FOLL COM AT A PT IN S LN SUB 230 FT E SW COR SUB TH E 200 FT, TH N TO PT OF INT WITH LN PAR TO & 25 FT SWLY FROM C/L WLY LEG WYE TRK & TAIL TRK EXT TH-OF, TH NWLY ALG SD PAR LN, 125 FT, TH W 101.7 FT, TH S TO POB. .80 A. Comments: Oooooold chinked log home with a couple of frame additions. It is slowly sinking at the rear or the log structure where it meets the more recent stick-built addition, and that is causing structural issues in the walls *and* the roof. We could not open the doors as they have shifted out of square. The parcel is an irregular .8 acre parcel that also contains a detached one car garage (that's the value here). The power service has been dropped by the utility provider. Additional Disclosures: 5; 34; 33 (see key for full text)</p> <p>Summer Tax Due: \$190.97</p>	670 JOHNSON RD, WAKEFIELD	\$1,500.00

2314	<p>Parcel ID: 06-21-000-200; Legal Description: SEC. 10 T45N R39W PRT OF SW1/4 OF NW1/4; COM AT W1/4 COR OF SEC 10; TH N00 DEG 08'21"E 18.06 FT TO N'LY R/W LN OF BASS LK RD; TH S89 DEG 37'44"E 301.32 FT TO POB; TH N00 DEG 08'21"E 1301.55 FT; TH S89 DEG 38'28"E 350 FT; TH S00 DEG 08'21"W 1299.36 FT; TH S89 DEG 48'48"W 232.21 FT; TH N89 DEG 37'44"W 117.80 FT TO POB. Comments: Parcel fronts 330' on Bass Lake Road, north of the lake, and runs 1320' feet deep. This is a nicely wooded uplands parcel, mostly in evergreens and softwoods. It has a slight roll, but is fairly level across its entire surface. This is historically known as the Boniface Location. The casino at Watersmeet is about one mile away. Great northern retreat or homesite! As far as we can tell, there are no trails in to the property, and it has never been improved. We placed pink survey tape at the very approximate location of the two corners on the road.</p> <p>Summer Tax Due: \$316.55</p>	BASS LAKE RD, WATERSMEET	\$2,000.00
2315	<p>Parcel ID: 06-22-701-900; Legal Description: SEC. 27 T45N R39W THAT PRT OF W 50 FT OF NW1/4 OF NW1/4 SEC 27 & THAT PRT OF E 35 FT OF NE1/4 OF NE1/4 SEC 28 LYING S OF MIDDLE BRANCH OF ONT RIVER & N OF 1ST CO RD S OF ONT RIVER. A STRIP OF LAND BEING 50 FT WIDE ON E SD OF CEN LN OF OLD RR TRACK and 35 FT WIDE ON THE W SD OF CEN LN OF OLD RR TRACK A/K/A CHOTE LINE Comments: This is a narrow parcel that fronts on the Ontonagon River. In theory it is 85 feet wide. However it is subject to the r/o/w of a railroad line ("the Choate lin") and it's not clear how wide that reduction is. So this parcel might be almost all of 85' wide or it might be a few feet on either side of the line. You'll want to investigate before bidding. It may be worthless. And that might be exactly why it's here :). There is a collapsed cabin near the east line of this parcel we're not sure if that is on this parcel or not. We *think* it belongs to the neighbors. This property probably needs a survey. Please note: We received an email from the neighbors claiming that the collapsed structure is in fact on this property and that the driveway leading to it is on their property. Please do your homework on this one prior to bidding.</p> <p>Additional Disclosures: 30; 9; 39 (see key for full text)</p> <p>Summer Tax Due: \$11.13</p>	ROUNDHOUSE RD, WATERSMEET	\$1,275.00
2316	<p>Parcel ID: 51-00-104-900; Legal Description: SEC. 00 T00N R00W LOT 13, BLK. 3; ORIGINAL PLAT Comments: This is at least the THIRD time we've sold this one. This time it's officially condemned. The short version of that is that it is illegal to even enter it until you've acquired permits to bring the entire thing structure, wiring, plumbing, heating ... everything up to 2021 code. And then it would be worth less than what you had into it. Since the last time we sold this, it has a new load of personal property inside. Not included. The house is stripped to the studs and has many issues. Additional Disclosures: 21; 31; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,049.09</p>	108 E COLBY ST, BESSEMER	\$5,525.00
2317	<p>Parcel ID: 51-00-109-300; Legal Description: SEC. 00 T00N R00W LOT 2, BLK. 7 & WEST 20 FT OF LOT 3, BLK. 7; ORIGINAL PLAT Comments: This one wouldn't be bad, BUT. It's built on wood pier footings, and they're deteriorating. The outside walls, especially the west one, is slowly sinking into the ground. As a result the interior floors are sloping and bobbing and weaving all over the place. Other than that, how did you like the play, Mrs. Lincoln? It's got a decent roof. Hardwood floors . 100A electrical service. But if the foundation is bad that may not matter. Two bedrooms down and one up. Small shed/garage on the alley to the rear. Additional Disclosures: 34 (see key for full text)</p> <p>Summer Tax Due: \$915.84</p>	303 E MARY ST, BESSEMER	\$5,235.00
2318	<p>Parcel ID: 51-02-004-300; Legal Description: SEC. 00 TN RW LOT 13, BLK. 5; CANAL CO. ADD. Comments: This one didn't look good from the curb. Wildly overgrown and a really cruddy looking roof. But inside we were surprised. It needs a good clean out, some paint and yes, a roof soon, but this is a really solid little place. It has an upgraded 100A electric service that isn't horribly old, as well as a fairly modern, efficient furnace. The structure is straight and solid. It has been insulated well. Don't be afraid of this one at all. It was difficult to get good exterior photos because of the growth. Last regular occupancy about 2017. Two small bedrooms on the main floor, and another up in the attic space that comes with Marilyn Manson and Korn gear. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$438.27</p>	305 S HEMATITE ST, BESSEMER	\$3,920.00
2319	<p>Parcel ID: 51-04-502-600; Legal Description: SEC. 00 T00N R00W LOTS 3 & 4, BLOCK 5; EAST END ADD. Comments: Parcel is in an area of high ground water. It won't support on site sewerage and may not meet requirements for construction because it cannot support a structure, and it could be considered protected wetlands. Additional Disclosures: 10 (see key for full text)</p> <p>Summer Tax Due: \$46.05</p>	SILVER ST, BESSEMER	\$545.00

2320	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 51-04-503-300; Legal Description: SEC. 00 T00N R00W LOTS 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK 7; EAST END ADD. Comments: 2 adjacent parcels, in an area of high ground water. It won't support on site sewerage and may not meet requirements for construction because it cannot support a structure, and it could be considered protected wetlands. Together these parcels are roughly 1 3/4 acres. Additional Disclosures: 10 (see key for full text)</p> <p>(2 of 2) Parcel ID: 51-04-503-400; Legal Description: SEC. 00 T00N R00W LOTS 9, 10, 11 & 12, BLK. 7; EAST END ADD. Summer Tax Due: \$451.96</p>	<p>CINNEBAR ST, BESSEMER;</p> <p>CINNABAR ST, BESSEMER</p>	\$2,650.00
2322	<p>Parcel ID: 51-04-506-600; Legal Description: SEC. 00 T00N R00W LOTS 7, 8, 9, 10, 11, 12, BLK. 14 EAST END ADD. Comments: Parcel is in an area of high ground water. It won't support on site sewerage and may not meet requirements for construction because it cannot support a structure, and it could be considered protected wetlands. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$229.97</p>	CINNABAR ST, BESSEMER	\$1,355.00
2323	<p>Parcel ID: 51-04-507-000; Legal Description: SEC. 00 TN RW LOTS 10, 11, 12, BLK. 16 EAST END ADD. Comments: Parcel is in a recorded plat, but the roads were never completed to this section of the plat. It *might* have "legal access", but it does not have an improved road. 150' x 130'. Sits behind 308 N Cedar and/or 1400 E Silver. Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$160.84</p>	(Unimproved) E Gold Street	\$1,070.00
2324	<p>Parcel ID: 51-08-500-300; Legal Description: SEC. 00 T00N R00W MASNAGHETTI ADDITION; LOTS 6 & 7, BLK 1 Comments: Parcel is in a recorded plat, but the roads were never completed to this section of the plat. It *might* have "legal access", but it does not have an improved road. 100' x 140'. Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$25.76</p>	(Unimproved) Louis Street	\$475.00
2325	<p>Parcel ID: 51-09-001-600; Legal Description: SEC. 00 T00N R00W MCDONALD ADDITION TO WEST BESSEMER; W1/2 OF LOT 6, BLK 9 & ALL LOT 7, BLK 9. Comments: Fronts 25' on 2nd Avenue and runs 120' feet deep to the alley. Additional Disclosures: 51 (see key for full text) Summer Tax Due: \$17.85</p>	2ND AVE, BESSEMER	\$455.00
2326	<p>Parcel ID: 51-09-001-800; Legal Description: SEC. 00 T00N R00W MCDONALD ADDITION TO WEST BESSEMER; LOT 9, BLK 9. Comments: Parcel fronts 50' on S Hematite Street, and runs 120' feet deep. Contains a collapsed old garage. We are pretty certain there was a house here that has been removed, and there appears to be a PVC pipe marking something in the center of the lot. Summer Tax Due: \$11.92</p>	S HEMATITE ST, BESSEMER	\$445.00
2327	<p>Parcel ID: 51-17-000-200; Legal Description: SEC. 16 T47N R46W PART OF SE1/4 OF NE1/4; COM AT NE COR OF SEC 16; S03'W ALG E LINE OF SD SEC 1,716.52 FT TO POB; TH N89 DEG 54'W 1,317.24 FT; TH S02'W 221.12 FT; TH S89 DEG 54'E 1,317.24 FT; TH N03'E ALG E LINE OF SD SEC 221.12 FT TO POB. 6.19 ACRES Comments: Parcel is 6.19 acres, and sits north of the old Colby mine. Maps show a trail coming in to the top center of the parcel (north side) from Granite Street, but it has overgrown and might be a good place to meet the tow truck driver as it feels a little squishy. It measures 1/4 mile (east-west 1317') x 221' feet north-south. The parcel also *almost* touches Colby Hill Road a little bit south of Granite Street where the power lines, and an old fence row converge at the curve in the road. We believe this is wooded, rolling property. Summer Tax Due: \$239.29</p>	(Off) Granite Street, Bessemer	\$1,430.00
2328	<p>Parcel ID: 51-17-007-400; Legal Description: SEC. 16 T47N R46W COM 939.68 FT N OF S1/4 COR & 30 FT E OF N/S CEN LN OF SEC 16; TH S 60 FT; TH E 120 FT; TH N 60 FT; TH W 120 FT TO POB. A/K/A LOT 121 OF UNREC PLAT OF REPUBLIC STEEL CORP. Comments: Well kept 3 bedroom, one+ bathroom home in the Yale location. Nice wood floors. Vinyl exterior with a not-too-old roof. 100A electric service. A nice period MCM 50's birch kitchen. Really nice built-ins and trim. Updated windows and furnace. This is one of the more ready-to-go homes in the Gogebic County list this year. One car garage could use a facelift but is generally solid. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$784.30</p>	1713 BARBER ST, BESSEMER	\$3,770.00
2329	<p>Parcel ID: 52-14-352-010; Legal Description: LOTS 12 & 13 BLOCK 2 NORTH PARK Comments: Vacant lot, 60' x 128'. At the SE corner of the intersection of Wemple and Margaret Street. Nicely wooded, level and dry. Municipal utilities and natural gas available here. This section of town is newer (mid-late century) construction and the homes are generally well maintained. Summer Tax Due: \$22.35</p>	MARGARET ST, IRONWOOD	\$540.00

2330	<p>Parcel ID: 52-15-456-100; Legal Description: LOT 6 BLOCK 3 HOMELAND GARDEN ADD ALONG WITH E 1/2 OF VACATED ALLEY RUNNING NORTH AND SOUTH AND LYING WEST AND ADJACENT TO LOT 6 AND THAT PORTION OF THE VACATED ALLEY WITHIN THE PLAT RUNNING EAST AND WEST AND LYING SOUTHERLY AND ADJACENT TO LOT 6. Comments: We didn't venture inside this one beyond a cursory peek. The foundation is fully collapsed on two sides, and it is a dangerous building at present. It could be saved, but you'll need to get a competent contractor on it, pronto. Older roof. We did peek inside and it seems salvagable. All municipal utilities and natural gas here. Additional Disclosures: 34; 33; 36 (see key for full text)</p> <p>Summer Tax Due: \$703.65</p>	321 LEONARD ST, IRONWOOD	\$2,390.00
2331	<p>Parcel ID: 52-22-283-090; Legal Description: LOT 79 ASSESSORS PLAT NO 3 Comments: This one is straight, solid, clean and ready to go. It has the feel of an estate property, as it is pretty much still fully furnished right down to the closets. Personal property rules apply here. The house had a midcentury remodel, which while dated, is still clean and merchantable. Roof is good and aluminum siding = low maintenance. Nice back deck in good condition. Late century furnace, but older electrical service. Natural gas and all municipal utilities. This one is overgrown on the outside, but other than that, it's not going to take much work to make liveable. Last regular use appears to be about 5 years ago. We did notice warpage in the upstairs floor all the way in the rear, but it's probably from being closed up. Not weak ... just lifted. Don't be afraid of this one at all! Someone took good care of this house for a long time. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$800.20</p>	707 SUTHERLAND ST, IRONWOOD	\$3,765.00
2332	<p>Parcel ID: 52-22-334-020; Legal Description: S 27 1/2 FT OF LOTS 8, 9, & 10 BLOCK 32 ORIGINAL PLAT Comments: Straight, solid, turn-of-the-last-century retail storefront with living quarters above. Presently, there are three apartments up and one main floor retail space. Each is separately metered for gas and electric. There is evidence of frozen plumbing here, including a main from the hot water/steam boiler. The basement is damp and cool, almost COLD when it was 90 degrees out in June. There is something resembling FROST in the back of the basement leading us to wonder if there isn't a water main somewhere out back underground that flows near this spot and is doing this by osmosis. The retail space has the original pressed tin ceiling with one "bad spot" that is about 6 square feet. We think it is a somewhat common pattern that could be matched for repair. The storefront was likely "remodeled" in the 1940's or 50's. The apartments are bland and uninteresting with spartan kitchens and baths. We could visualize this being an absolutely stunning single residence unit if you were to open up some the partition walls which are not original to begin with. We theorize it was a single unit when first built. There is a two car brick garage out back that has some shifting and settling cracks evidenced. May have been like this for decades. Overall the brick here is solid, with a few locations where it could use some tuckpoint and replacement of bricks in localized areas.</p> <p>Summer Tax Due: \$1,915.61</p>	210 S SUFFOLK ST, IRONWOOD	\$7,730.00
2333	<p>Parcel ID: 52-23-377-010; Legal Description: LOT 1 ASSESSORS PLAT OF AURORA LANDS Comments: Parcel is irregular in shape, and approximately .48 acre. Located at the Aurora Location. There is an older, wood frame house here, but it needs some attention. The perimeter walls do not show defelction, but inside the floor slopes down about 8 inches toward the center of the house. Clearly something is awry in the basement, but we didn't go down there to investigate as most of the doors in here are out of square and won't open and close properly. But it does have DirecTV Additional Disclosures: 35; 34 (see key for full text)</p> <p>Summer Tax Due: \$335.09</p>	49 AURORA LOC, IRONWOOD	\$3,157.00

2334	<p>Parcel ID: 52-23-377-320; Legal Description: ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 47 WEST, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN. COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE ALONG THE NORTH - SOUTH QUARTER LINE OF SECTION 23, N01Â°40'21"E 1709.98 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF AURORA LOCATION, THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF AURORA LOCATION, S56Â°17'42"W 303.30 FEET; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF AURORA LOCATION, N89Â°14'28"W 73.36 FEET; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF AURORA LOCATION, S81Â°50'11"W 74.91 FEET TO A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 330.05 FEET; THENCE WESTERLY ALONG THE CURVE WHOSE CHORD OF 84.62 FEET BEARS S89Â°12'06"W, AN ARC DISTANCE OF 84.86 FEET; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF AURORA LOCATION, N83Â°25'58"W 103.94 FEET TO A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE CURVE WHOSE CHORD OF 21.98 FEET BEARS N61Â°56'30"W, AN ARC DISTANCE OF 22.51 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PENOKEE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PENOKEE ROAD, N82Â°38'37"E 42.63 FEET; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PENOKEE ROAD, N60Â°50'37"E 424.04 FEET; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PENOKEE ROAD, N82Â°07'37"E 198.79 FEET TO THE NORTH ? SOUTH QUARTER LINE OF SECTION 23; THENCE ALONG THE NORTH ? SOUTH QUARTER LINE OF SECTION 23, S01Â°40'21"W 82.39 FEET TO THE POINT OF BEGINNING. THIS EXCEPTION CONTAINS 1.65 ACRES, MORE OR LESS. Comments: Parcel is irregular in shape, and fronts on Aurora Location Road as well as Penokee Road. Rolling, dry land. There is a remnant of an old foundation on this parcel. The rest of this block, lying NE of this parcel, is owned by the city. 1.65 acres.</p> <p>Summer Tax Due: \$56.19</p>	PENOKEE RD, IRONWOOD	\$625.00
2335	<p>Parcel ID: 52-23-377-330; Legal Description: ALL THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 47 WEST, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN. COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE ALONG THE NORTH - SOUTH QUARTER LINE OF SECTION 23, N01Â°40'21"E 1189.61 FEET; THENCE N90Â°00'00"W 394.18 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MINE ROAD, THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF MINE ROAD, S63Â°27'03"W 70.19 FEET TO A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 105.02 FEET; THENCE WESTERLY ALONG THE CURVE WHOSE CHORD OF 76.63 FEET BEARS S84Â°50'56"W, AN ARC DISTANCE OF 78.44 FEET; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF MINE ROAD, N73Â°45'11"W 155.24 FEET; THENCE N13Â°43'52"W 326.63 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AURORA LOCATION, A POINT ON A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 70.01 FEET; THENCE SOUTHEASTERLY ALONG THE CURVE WHOSE CHORD OF 29.25 FEET BEARS S71Â°22'35"E, AN ARC DISTANCE OF 29.46 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF AURORA LOCATION, S83Â°25'58"E 103.94 FEET; THENCE S29Â°35'22"E 133.45 FEET; THENCE S04Â°14'47"E 185.71 FEET TO THE POINT OF BEGINNING. THIS EXCEPTION CONTAINS 1.76 ACRES, MORE OR LESS. Comments: Parcel sits directly behind the Aurora Club on Mine Road. Also has frontage on Aurora Location Road. Rolling, wooded, dry lands. Doesn't appear to have ever been developed.</p> <p>Summer Tax Due: \$56.19</p>	MINE RD, IRONWOOD	\$625.00
2336	<p>Parcel ID: 52-23-377-340; Legal Description: ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 47 NORTH, RANGE 47 WEST, CITY OF IRONWOOD, GOGEBIC COUNTY, MICHIGAN. COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 23; THENCE ALONG THE NORTH - SOUTH QUARTER LINE OF SECTION 23, N01Â°40'21"E 685.55 FEET TO THE NORTH RIGHT OF WAY LINE OF BROGAN STREET, THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF BROGAN STREET, N86Â°26'06"W 19.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH RANGE ROAD; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH RANGE ROAD, N01Â°25'07"W 133.33 FEET; THENCE CONTINUING NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH RANGE ROAD, N03Â°49'01"W 55.69 FEET; THENCE S87Â°04'05"E 31.67 FEET TO THE NORTH ? SOUTH QUARTER LINE OF SECTION 23; THENCE ALONG THE NORTH ? SOUTH QUARTER LINE OF SECTION 23, S01Â°40'21"W 188.51 FEET TO THE POINT OF BEGINNING. THIS EXCEPTION CONTAINS 0.11 ACRES, MORE OR LESS. Comments: Parcel is 195' feet drpp, but only 35 feet (or less) wide. It's too small to build on, and really only of use the the neighbor. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$3.69</p>	SOUTHRANGE RD, IRONWOOD	\$420.00

2337	Parcel ID: 52-24-102-650; Legal Description: LOT 65, ASSESSOR PLAT #18 Comments: This is a small triangular parcel on the Kauppi-Mineral Road in Jessieville. It is .117 acre in size it is 200' feet from side to side, but 40' foot "(or less) deep. As an added bonus, its wet and mooky seasonally. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$456.90	N MINERAL RD, IRONWOOD	\$460.00
2338	Parcel ID: 52-24-307-100; Legal Description: ALL OF LOT 1 BLOCK 9 & EAST 1/2 OF LOT 2 BLOCK 9 VILLAGE - JESSIEVILLE Comments: This is a long unused commercial building in Jessieville. The roof has fully collapsed into the interior of the building. You can see the sky from the sidewalk out front through the windows. Curiously, the 4 exterior walls do not deflect, and appear to be solid and straight. We will leave that piece of information for your consideration. Includes adjacent vacant corner lot. Additional Disclosures: 22 (see key for full text) Summer Tax Due: \$140.96	225 BONNIE ST, IRONWOOD	\$1,455.00
2339	Parcel ID: 52-24-332-140; Legal Description: LOT 5 BLOCK 17 VILLAGE - JESSIEVILLE Comments: Older 1.5 story wood frame house. Older roof and straight square foundation. It is *loaded* with personal property and the power and gas are still on, so someone is still storing things here as of early June. We anticipate that decluttering this house will be necessary to determine its actual condition. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$898.12	515 BUNDY ST, IRONWOOD	\$4,030.00
2340	Parcel ID: 52-26-107-010; Legal Description: LOTS 10 & 11 BLOCK 9 NELSON'S ADDITION Comments: 60 x 125 foot parcel on an eastward facing slope on E Tamarack Street. Parcel is brushy and dense. Does not appear to have ever been built on. Has municipal water and sewer, as well as natural gas. Paved city street. Summer Tax Due: \$16.58	E TAMARACK ST, IRONWOOD	\$450.00
2341	Parcel ID: 52-27-130-100; Legal Description: LOT 4 BLOCK 7 CURRY 3RD ADDITION Comments: This is the second (or third) time we've sold this one. It's not a bad house, just unloved. Older wood frame construction on a stone crawlspace. Vinyl sided with an older roof that isn't leaking that we saw. The floors in the main level have been cut open and patched several times, likely in an effort to reach the mechanicals in the crawlspace. We assume the furnace is down there. House has low grade plumbing supply (plastic) that is even used outdoors. House could be rehabbed and should have new subfloors and a good look at all of the mechanical systems.. It's a simple place. Summer Tax Due: \$664.44	115 TAYLOR ST, IRONWOOD	\$3,490.00
2342	Parcel ID: 52-27-232-110; Legal Description: LOT 5 BLOCK 2 SOUTHVIEW ADDITION Comments: 51.84' on the road x 135 feet deep. Sits atop a hill in the Norrie section of Ironwood. Municipal utility and natural gas service are available here. Paved city streets. Does not appear to have ever been built on. Summer Tax Due: \$6.42	E BIRCH ST, IRONWOOD	\$427.00
2343	Parcel ID: 52-27-251-050; Legal Description: LOTS 13 & 14 BLOCK 3 HIGHLAND ADDITION Comments: Older one story wood frame bungalow in the Norrie section of Ironwood. There are some immediately apparent issues with the foundation here. The front porch, which is already beleaguered with rot issues, is also detaching from ther house ... because the house is MOVING to the west ever so slowly. It is evident from the west (left) foundation wall that the whole thing is shifting. One of these days it's gonna be a quick, final shift into the basement. It looks as though the house was built on wood pier footings that have deteriorated. A repair with some cement block posts has been made, but too little too late. This house needs a new foundation or demolition. Given the overall condition of the house, it may not be worth the investment in a foundation. We did not enter this property because the *power* here is still on and it could actually still be occupied. thge roof is ancient, and has had a few gallons of patch poured down the valleys to stop leaks. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$574.14	132 W LARCH ST, IRONWOOD	\$1,540.00
2344	Parcel ID: 53-00-106-200; Legal Description: SEC. 16 T47N R45W ORIGINAL PLAT W 110 FT LOT 6 & N 6 FT OF THE W 72 FT OF LOT 3; BLOCK 11. Comments: Parcels 2344 and 2345 are near-adjacent parcels, separated by an alley in Wakefield. These lots are across the street from Immaculate Conception Church on Ascherman Street. This sale is for 2344, which is south of the alley. Parcel fronts 56 feet on the street and runs 110' feet deep. There is municipal water and natural gas here. It would appear that a house has been removed from this parcel in the past based on the concrete stair at the sidewalk. Summer Tax Due: \$31.57	Ascherman Street, Wakefield	\$545.00

2345	<p>Parcel ID: 53-00-106-800; Legal Description: SEC. 16 T47N R45W ORIGINAL PLAT; S1/2 OF LOT 7; BLOCK 11 Comments: Parcels 2344 and 2345 are near-adjacent parcels, separated by an alley in Wakefield. These lots are across the street from Immaculate Conception Church on Ascherman Street. This sale is for 2345, which is north of the alley. Parcel fronts 50 feet on the street and runs 150' feet deep. There is municipal water and natural gas here.</p> <p>Summer Tax Due: \$32.89</p>	Ascherman Street, Wakefield	\$555.00
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Houghton

Lot #	Lot Information	Address	Min. Bid
2500	Parcel ID: 002-053-008-50; Legal Description: SEC 3 T56N R33W W 1/2 OF W 1/2 OF NW 1/4 OF SEC 3 LYING S OF CO RD C-3 29.38 A M/L Comments: 29.38 acres here. This is a sloping hillside that from the road has expansive views of Sedar Bay in Lake Superior. The property is densely wooded and brushy. There is an OCCUPIED home tucked back here and we ask that you do not make contact or disturb him. The home is a modest cabin type structure. We have had limited ability to gather information on this parcel do to its secluded location. The value here is in the land. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$896.92	59925 TAMARACK WATERWORKS RD CALUMET	\$4,889.59
2501	Parcel ID: 002-101-007-00; Legal Description: LOTS 7 & 8 BLK 1 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. Comments: Modern construction. Garage has collapsed under snow load and is beyond repair. Needs to come off, and from appearance it will come off "clean" without affecting the remaining structure. The common wall seems to be intact inside the house. Mid century standard ranch style home with a full basement. The main structure is absolutely solid and ready to be cleaned out and returned to use. There is a considerable amount of food garbage in the kitchen and some down the basement stairs. It will be quite ripe by August when you get it, so be prepared. This is a one bedroom house a generous sized room ... but only one. Summer Tax Due: \$651.23	26114 ALLOUEZ ST LAURIUM	\$5,242.80
2503	Parcel ID: 002-110-019-00; Legal Description: LOT 20 BLK 10 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. Comments: Late century mobile home on a corner lot in the Florida addition. Overall fair condition. This was occupied at the time of our visit in early June. There is a natural gas facility across the street with a detectable odor that you may wish to consider in your evaluation of this property. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$329.15	26142 WYANDOTTE ST LAURIUM	\$2,303.61
2504	Parcel ID: 002-520-001-30; Legal Description: ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 7. Comments: Straight, solid, updated wood frame home in Osceola near Calumet. The attached 2 car garage has collapsed under snow load. Inside, the house is clean solid and straight. We could not get to the basement as the door was stuck/swelled from being closed up, but it appears to have a boiler for heat and likely an upgraded 100A service based on the exterior elements. There are two outbuildings that aren't in the best shape ... the larger "guest house" type shed probably needs to come down when you demo the garage. There are 4 bedrooms (one walk-thru and three of them are tiny) and 1.5 rather spartan bathrooms. The front porch has been replaced but the roof above it needs a re-do. The porch to the side door is missing entirely. This is certainly worth rehabbing. Good bones. Summer Tax Due: \$263.12	56223 CALUMET AVE CALUMET	\$2,418.99
2505	Parcel ID: 002-550-003-00; Legal Description: LOT 3 ASSESSOR'S PLAT OF SWEDETOWN RD Comments: This is the right side unit of an older, wood frame duplex in Swedetown. It appears as though no one has lived here regularly in maybe 40 years. The newest date we found on anything here is 1981 and it still has a rotary dial phone on the wall. The front porch is sagging to the degree that the door no longer closes as it is out of square. The only shower is in the basement and is conjured up from hoses and straight valves. The unit needs a roof, as it has failed at the outside edge about halfway back. There is some debris here that may belong to the other unit based on its age. One bedroom plus a walk-thru. Old mechanicals and electric could all use review. Overall, other than the front porch and roof issue, this is a fairly efficient and solid building. Summer Tax Due: \$266.45	56548 OSCEOLA RD CALUMET	\$1,934.19
2506	Parcel ID: 002-560-003-10; Legal Description: ASSESSOR'S PLAT OF CALEDONIA LOT 43. Comments: This is one half of a duplex building in Calumet. (Right side only) and a small collapsing garage to its side. The exterior of this part of the building features fairly fresh vinyl siding and a good roof. The interior has not been updated, but it is clean and straight. One large bedroom upstairs. This one could be functional with just a little sprucing up! There *is* some mold and mildew creeping its way up from the basement from being closed up with no power. So that will require a good cleaning. Summer Tax Due: \$345.98	57460 MINE ST LAURIUM	\$2,306.93

2507	<p>Parcel ID: 002-560-004-20; Legal Description: ASSESSOR'S PLAT OF CALEDONIA LOT 65. Comments: This is the right side of a duplex in Calumet. This property was clearly well maintained for many years. Two bedrooms upstairs (one is a walk-thru). 100A electrical and a mid century NGFA furnace. This one needs some freshening up, but don't be afraid of this one at all. A couple weeks of primping and it'll be good for a long time to come. Does need some attention to the two porches.</p> <p>Summer Tax Due: \$385.04</p>	57363 CALUMET AVE CALUMET	\$2,476.72
2508	<p>Parcel ID: 006-162-011-00; Legal Description: LOT 11 BLK 12 VILLAGE OF RIPLEY. Comments: Older 1.5 story wood frame home in Ripley, across the channel from Houghton and east of Hancock. Home is spartan, but straight and solid. Three upstairs bedrooms. Garage has seen better days and needs to be repaired or removed before the snow gods eat it. The basement appears to have flooded during the rain event a couple three years ago and is muddy. Older roof is not leaking inside the house, but we would replace it before long. Older mechanicals, fixtures and HVAC. Just a hop, skip and jump to MTU from here. Power service here has been dropped by the utility. That usually requires a new upgraded service to be reconnected.</p> <p>Summer Tax Due: \$148.30</p>	20958 ROYCE RD HANCOCK	\$5,739.29
2509	<p>Parcel ID: 009-013-002-50; Legal Description: SEC 13 T55N R33W PRT OF GOV'T LOT 1; COM @ N 1/4 COR; TH S 88 DEG 39' E ALG N SEC LN 1088.91' TO PIN ON E'LY ROW OF HANC & CALUMET RR BEING ALSO POB; TH S 88 DEG 39' E ALG SD SEC LN 61.09' TO PIN; TH S 35 DEG 31'13" W 464.35' TO PIN; TH SW'LY 18.97' ALG ARC OF 950.07' RAD TANG CURV TO LFT CENTRAL ANG OF WH IS 01 DEG 08'39" & CHORD BEARS S 34 DEG 57'23" W 18.97' TO PIN ON E'LY ROW OF SD RR; TH N 29 DEG 04'28" E ALG SD RR 451.90' M/L TO POB. .2 AC M/L Comments: Probably not of use to anyone other than an adjacent property owner. Roughly 1/3 acre. Long and narrow.</p> <p>Summer Tax Due: \$40.06</p>	SPRUCE ST	\$1,222.02
2510	<p>Parcel ID: 009-118-019-00; Legal Description: LOT 19 BLK 18 VILLAGE OF CLARK. Comments: 1970s mobile home in Dollar Bay on a single platted lot. Do you remember when your mom got you socks at Christmas and you didn't need to open the package to know what it was? This is one of those. The side walls have deflected, which means the roof is sitting on the living room floor or headed that way. This one needs a date with a bulldozer. The value here is in the land. Municipal water and natural gas are here!</p> <p>Summer Tax Due: \$396.70</p>	23366 ELM AVE DOLLAR BAY	\$2,711.94

2511	<p>This lot is a "bundle" comprised of 6 parcels</p> <p>(1 of 6) Parcel ID: 009-151-001-00; Legal Description: LOTS 3 THRU 12, BLK 1 TAMARACK CITY. Comments: This. Is. Fabulous. Property. This is a collection of 6 tax parcels being sold as one. It is an entire peninsula in Torch Lake near Hubbell. And yes, you can get a boat from here to Lake Superior. A big boat. There is over 46 acres gross, with some subtraction from that for 3 ponds on the interior of the peninsula. There is *no* utility development here to date, but municipal water and sewer and natural gas pass near the base of these parcels. The uses for this property are endless: residential development, commercial/hotel/resort, corporate retreat, luxury campground or RV resort for snowbirds, or one heck of a private estate setting. We have NEVER offered a parcel with this kind of natural attraction. Ever. The lands here are filled bottomlands and are solid. The shores are firm. There is a private, gravel round that runs the perimeter of the peninsula. This was proposed as a part of the Eagle Point Reserve plat which was proposed but never finalized. If you intend to develop it other than as a single use property, you will want to seek local zoning guidance on the ability to build what you envision. This an absolutely breathtaking piece of property on a very very desirable body of water in the Keweenaw peninsula. DON'T MISS THIS ONE.</p> <p>(2 of 6) Parcel ID: 009-152-001-00; Legal Description: ENTIRE BLK 2 TAMARACK CITY.</p> <p>(3 of 6) Parcel ID: 009-155-001-00; Legal Description: LOTS 7 TO 12 INCL BLK 5 TAMARACK CITY.</p> <p>(4 of 6) Parcel ID: 009-193-001-00; Legal Description: LOTS 1-12 INCL BLK D TAMARACK CITY. AND ALL FILLED IN BOTTOM LAND ATTACHED TO SAID BLK</p> <p>(5 of 6) Parcel ID: 009-193-001-10; Legal Description: LOT 14 OF PROPOSED PLAT OF EAGLE POINT PRESERVE ;DESCRIBED AS FOLLOWS; ALL THAT FILLED BOTTOM LAND IN TORCH LAKE WHICH IS CONNECTED TO THE LANDS WITH IN GOV LOTS 1&2 SEC 13 T55N R33W; COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE S87 DEG 57' 32" E 2062.13 FT ALONG THE NORTH SEC LINE ; THENCE PERPENDICULAR S02DEG 02' 28" W 3241.71FT TO THE POB; THENCE NORTHEASTERLY 350.19FT ALONG THE ARC OF A 200 FT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N59 DEG 40'32" E 307.14FT [I=100'19'15"] ; THENCE S80'29'05" E212 FT TO A TRAVERSE POINT ON THE SHORE OF TORCH LAKE 2 FT FROM THE WATER'S EDGE; THENCE ALONG A TRAVERSE LINE ALONG THE SHORE THE FOLLOWING EIGHT COURSES; S09'52' 55" W37.21 FT; THENCE S02'12'24" E155.81FT ; THENCE S17'47'56" W92.68FT ;THENCE S56'51'22"W 56.01FT; THENCE N73' 18'46"W 96.16FT;THENCE S47'11'04" W 105.51FT;THENCE S26'49'16"W 147.72 FT; THENCE N 88'31'26" W58.90FT TO A TRAVERSE POINT 8FT FROM THE WATERS EDGE;THENCE N 15'48'44" W379.98 FT TO THE POB ALSO THAT LAND LYING BETWEEN THE TRAVERSE LINE AND THE WATER'S EDGE OF TORCH LAKE, TOGETHER WITH ALL RIPARIAN RIGHTS ATTACHED THERETO, SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD ;CONTAINING 3.2 ACRES OF LAND MORE OR LESS</p> <p>(6 of 6) Parcel ID: 009-194-001-09; Legal Description: PART OF GOV LOT 1 ;SEC 13 T55N R33W OSCEOLA TWP LOT P-9 Summer Tax Due: \$9,073.21</p>	<p>E Bald Eagle Drive, Hubbell MI;</p> <p>E HUBBELL;</p> <p>100 E BALD EAGLE DR HUBBELL;</p> <p>BALD EAGLE DR HUBBELL;</p> <p>OSPREY/TAMARAC CITY HUBBELL</p>	\$35,050.17
2514	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 009-168-001-00; Legal Description: LOTS 1 & 2, 11, 12 BLK 18 TAMARACK CITY. Comments: Three adjoining parcels in Hubbell, fronting on M-26, Maple and 5th Streets. There is a trail off 5th Street that leads to the center of the parcel, where you'll find a very steep grade upward to the top of a hill that very probably has views or thru-the-trees views of Torch Lake! Property also has some commercial potential if zoning permits. Might make a great home or cottage site! Site contains remnant from copper mining transport uses in the past, as this was part of a rail system that conveyed ore to boats in Torch Lake!</p> <p>(2 of 3) Parcel ID: 009-184-003-00; Legal Description: LOTS 4 TO 8 BLK 24 TAMARACK CITY.</p> <p>(3 of 3) Parcel ID: 009-185-001-00; Legal Description: LOTS 1, 2, 11 & 12 BLK 25 TAMARACK CITY. Summer Tax Due: \$582.61</p>	<p>M-26, 5th St, Maple St. Hubbell, MI;</p> <p>HUBBELL;</p> <p>HUBBELL</p>	\$4,856.03

2519	<p>Parcel ID: 009-194-001-06; Legal Description: SURVEY OF PROPERTY LEGALLY DESCRIBED AS: GOV LOT SEC 13 T55N R33W PA RCEL P- 6: THAT PART OF THE FILLED BOTTOM LAND CONNECTED 2'O THE PLA I OF TA MA RA C CI/Y, AS RECORDED IN PLAT CABINET 1, FOLIO 27, IN TORCH LAKE WITHIN GOVERNMENT LOT 1, SE,'CTION 13, T55N~ R33W, OSCEOLA TOWNSHIP, HOUGHTON COUN7'Y~ MICH1CAN~ COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH SECTION LINE S8757 '32"E 782.26 FEET; THENCE PERPENDICULAR S02"OE '28" IV 769.84 FEET TO THE POINT OF BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF THE PROPOSED OSPREY A VENUE (33 FEET FROM THE CENTERLINE THEREOF); THENCE S74"20 '08"E 622.00 FEET TO A IRA VERSE POINT ON THE SHORE OF TORCH LAKE 8 FEET± FROM THE WATER'S EDGE; THENCE ALONG A TRA VERSE LINE A LONG THE SHORE S0707 '19" W 199.73 FEET TO A IRA VERSE POINT 4 FEET± FROM THE WATER'S EDGE; THENCE N72~09 '04"W 688.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES.' THENCE N30Â°08 '53"E 65.82 FEET TO A POINT OF CUR VA TURE; THENCE NORTHERLY /0,9.40 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N2552 '21"E 109.30 FEET (I=0833 '04") 10 THE POINT OF BEGINNING, ALSO THAT LAND LYING BETWEEN THE IRA VERSE LINE AND THE WATER'S EDGE OF TORCH LAKE, TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS ATTACHED THERETO, SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD, CONTAINING 2.85 ACRES OF LAND, MORE OR LESS. SUBJECT TO A UTILITY EASEMENT OVER WESTERLY /0 FEET OF THE ABOVE DESCRIBED</p> <p>Comments: 2.76 acres. Roughly 200 feet of frontage on very popular Torch Lake near Hubbell. Municipal utilities and natural gas are already here. This is a large, open, level, dry spot for your northern escape, home or retirement mecca. Do not miss this opportunity!</p> <p>Summer Tax Due: \$1,545.96</p>	Spruce St. Hubbell MI	\$5,979.23
2521	<p>Parcel ID: 010-476-003-00; Legal Description: LOT 3 BLK G VILLAGE OF HURON.</p> <p>Comments: Older, 60's era mobile home with a pole barn roofover! The barn addition is not horrible old. Maybe 20 years? Has a 200A electric service. This probably makes a better shop or home business property than it does a "house" as it is rather dark and uninviting because many of the windows are now facing inward. The mobile home portion appears to have been used mostly for storage or office type use as of late. This could be a cool mancave (or she-shed!) in the right hands.</p> <p>Summer Tax Due: \$503.58</p>	47897 HURON ST HOUGHTON	\$3,152.22
2522	<p>Parcel ID: 010-536-001-00; Legal Description: LOTS 1 TO 7 BLK G SUPERIOR CITY SURFACE RIGHTS ONLY. Comments: These lots have a platted road to them that was never improved. It may have been formally abandoned in the past. There are two tracks in the area that may or may not reach it across other peoples property. Please verify legal access before bidding.</p> <p>Summer Tax Due: \$41.82</p>	Unimproved platted roads.	\$955.78
2523	<p>Parcel ID: 011-310-068-00; Legal Description: LOT 68 ASSESSOR'S PLAT OF FRANKLIN MINE Comments: Older wood frame cabin/home just north of Hancock at the Franklin Mine location. Appears to have been last regularly occupied about 2017. Power service has been dropped. Fuel oil space heat. There is a side shed that has collapsed, but it does not impact the integrity of the house itself. A couple of broken windows. This is a pretty spartan place, but restorable with some effort. Upper floor full of rummage sale grade cast-off. Roof is older but not leaking inside that we could see. One bedroom down, one space upstairs that could easily be made into a nice large bedroom by removing a partition that is not load bearing. Front porch and back shed need attention.</p> <p>Summer Tax Due: \$137.31</p>	49841 LIMERICK RD HANCOCK	\$2,569.96
2524	<p>Parcel ID: 012-180-015-00; Legal Description: SEC 30 T56N R32W NE 1/4 OF SE 1/4 40 ACRES Comments: We do not get many parcels like this. This parcel is approximately 35 net acres, after deducting the state trail from the math. It is a square 40, 1320' x 1320' more or less, and is bisected by State Trail 3. Located a couple three miles east of Laurium. The predominant forestry here is hardwoods ... oak and maple to be specific. The growth here is young, so this is not going to be saw log grade for a few years. It also has some substantial terrain challenges in places. We think that the state trail is a repurposed railroad right of way. BE AWARE: This is a state trail, not a county road. It is the only improved access but it may not be considered a "road". The land is almost entirely east of the trail and it drops sharply some places 50 feet or more ... from the trail to the land below. There is no power out here. This is beautiful property. We marked the approximate boundaries along the trail with pink survey tape. Additional Disclosures: 43 (see key for full text)</p> <p>Summer Tax Due: \$181.92</p>	State Trail 3.	\$1,522.52

2529	<p>Parcel ID: 044-121-021-00; Legal Description: LOTS 21 AND 22, BLOCK 21 THIRD ADDITION TO THE VILLAGE OF LAURIUM SURFACE ONLY Comments: Modern frame construction on a poured concrete crawlspace. There has been a fire in this home, in the very center of the house near what we presume was the location of a woodstove. May have been a kitchen fire ... can't tell too much not. The roof has been opened to extinguish and the house is open to the elements. There are several roof joists that will require replacement, but oddly even the underside of the roof deck is pretty much sloid and unmarked except for localized areas. The fire did not damage the structure beyond the kitchen and entry way of the house other than smoke and soot damage. the floor deck appears to be substantially solid. There is no evidence of the fire in the crawlspace from what we could see peering into the access hatch from the garage. This is certainly a restorable building. Oviously all of the mechanical systems will need to be upgraded. Job #1 ... clean out and a new roof. Additional Disclosures: 11 (see key for full text)</p> <p>Summer Tax Due: \$1,270.34</p>	415 IROQUOIS ST LAURIUM	\$7,536.91
9992511	<p>This lot is a "bundle" comprised of 6 parcels</p> <p><i>(1 of 6)</i> Parcel ID: 009-151-001-00; Legal Description: LOTS 3 THRU 12, BLK 1 TAMARACK CITY. Comments: This. Is. Fabulous. Property. This is a collection of 6 tax parcels being sold as one. It is an entire peninsula in Torch Lake near Hubbell. And yes, you can get a boat from here to Lake Superior. A big boat. There is over 46 acres gross, with some subtraction from that for 3 ponds on the interior of the peninsula. There is *no* utility development here to date, but municipal water and sewer and natural gas pass near the base of these parcels. The uses for this property are endless: residential development, commercial/hotel/resort, corporate retreat, luxury campground or RV resort for snowbirds, or one heck of a private estate setting. We have NEVER offered a parcel with this kind of natural attraction. Ever. The lands here are filled bottomlands and are solid. The shores are firm. There is a private, gravel round that runs the perimeter of the peninsula. This was proposed as a part of the Eagle Point Reserve plat which was proposed but never finalized. If you intend to develop it other than as a single use property, you will want to seek local zoning guidance on the ability to build what you envision. This an absolutely breathtaking piece of property on a very very desirable body of water in the Keweenaw peninsula. DON'T MISS THIS ONE.</p> <p><i>(2 of 6)</i> Parcel ID: 009-152-001-00; Legal Description: ENTIRE BLK 2 TAMARACK CITY.</p> <p><i>(3 of 6)</i> Parcel ID: 009-155-001-00; Legal Description: LOTS 7 TO 12 INCL BLK 5 TAMARACK CITY.</p> <p><i>(4 of 6)</i> Parcel ID: 009-193-001-00; Legal Description: LOTS 1-12 INCL BLK D TAMARACK CITY. AND ALL FILLED IN BOTTOM LAND ATTACHED TO SAID BLK</p> <p><i>(5 of 6)</i> Parcel ID: 009-193-001-10; Legal Description: LOT 14 OF PROPOSED PLAT OF EAGLE POINT PRESERVE ;DESCRIBED AS FOLLOWS; ALL THAT FILLED BOTTOM LAND IN TORCH LAKE WHICH IS CONNECTED TO THE LANDS WITH IN GOV LOTS 1&2 SEC 13 T55N R33W; COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE S87 DEG 57' 32" E 2062.13 FT ALONG THE NORTH SEC LINE ; THENCE PERPENDICULAR S02DEG 02' 28" W 3241.71FT TO THE POB; THENCE NORTHEASTERLY 350.19FT ALONG THE ARC OF A 200 FT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS N59 DEG 40'32" E 307.14FT [l=100'19'15"] ; THENCE S80'29'05" E212 FT TO A TRAVERSE POINT ON THE SHORE OF TORCH LAKE 2 FT FROM THE WATER'S EDGE; THENCE ALONG A TRAVERSE LINE ALONG THE SHORE THE FOLLOWING EIGHT COURSES; S09'52' 55" W37.21 FT; THENCE S02'12'24" E155.81FT ; THENCE S17'47'56" W92.68FT ;THENCE S56'51'22"W 56.01FT; THENCE N73' 18'46"W 96.16FT;THENCE S47'11'04" W 105.51FT;THENCE S26'49'16"W 147.72 FT; THENCE N 88'31'26" W58.90FT TO A TRAVERSE POINT 8FT FROM THE WATERS EDGE;THENCE N 15'48'44" W379.98 FT TO THE POB ALSO THAT LAND LYING BETWEEN THE TRAVERSE LINE AND THE WATER'S EDGE OF TORCH LAKE, TOGETHER WITH ALL RIPARIAN RIGHTS ATTACHED THERETO, SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF RECORD ;CONTAINING 3.2 ACRES OF LAND MORE OR LESS</p> <p><i>(6 of 6)</i> Parcel ID: 009-194-001-09; Legal Description: PART OF GOV LOT 1 ;SEC 13 T55N R33W OSCEOLA TWP LOT P-9</p> <p>Summer Tax Due: TBA</p>	<p>E Bald Eagle Drive, Hubbell MI;</p> <p>E HUBBELL;</p> <p>100 E BALD EAGLE DR HUBBELL;</p> <p>BALD EAGLE DR HUBBELL;</p> <p>OSPREY/TAMARAC CITY HUBBELL</p>	\$35,050.17

Iron

Lot #	Lot Information	Address	Min. Bid
2800	Parcel ID: 001-081-003-00; Legal Description: SEC 31 T44N R34W NE 1/4 OF SW 1/4. 40 A. Comments: USGS topographical maps indicate that about 1/3rd of this parcel is marshlands at the NW corner. There is no improved road or private trail that we found to get to this parcel. You will want to have adjacent land rights, negotiate, or locate an easement right in public records before bidding. The nearest public road is Vinnedge Road. Summer Tax Due: \$735.97	(Off) Vinnedge Road	\$4,217.15
2801	Parcel ID: 002-070-010-50; Legal Description: SEC 20 T43N R32W COM AT NW COR OF GL1, TH S 33D 36' 43" E 649.93' TO POB, TH SW'LY 503.03' TO PT 921.2' S OF NW COR, TH S ALG W BDY LN TO PT 360.9' N OF SW COR, TH NE'LY 540.71' TO A PT, TH N 33D W 20' M/L TO POB. .25A Comments: Small parcel of land 1/4 acre ... irregular in shape but no wider than 20 feet. Lawn bowling, anyone? Mostly only of use to adjacent parcel owners Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$30.90	(Off) Bjork Road	\$514.49
2802	Parcel ID: 002-277-018-00; Legal Description: SEC 27 T43N R33W PT SW 1/4-NW1/4 COM ON N US-2 R/W 802.05 E & 121.57' N OF SW COR, TH N20W ALG E TWP RD R/W 366.37', TH N67E 180', TH E 154.2' TO POB; TH N337.3', TH N67E 54.8' TH N9W 442.5' TO N BDRY, TH E 76.6' TO S'LY R/W ABAND RR, TH S57E ALG RR R/W 287.2' TO E BDRY, TH S ALG E BDRY 639.4' TH W 307' TO POB. Comments: Crystal Falls township parcel is about 4.5 acres in size. It does not have any road access. Easement access rights are not known. A railroad grade crosses the NE corner of the parcel. Nearest public roads are US 2 and Kaski Road. Summer Tax Due: \$24.37	(Off) US 2, Kaski Road	\$444.44
2803	Parcel ID: 002-317-014-40; Legal Description: SEC 17 T44N R33W COM AT PT 204' E OF TWP FIRE HYDRNT ON S R/W LN OF CO RD, TH S 330' TO PT, TH E TO E LN OF NW 1/4 OF NW 1/4, TH N ALG E LN TO PT WH E LN INT S R/W LN OF CO RD, TH W ALG CO RD TO POB. Comments: Solid, straight clean older 1.5 story home in a rural setting near Amasa. Parcel is a 330' x 330' square (2.5 acre) patch of open, level, dry land. There are several other outbuildings, but PLEASE NOTE that the large barn near this property is NOT on this parcel and belongs to neighboring lands. There is an odd stone trench of some nature out to the SE of the buildings not sure exactly what that is. The house has a newer roof and there is evidence of a modern high efficiency fuel oil furnace. We did not view the interior as the property was well secured. This could be a really cute little place in the right hands. Older electrical service is likely 60a fused. Poured concrete foundation looks solid all the way around. Summer Tax Due: \$317.74	W Townline Road - Amasa	\$5,690.45
2804	Parcel ID: 003-300-010-00; Legal Description: PLAT OF TOWN OF AMASA LOT 10 EXC N 1/2 THEREOF (25'X125') Comments: Vacant parcel in Amasa. There is some debris from a neighboring property that may sit across the lot line here, including a lobotomized motor home. Was the sideyard of the house to the south. Could contain the septic system for that house just saying ... Summer Tax Due: \$4.75	Maple Avenue - Amasa	\$442.14
2805	Parcel ID: 004-006-026-00; Legal Description: SEC 6 T43N R35W PAR IN SW 1/4 OF SE 1/4 BEG AT SE COR; TH N 104'; TH W 104'; TH S 104'; TH E 104' TO POB. Comments: Parcel is 104' x 104' in size. There is a collapsed old mobile, a trashed camper, and a few other goodies here to dispose of. We have title to neither of the trailers. The rear lot line is marked with a wood stake and survey tape. The greenhouse to the rear is *not* on this parcel. 104' from the road The pictures tell the story here. The value is in the land, and well/septic as they may be. Power service on a pole. Summer Tax Due: \$153.17	326 AMVETS HWY IRON RIVER	\$2,354.14

2806	<p>Parcel ID: 004-017-012-00; Legal Description: SEC 17 T43N R35W ALL OF SE 1/4 OF NE 1/4 LNG E OF HWY #657 & S OF IRON RIVER. 2.7 A. Comments: This is a triangular parcel, roughly 2.7 acres in size. It has about 450 feet of frontage on the Iron River! There are two quonset huts here. Both are built on top of substantial concrete footing kneewalls. The first is about 30' wide x 50' deep with a wood frame addition to the rear which is in rough shape and open to the elements. We *think* the quonset section is slab on grade, but there is a layer of garbage all over the floor that makes it hard to be certain. The place has been taken over by raccoons, based on our analysis of the dung found in copious amounts. The second structure here is a quonset barn that is about 30' wide x 70' deep. It features a dirt floor and open air concept (no back wall). Both of these quonset huts appear to be well constructed, sturdy and solid as a rock. There is definitely value to these as rehabber projects. There is also a considerable amount of "man stuff" all over the property including blown out camper, heavy equipment, and lots of car parts and other things you can't throw away because you might need them someday. Know what we mean? If this property was all cleaned up and the huts refurbished, this could be a sharp place on the Iron River for weekend getaways! There is power service here and we *think* a well/septic, tho we could not be certain about the latter.</p> <p>Summer Tax Due: \$352.30</p>	416 GIBBS CITY ROAD IRON RIVER	\$4,519.15
2807	<p>Parcel ID: 006-282-028-00; Legal Description: SEC 29 T42N R33W PARCEL # 28E. COM AT THE NE COR OF SEC 29, TH N 86D 50' 39" W 1516.33'; TH S 01D 24' 27" E 701.14'; TH S 53D 25' 48" E 411.50' TO POB; TH S 53 D 25' 48" E 198.17'; TH ALG A CURVE TO THE RIGHT WITH A DELTA OF 32D 50' 30", A RADIUS OF 238.82', A CHORD OF 135.02' BEARING S 37D 00' 33" E 136.89' ALG THE ARC; TH S 20D 35' 19" E 169.03'; TH S 70D 35' 46" W 270.57'; TH N 20D 53' 4" W 235.97'; TH N 67D 4' 55" W 90.17'; TH N 29D 17' 11" E 250.44' TO POB. 2.43 A. Comments: Little Maggie Lake is a small wildlife lake, about 15 acres in size, about 10 miles SW of Crystal Falls. this *isn't* an all-sports lake, so if you're looking for a place to run that cigarette boat, this ain't it. Great little natural spot for some peaceful fishing or just getting away to camp. There *are* association fees and use restrictions here, so you will want to locate info on the association before bidding. We placed pink survey tape at the two roadfront corners, so keep an eye out for that. There is power and phone here. Private, association maintained roads. 2.43 acres. Irregular in shape. There are no trails into this property from the road and it does not appear to have ever had development on it. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$231.00</p>	Maggie Lake Trail, Crystal Falls	\$3,276.40
2808	<p>Parcel ID: 006-410-018-00; Legal Description: SEC 15 T42N R33W RYSBERG PLAT OF BUCK LAKE THAT PART OF LOT 18 DES AS COM AT NE COR OF LOT 18, TH S 72 DEG 55' W 36.5', TH S 130.9' TO POB, TH S 100', TH W 95.8' TO E R/W OF A PRIVATE ROAD, TH N 100' ALG E R/W OF PRIVATE ROAD, TH E 95.8' TO POB. 0.21 A. AND ALSO RYSBERG PLAT OF BUCK LAKE PART OF LOT 18 COM AT NE COR OF LOT 18, TH S 72 DEG 55' W 36.5 TO POB, TH S 130.9', TH W 95.8' TO E R/W OF PRIVATE ROAD, TH N ALG E R/W OF ROAD 101.5' TO S R/W OF CO RD #424, TH N 72 DEG 55' E 99.8' TO POB. 0.256 A. TOTAL 0.47 A. Comments: Parcel is 1/2 acre in size. There is a shared road that is gated at the south boundary of the land. We also saw a pink survey tape marker just west of the road. This parcel has a fairly recently installed power pole. There are two old campers and a boat and some other leftovers here that we do not have title to. Clean it up, plug in and get to enjoying the great outdoors!</p> <p>Summer Tax Due: \$29.45</p>	755 CR 424 CRYSTAL FALLS	\$817.07
2809	<p>Parcel ID: 041-583-012-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 12, 13 & 14 BLK 3. Comments: 3 platted lots on 3rd Street in the village of Alpha. Brushy, dry rolling topography.</p> <p>Summer Tax Due: \$10.62</p>	3rd St - Alpha	\$420.11
2810	<p>Parcel ID: 041-584-013-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 13 THRU LOT 16 BLK 4. Comments: 4 platted lots in Alpha village. Level open, dry land.</p> <p>Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$22.71</p>	9th Avenue - Alpha	\$486.55
2811	<p>Parcel ID: 041-587-009-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOT 9 & W 1/2 OF LOT 10 BLK 7. Comments: 1.5 platted lots. At the intersection of 2nd Street and 8th Avenue in Alpha. There is a discombobulated camper that probably belongs to the neighbor hanging over the lot line a few feet.</p> <p>Summer Tax Due: \$12.89</p>	2nd Street - Alpha	\$432.61
2812	<p>Parcel ID: 041-587-013-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 13 & 14 BLK 7. Comments: 2 platted lots on 2nd Street in the village of Alpha. There is a small creek/drain across a corner of the parcel. Rolling vacant land</p> <p>Summer Tax Due: \$9.66</p>	2nd Street - Alpha	\$415.02

2813	Parcel ID: 041-591-005-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 5 & 6 BLK 11. Comments: 2 platted lots on 2nd Street in the village of Alpha. There is a small creek/drain across a corner of the parcel. Rolling vacant land. Sits below road grade about 5 feet. Summer Tax Due: \$9.66	2nd Street - Alpha	\$415.02
2814	Parcel ID: 041-593-010-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 10-11 & 12 BLK 13. Comments: 3 platted lots that are triangular in size. Right at the entry to Alpha. Has a local community sign located on it. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$19.43	County Road 424	\$468.37
2815	Parcel ID: 041-594-006-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 6, 7 & 8 BLK 14. Comments: 3, vacant, wooded platted lots on S Main Street in Alpha. Summer Tax Due: \$16.18	S Main St - Alpha	\$450.46
2816	Parcel ID: 054-124-011-00; Legal Description: PLAT OF VILLAGE (NOW CITY) OF IRON RIVER ALL OF LOT 11 & W 1/2 OF LOT 12 BLK 24. Comments: This one looks pretty sketchy from curbside. Most of the main level doors and windows have been boarded over, the foundation (what you can see) looks iffy, and the roof has a lot of deterioration at the eaves and soffits. Inside, we were not surprised that the floors slope in a few spots. It appears to have been used as warehousing for rummage sale grade property for a while. It is evident by the quality of the wood trim inside, especially on the second floor, that in its day that was a pretty sharp place. There is daylight peeking through the roof in numerous spots. We did not find either a heat source or the electric panel, but either could be buried inside. We did not see access to a basement, assuming there is one. Is this restorable? Perhaps. But this would be a real task. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$528.24	24 W MAPLE ST IRON RIVER	\$2,344.25
2817	Parcel ID: 054-165-004-00; Legal Description: ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 4 EXC N 5' BLK 5. Comments: Home was damaged by fire, but it appears to be fairly restorable. Origination/worst burn appears to be the back porch, which could be efficiently removed. There is some damage to the soffits and outer roof joist sections at the rear 15' or so of the structure, which would require some tear-off and replacement of that part of the roof. Otherwise the house itself seems to have survived with mostly smoke and water damage. Upper floor is unfinished (be careful, some wasps have moved in up there). Main floor has two small bedrooms. Modern efficient furnace. 100A electrical service. Kitchen cabinets may be restorable. As fire damage goes, this one is fairly restorable. Foundation appears sound, tho we did notice one ten foot long crack in the west wall, but we didn't see deflection. Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$82.22	522 W MINKLER IRON RIVER	\$6,953.07
2818	Parcel ID: 054-221-102-00; Legal Description: PLAT OF J J SIPCHEN 1ST ADDITION TO VILLAGE OF IRON RIVER W 1/2 OF MARQUETTE AVE LNG BET LOT1 BLK 1 & LOT 8 BLK 2 (1010 W MINCKLER AVE) Comments: House is on wood pier footing system. Can't really tell it's present condition as to deflection, because there is about 8 inches of plaster and rubble covering it. Does have a newer roof for what that's worth, and plugs indicate the walls were insulated at one time. This is essentially a shell to be gutted and stripped. Some of that has already been done for you :) The house does seem to have straight outer walls, tho the back shed needs some help. There is natural gas in this area, but no service run to this home. Busted windows. Summer Tax Due: \$321.41	1010 W MINCKLER AVE IRON RIVE	\$2,387.98
2819	Parcel ID: 054-254-009-50; Legal Description: PLAT OF YOUNGS ADDITION TO VILLAGE OF IRON RIVER N 1/2 OF LOT 9, BLK 4 Comments: (1) Remove the collapsing garage. (2) Fill about 5, 30 yard dumpsters with the clutter inside. (3) Clean, clean, clean. This is a pretty solid house, but she's a dirty girl and needs a date with Mr Clean. Structurally this is straight and solid. Two bedrooms upstairs front, plus a double walk-thru room. Stairs from both front and rear to the second floor. Wood floors that are worth restoring throughout. 100A electric service and a mid-century natural gas forced air furnace. The roof looks like it should leak but it doesn't (uhhhh, it's GONNA). The front porch is having separation issues and is falling away from the front of the house this could likely be fixed without tearing it off. Summer Tax Due: \$1,063.63	10 N SEVENTH AVE IRON RIVER	\$6,337.74

2820	Parcel ID: 054-303-009-00; Legal Description: PLAT OF RIVERSIDE ADD TO CITY OF IRON RIVER LOTS 9 THRU 12 BLK 3 (122 E ROSS ST) Comments: This one is difficult to see from the road unless you're looking for it, as it is very overgrown. It sits about 20 feet *above* the road and is accessible from the NE corner of the parcel at the intersection of Ross and Cedar. We're not positive if that driveway is entirely on this parcel or not you may want to check that. We *think* it is, but best to be sure. The house has the windows either broken out or boarded, or both. The entrances are also boarded. The roof is ancient and waffled. We did not examine it in detail because it obviously a gut-job-and-redo project not for the faint of heart. If this one intrigues you, go have a look. Bring hiking boots! Consider this a shell. Additional Disclosures: 46 (see key for full text) Summer Tax Due: \$109.86	122 E ROSS ST IRON RIVER	\$6,749.28
2821	Parcel ID: 054-464-005-00; Legal Description: GREILING HILLTOP ADD TO VILL OF IRON RIVER LOTS 5 & 6 BLK 4. Comments: Parcel is located off an unimproved section of Buckholz Street. If you drive west on that street from 16th Avenue, that big slideout camper that you see is between you and this lot. Additional Disclosures: 51 (see key for full text) Summer Tax Due: \$33.74	(Unimproved) Buckholz Street	\$504.66
2822	Parcel ID: 054-483-014-00; Legal Description: ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOTS 14 & 15, BLK 3 Comments: Vacant lot adjacent to the home at 60 Allen Street in the Virgil location. Level, open lands. Summer Tax Due: \$45.01	(Next to) 60 ALLEN ST	\$833.43
2823	Parcel ID: 055-117-001-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) N 1/2 LOTS 1,2,3 & 4 BLK 17 Comments: Right across the street from the Stambaugh post office on the main drag in the old Stambaugh section of Iron River. It appears that this property has been unoccupied for almost 30 years. The interior is chopped up. What was probably a large well appointed home has been wood butchered into 3 or 4 apartments (and not well executed). Some of the original trim elements and hardwood floors remain, but the floor plan has been altered significantly and low grade bathrooms and kitchens stuck in strange places. Most of the main floor has been boarded. It does seem to be straight and solid and it has a good roof. The electric service has been dropped by the utility provider. The front porch roof is held up by 3 undersized 4x4 posts, one of which is teetering on the brink of popping out. We didn't investigate the cellar, but we did notice PVC vent piping which would suggest a modern furnace at least anticipated. Perhaps the property was undergoing a remodeling that stalled and stopped? We would consider this one a shell. It's not habitable as it is. There is also a bonus house out back, but the roof there has been leaking for decades we suspect. It's pretty rough. Summer Tax Due: \$622.84	202 Washington	\$3,156.80
2824	Parcel ID: 055-280-014-00; Legal Description: ASSESSOR'S PLAT NO 1 OF THE CITY OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 14 (40' X 150') 412 TRUMAN ST Comments: Large old full 2 story wood frame home. We suspect there are hardwood floors under much of the carpet here. Late century remodel with paneling and dropped ceiling in places. Roof is older but pretty tight. We noticed ceiling stains in the back porch (one story) on the north side where it meets the main structure. Mid century natural gas furnace and 100A electric service. Three bedrooms upstairs. Formal dining room. The house is straight, solid and with a little cleaning and updating could be a great family home. Summer Tax Due: \$902.30	412 TRUMAN ST IRON RIVER	\$8,852.16
2825	Parcel ID: 055-320-019-00; Legal Description: PLAT OF ANDERSON & PETERSON ADDITION TO CITY OF STAMBAUGH N 1/2 OF LOT 19 BLK 1 ALSO LOT 20 BLK 1. Comments: We suspect that a home has been removed from this parcel in the last few years. Nice high, open, level lot in the old Stambaugh section of Iron River. Surrounded by well kept, late century homes. If you're looking for a nice build site in Iron River, here it is! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$67.14	502 WILSON AVE IRON RIVER	\$3,768.80
2826	Parcel ID: 055-402-004-00; Legal Description: ASSESSOR'S PLAT 5 TO THE CITY OF STAMBAUGH LOTS 4 & 5 BLK 2. Comments: This property was still occupied when we visited in early June. Older wood frame one or one-and-a-half story home in the old Stambaugh section of Iron River. The front of the home is overgrown and difficult to see from the road. Because it is occupied, we did not get a good view of it up close, or of the interior. There is a garage out back that is full-on collapsed. Natural gas heat. Older shingle roof nearing life expectancy. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$545.49	807 WILSON AVE IRON RIVER	\$2,534.18
2827	This lot is a "bundle" comprised of 6 parcels (1 of 6) Parcel ID: 001-069-003-00; Legal Description: SEC 19 T44N R34W S 1/2 OF NE 1/4 EXC N 100' OF SE 1/4 OF NE 1/4 & EXC A STRIP 100' ALG ENTIRE S SIDE OF SE 1/4 OF NE 1/4 OF SEC 19 T44N R34W. 73.9 A M/L Comments: This is an opportunity to obtain a	717 LITTLE FINLAND RD IRON RIVER; (Off) Little	\$106,915.49

<p>wonderful newer construction family hunting and recreation camp with 310 acres in SIX adjoining acreage parcels! The primary parcel is a 73.9 acres, and contains a newer-construction home, large garage and other outbuildings. This home is not cookie cutter grade. It was built the way you'd build one for yourself with many custom trim and layout features. There is abundant storage space for toys and offseason gear. Low maintenance exterior; concrete block garage with steel roof; solid fuel stone mass heat with bottle gas forced air backup; wet bar PLUS a galley kitchen with hickory cabinetry; cathedral ceilings; woodburning fireplace and much more. We counted 4 bedrooms here some in bunkhouse style. The 73 acre parcel has a trail that wraps around to its north property line and then runs west into the balance of the parcels. This property is located less than 10 miles north of Iron River off W Sunset Lake Road > Little Finland Road. The roads are well maintained right to the driveway. This parcel is 73.9 acres fronting roughly 1120' along the west side of Old Finland Road and running about 2640' deep. See map image for more detail. USGS topographical maps indicate that there are no marshlands on this parcel. It is the primary parcel for road access for all other parcels although there is some secondary access via a primitive trail off Baker Road. It is lightly wooded with clearings in several locations. The vegetation here is a mix of specie and mid-life. The other parcels that adjoin this are (3) @ 40 acres, (1) @ 78.62 acres, and (1) at 38 acres. See the photos, topographic maps and aerial images for additional detail. NOTE: The house is no longer furnished. Photos from file.</p> <p>(2 of 6) Parcel ID: 001-069-005-50; Legal Description: SEC 19 T44N R34W SE 1/4 OF NW 1/4. 40 A. Comments: This is a square 40 acre parcel located due west of the primary parcel. USGS topographical maps suggest that the NW 1/3rd of this parcel is marshlands (a tributary to the De Mongo Creek watershed and Morrison Lake) and that the balance is rolling downhill toward that feature a drop of about 75 feet in a distance of about 600 feet. There is a circular trail on the crest of the ridge overlooking the marshland that is perfect territory for deer blinds. Most of the trails here are ATV grade and not designed for 2WD passenger car traffic. The lands are lightly wooded.</p> <p>(3 of 6) Parcel ID: 001-069-005-60; Legal Description: SEC 19 T44N R34W SW 1/4 OF NW 1/4. 39.22 A. & NW 1/4 OF SW 1/4. 39.40 A. Comments: This is a 78.62 acre parcel located due west of parcel 2801 and 2803. USGS topographical maps suggest that the NE 1/4 of this parcel is marshlands (a tributary to the De Mongo Creek watershed and Morrison Lake) and that the balance is rolling downhill toward that feature a drop of about 75 feet in a distance of about 600 feet. There is a trail that runs along the south line of the parcel and runs along the west side of the marshland ... more great hunting blind locations! Most of the trails here are ATV grade and not designed for 2WD passenger car traffic. The lands are lightly wooded.</p> <p>(4 of 6) Parcel ID: 001-069-006-00; Legal Description: SEC 19 T44N R34W NE 1/4 OF SW 1/4. 40 A. Comments: This is a square 40 acre parcel located due south of the primary parcel. USGS topographical maps suggest that a small portion of this parcel near its NW corner is marshlands (a tributary to the De Mongo Creek watershed and Morrison Lake) and that the balance is rolling downhill toward that feature a drop of about 60 feet in a distance of about 600 feet. There is a trail running along the south boundary of this parcel more or less. Most of the trails here are ATV grade and not designed for 2WD passenger car traffic. The lands are lightly wooded.</p> <p>(5 of 6) Parcel ID: 001-069-009-00; Legal Description: SEC 19 T44N R34W NW 1/4 OF SE 1/4. 40 A. Comments: This is a square 40 acre parcel located due east of the primary parcel. USGS topographical maps suggest that the SE 1/4 of this parcel is marshlands (a tributary to the De Mongo Creek watershed and Morrison Lake) and that the balance is generally level fairly open land. There is a trail crossing this parcel that serves as a feeder to several of the other offroad parcels here . Most of the trails here are ATV grade and not designed for 2WD passenger car traffic. The lands are lightly wooded.</p> <p>(6 of 6) Parcel ID: 001-069-009-50; Legal Description: SEC 19 T44N R34W SW 1/4 OF SE 1/4. 38 A M/L Comments: This is a square 38 acre parcel located due south of the primary parcel. It has direct road frontage on the extension of Baker Road beginning approximately where you see blue and red survey tape tied to trees about 1/4 mile off Little Finland Road. USGS topographical maps suggest that about 1/4 of this parcel from the SW corner running to the NE corner through the center of the parcel is marshlands (a tributary to the De Mongo Creek watershed and Morrison Lake) and that the balance on both sides of that vein are generally level lands. BEWARE that if you enter this parcel from Baker Road under the conditions that existed in late June you're going to get your hiney about axle deep in muck and be calling a tow truck. But then you'll have lots of time to walk the parcel, hey? Most of the trails here are ATV grade and not designed for 2WD passenger car traffic. The lands are lightly wooded.</p> <p>Summer Tax Due: TBA</p>	<p>Finland Road; (Off) Little Finland Road; (Off) Little Finland Road; (Off) Baker Road; Baker Road</p>	
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Keweenaw

Lot #	Lot Information	Address	Min. Bid
3350	<p>Parcel ID: 101-34-100-030; Legal Description: A1-34-1 AKA (LOT 14) A PARCEL OF LAND IN THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SECTION THIRTY FOUR (34) TOWNSHIP FIFTY SEVEN NORTH (T57N) RANGE THIRTY TWO WEST (R32W) ALLOUEZ TOWNSHIP, KEWEENAW COUNTY, MICHIGAN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER (N1/4) CORNER OF SECITON THIRTY FOUR (34) TOWNSHIP FIFTY SEVEN NORTH (T57N) RANGE THIRTY TWO WEST (R32W) THENCE SOUTH ZERO (00) DEGREES FORTY (40) MINUTES ONE (01) SECONDS EAST A DISTANCE OF NINE HUNDRED EIGHT AND TWENTY HUNDREDTH (908.20) FEET TO A POINT; THENCE SOUTH EIGHTY NINE (89) DEGREES THIRTY THREE (33) MINUTES FIFTEEN (15) SECONDS WEST A DISTANCE OF SEVEN HUNDRED SIXTY THREE AND NINETY THREE HUNDREDTHS (763.93) FEET OT THE POINT OF BEGINNING; THENCE SOUTH FIVE (05) DEGREES THIRTY (30) MINUTES FORTY THREE (43) SECONDS WEST A DISTANCE OF ONE HUNDRED TWENTY TWO AND FIFTY THREE HUNDREDTHS (122.53) FEET TO A POINT; THENCE SOUTH SEVENTY SIX (76) DEGREES TWENTY ONE (21)MINUTES FIFTEEN (15) SECONDS WEST A DISTANCE OF NINETY TWO AND THIRTY FIVE HUNDREDTHS (92.35) FEET TO A POINT; THENCE NORTH FIFTEEN (15) DEGREES THIRTY NINE (39) MINUTES THIRTY FOUR (34) SECONDS WEST A DISTANCE OF ONE HUNDRED THIRTY ONE AND FIFTY FOUR HUNDREDTHS (131.54) FEET TO A POINT; THENCE NORTH EIGHTY TWO (82) DEGREES FIFTY THREE (53) MINUTES SIXTEEN (16) SECONDS EAST A DISTANCE OF ONE HUNDRED THIRTY EIGHT AND EIGHT HUNDREDTHS (138.08) FEET TO THE POINT OF BEGINNING. .33A M/L SPLIT ON 02/08/2010 FROM 42-101-34-100-001;</p> <p>Comments: Older 2 story wood frame home in Fulton, in the southern end of the county. The back porch on the house is pretty well shot and probably should go. The main portion of the house could use some foundation work, but it's passable. This is typical of a wood pier footing system, and has weak, sloping floors inside where the posts have deteriorated over time. A little work underneath the house would likely stiffen that up. Needs a good cleaning and resurfacing. Has forced air heat. The bath and kitchen are spartan. One bedroom upstairs with a walk-thru room to reach it. Comes with a bonus in the form of a garage that is beyond salvage and should be removed. Lot has paved street on three sides. Roof is ancient but wasn't leaking inside the main structure.</p> <p>Summer Tax Due: \$255.46</p>	378 HORSESHOE BEND MOHAWK	\$1,754.55

Marquette

Lot #	Lot Information	Address	Min. Bid
3900	Parcel ID: 52-02-121-067-00; Legal Description: SEC 21 T47N R24W PRT OF TH NW1/4 OF TH SW1/4 BEG 33FT E AND 221FT S OF TH NW COR THEREOF; TH S 66FT; TH N 86DEG 36' E 275FT; TH N 100.82FT; TH S 86DEG 36' W 121.35FT; TH S 34.82FT; TH S 86DEG 36' W 154.44FT TO POB. .51AC Comments: Parcel is irregular in shape and fronts 66' on Little Lake Road. Neighbor indicates that they don't think the parcel supports septic and may just be a recreational piece. Seems fairly high and dry but there is marshland immediately south. May have been something here at one time, as there is a drive and culvert into the parcel. Paved, county maintained road. Summer Tax Due: \$73.05	303 LITTLE LAKE RD MARQUETTE	\$1,652.11
3904	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 52-08-300-051-00; Legal Description: TROWBRIDGE PARK LOTS 111 & 112. Comments: Modern construction. Raised ranch on a block foundation. There are two parcels in this sale ... one includes the house and the other is an adjoining vacant parcel. There is debris in the yard that includes furniture and what appears to be carpet and padding which we assume came from inside. There are at least two dogs here that we saw. It appears to have had some rough use and we expect that it will require a thorough cleaning, repair and resurfacing/floor treatments. Because of the occupancy we did not have the opportunity to see the interior. WE noticed plastic over the interior face of windows as well ... not sure its purpose. Additional Disclosures: 6; 21; 33 (see key for full text) <i>(2 of 2)</i> Parcel ID: 52-08-300-051-10; Legal Description: TROWBRIDGE PARK LOTS 113 & 114. Summer Tax Due: \$641.96	1710 GRANITE AVE MARQUETTE; 1972 MONTGOMERY ST MARQUETTE	\$13,685.92
3906	Parcel ID: 52-09-520-034-00; Legal Description: WESTERN ADD TO VILLAGE OF MICHIGAMME LOT 231. Comments: Older two story wood frame home on a single lot in the Village of Michigamme. The home is occupied so we did not get an opportunity to view the interior or the exterior in detail. The steel roof is older and the siding is weatherbeaten. Newer steel garage in fair condition. The yard is cluttered with all sorts of "manstuff" many of the things appearing to be incomplete, in disrepair and otherwise nonfunctioning. Home has potential to be rehabbed with some effort. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$136.51	324 W MAIN ST MICHIGAMME	\$4,137.88
3907	Parcel ID: 52-13-009-042-00; Legal Description: SEC 9 T46N R26W 1 A THE W 150' OF E 850' OF S 300' OF NW 1/4 OF NE 1/4. Comments: Parcel is 150' x 300' in size. It is past the end of Kemp Road ... you would need to go a few hundred feet further than the road has been built to reach this and that assumes that there is actually an easement for the road at all. You'll want to check legal easement access rights before bidding. This is a really nice, wooded uplands parcel in a quiet setting. 1 acre more or less. Summer Tax Due: \$54.78	(Off) Kemp Road	\$854.23
3908	Parcel ID: 52-13-022-011-00; Legal Description: SEC 22 T46N R26W 1 A N 208' OF S 416' OF E 208' OF SE 1/4 OF NW 1/4. Comments: Small one story, one bedroom cabin with outbuilding and sauna. It all needs a little help. Appears there was a plumbing freeze event. Floors in the center of the cabin are spongy. Built on wood pier footing and likely needs some bracing. Outbuilding could be saved with some quick attention. Sauna out back ... someone pirated the stove. One acre parcel on M-35 assures easy year round access. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$205.93	4352 M 35 NEGAUNEE	\$2,035.54
3909	Parcel ID: 52-16-230-020-00; Legal Description: SEC 30 T47N R27W. .66 A PART OF NW 1/4 OF NW 1/4 BEG 178.9' S & 556.1' E OF NW COR THEREOF TH S 31 DEG 24' W 200' TH S 63 DEG 47' E 150.6' TH N 31 DEG 24' E 186.4' TH N 58 DEG 36' W 150' TO POB. Comments: 1970s era mobile on a wooded lot in Tilden Township. 2/3rds of an acre here. The roofover has some rot and decay going on. The mobile has not been seriously affected (yet) and probably could be rehabbed, but you'd better get to it before it gets worse. A couple dozen tires here to dispose of. Appears to have been vacant for a few years we'd guess. A couple of broken windows that should be buttoned up before the next snow. That's September, so you'd better get to it. Trailer still has the tongue attached if you wanna move it ... Summer Tax Due: \$133.09	16705 CO RD 581	\$2,297.77

3910	Parcel ID: 52-16-370-054-00; Legal Description: ASSESSOR'S PLAT OF NATIONAL MINE #4. LOT 135. Comments: Attention frog farmers and cattail ranchers! Large, triangular lot on the left side of the tracks in National Mine. Fronts on Cliffs Drive/CR 476. There is standing water on this lot and it is pretty much all brush covered swamp. Just under an acre in size. You should buy this. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$22.70	4005 CO RD 476	\$926.41
3911	Parcel ID: 52-18-216-008-00; Legal Description: SEC 16 T42N R25W 29.68 AC SW 1/4 OF SE 1/4 EXC R/W OF E & LS RWY & EXC R/W OF CO RD & EXC W 500 FT OF SAID SUB LYING N OF R/W OF CO RD 426. Comments: Parcel is about 29.68 acres in size. USGS topographical maps indicate that the parcel is entirely marshlands and swamp. The parcel has a small amount of frontage on CR 426. This is a recreational parcel in south Marquette County. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$40.59	County Road 426	\$1,156.93
3912	Parcel ID: 52-51-300-029-00; Legal Description: CLEVELAND IRON MINING CO'S ADDITION LESSEE LOT 29 & 30. Comments: This one needs to come down. If you'd like to buy it and demo it for us, we'd really appreciate it. Commercial service type of building with wood frame addition to the rear that is in full death throes of collapse. Downtown across from the VFW Post on Bank Street. This is beyond salvage or restoration. The two story wood frame part of the structure has collapsed, and the one story masonry garage type area has a concrete floor that appears to also be collapsing ... into the basement. There is just nothing here worthy of restoring. Additional Disclosures: 22; 13; 36 (see key for full text) Summer Tax Due: \$404.87	317 BANK ST ISHPEMING	\$3,467.99
3913	Parcel ID: 52-51-350-082-00; Legal Description: HARD ORE ADDITION LOT 82. Comments: Oooold wood frame home on a more modern block foundation. The roof and eaves are in rough condition, and the siding is in poor condition as well. A good amount of "manstuff" in the yard. We did not have luck getting in the front door because of the clutter and other things that are acting as a barricade The inside is debris filled. With a substantial amount of work this could be restored, but you'll need to weigh the economics of that for yourself. Sharply sloping lot drops to basement grade at the rear of the structure for a walkout basement Summer Tax Due: \$148.39	221 MARQUETTE ST	\$4,672.10
3914	Parcel ID: 52-51-558-009-00; Legal Description: ASSESSOR'S PLAT OF BANCROFT LAKE LOT 9. Comments: Efficient, partly remodeled older wood frame home at the top of Pilot Knob, overlooks Lake Bancroft in Ishpeming. One bedroom plus a walkthru second room. Newer kitchen cabinets. On a partial Michigan cellar accessed through a trap door in the living room. Not sure what they used as a primary heat source. Modern electric service. Could be a cute little weekender or starter home. There are a few deferred maintenance issues to fix, but overall it is a solid structure worthy of your efforts. Summer Tax Due: \$751.62	301 HAZEL ST ISHPEMING	\$7,835.65
3915	Parcel ID: 52-51-558-014-00; Legal Description: ASSESSOR'S PLAT OF BANCROFT LAKE LOT 14. Comments: This home appears to be under the control/possession of the former owner, tho he may not be living in it. The lawn was freshly mowed and there are cars in the driveway that have not been there long. However we do notice that the power meter is gone, so it appears to be a storage use of personal property more than regular occupancy. 1.5 story home appears to be in generally solid condition, and it has an across-the-street view of Lake Bancroft. The foundation is skirted in steel, inferring that it is a wooden pier footing system. Newer vinyl siding and steel roof. Could be a nice place with a not too much work. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$376.76	173 CLIFF ST	\$5,292.85
3916	Parcel ID: 52-51-565-002-00; Legal Description: SUNCLIFFE NO. 1 LOT 2. Comments: This is a 1.94 acre parcel that lies off Greenwood Street. It is traversed by a power line easement which may reduce its effective size. It is roughly 425' along the road and 200' deep. Brush covered. This property is probably of the most value to the homeowners behind it on Suncliffe Drive that could split it and add it to their yards Summer Tax Due: \$302.16	1085 GREENWOOD ST ISHPEMING	\$2,526.20
3917	Parcel ID: 52-51-571-015-00; Legal Description: ASSESSOR'S PLAT OF THE LAKE ANGELINE LOCATION LOT 15 Comments: Home has been through a fire. It appears to have been isolated to the rear room on the second floor and did not cause substantial damage elsewhere. May have been electrical or human caused. This is structurally sound, but will require a cleanout, cleanup, roof repair and some doors and windows in addition to a general resurfacing of affected areas. Hillside lot features a two car detached garage. This could be a decent family sized home in the right hands. 3 bedrooms. It is open to the elements with numerous broken windows and doors and a hole cut in the roof to extenguish whatever happened up there Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$383.11	616 S PINE ST ISHPEMING	\$5,175.62

3918	Parcel ID: 52-51-572-021-00; Legal Description: ASSESSOR'S PLAT OF EXCELSIOR LOCATION LOT 21. Comments: Large wood frame home in the Lake Angeline area. Has been vacant for some time, as the owner is in a nursing home. There is still personal property here that belongs to her. Home has a bad roof over the kitchen at the rear (one story section) but it all needs replacement. We are told that the home has "thousands" of hornets, and that they have a pretty established colony in the attic, and can be seen at the windows most of the summer. We didn't tempt fate by barging in with a can of bug spray in hand. Will probably require professional extermination. There have been repairs to the foundation on the left side, and more may be needed as there is a large hole in the ground on that side that could indicate an issue. Based on the service, we believe the home has old 60A electric service. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$354.93	100 LOWER EXCELSIOR ST ISHPEMING	\$5,712.70
3921	Parcel ID: 52-53-010-017-00; Legal Description: LOTS 14 & 15 OF IRON PLAT EXC N 40' OF LOT 15 & EXC N 40' OF W 22' OF LOT 14 Comments: The recent demolition of one of downtown Negaunee's landmark buildings, ravaged by damage from years of a bad roof, has created an opportunity for a new enterprise or use for this very visible location. Downtown Negaunee has a thriving antiques market, and this could host many uses from a flea market, to farmers market, outdoor space for an adjacent business, or new construction. It could also serve as parking or even park uses. The possibilities are endless. Summer Tax Due: \$146.67	324 IRON ST NEGAUNEE	\$4,118.64
3922	Parcel ID: 52-53-020-193-00; Legal Description: LOT 11 BLK 18 OF PIONEER IRON CO PLAT Comments: Symmetrical wood frame duplex just a block east of downtown Negaunee. We have sold this property before. Structurally, this is a solid building and it still retains most of its original trim and hardwood (maple) floors. The roof is in deplorable condition, and there is a large hold adjacent to the rear chimney ... and the front chimney has toppled cascading bricks down the roof. There is some serious rot in a few spots in the eaves. This is worthy of rehabilitation. Electrical has been updated as to the service panels, but not the branch wiring. The boilers are oooooold and likely could stand a replacement. Utilities are separately metered. There is likely classic lap siding under the mid-century aluminum. The worst roof damage is in the two bathrooms, which are at the rear center of the house, right under the hole in the roof (oh, the irony). The yard is overgrown. The property has no offstreet parking. Each apartment is three bedrooms and one bath. This could be a great income producer in the right hands with some sensitive renewal. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$1,680.23	128 E MAIN ST NEGAUNEE	\$13,974.51
3923	Parcel ID: 52-53-130-054-00; Legal Description: LOT 64 OF STERLING ADD Comments: Older roof over mobile home. This property IS occupied as of our visit in early June. The roof over this unit is in very poor shape, with advanced decay and failure evident all over the unit. Corner lot with small attached garage. We suspect the interior condition matches the exterior. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$580.38	100 SHERMAN ST NEGAUNEE	\$4,605.53
3924	Parcel ID: 52-53-280-016-00; Legal Description: LOT 16 ASSESSORS PLAT OF JACKSON MISC. Comments: At first glance this would appear to be newer construction. But based on some of the elements here, we think this is a mid-century wood frame home that has been rehabbed. It has newer half log siding and a block foundation, but some of the doors and trim appear to be older. We saw one minor leak in the roof, at about the location of the SatV dish. Two small bedrooms and a spartan bath/laundry. There is an exterior entrance to the basement, and it has a foundation wall that is caving in from exterior pressure. This stairway could be replaced or repaired without substantial work and the foundation issue does not impact the house itself. Basement has some water infiltration from the foundation wall issue. It appears that the furnace has been undergoing some sort of repair as there are "spare parts" around. Two car detached garage. Natural gas forced air heat and updated electrical. It appears this has been vacant a couple of years. This could be a real nice, cozy little place without a lot of work. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$507.17	649 COUNTY RD/ M-28 BR NEGAUNEE	\$7,518.83

3925	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 52-53-432-028-00; Legal Description: SEC32 T48N R26W S 1/2 OF S 1/2 OF SE 1/4 CONTS 40 ACRES. (PARENT PARCEL) Comments: We are combining two adjacent parcels, a 40 and a 10 acre parcel. They are located on gated roads and we are not aware of easement rights for them. The west half of the land may have stone or gravel and the east half is marshland according to USGS topographical maps. The nearest physical access to the lands is over the Dump Road SE of Negaunee. You may wish to investigate potential easements prior to bidding. Additional Disclosures: 7 (see key for full text)</p> <p>(2 of 2) Parcel ID: 52-53-432-029-00; Legal Description: SEC 32 T48N R26W S1/4 OF N1/2 OF S1/2 OF SE1/4 - CONTS 10 ACRES. (PARENT PARCEL) Summer Tax Due: \$91.91</p>	(Off) Dump Road; ACREAGE NEGAUNEE	\$1,610.75
3927	<p>Parcel ID: 52-53-706-014-00; Legal Description: SEC 6-47-26 PRT OF TH E 165' OF W 2475' OF TH N 1811.7' OF TH E 1/2 OF TH SE 1/4 DESC AS TH N 49.5' OF S 198' OF W 132' LYG N OF TH MARQ & WESTERN RR ROW ALSO KNOWN AS PRT OF LOT 11 OF CHARLES T HARVEY UNRECORDED PLAT. (PARENT PARCEL) Comments: Small parcel. 49.5 feet x 132 feet. Located off the posted/gated Tracy Mine Road. There is an unrecorded plat covering this area that may designate a "street" or access ... you may wish to investigate that prior to bidding. Summer Tax Due: \$5.29</p>	(Off) Tracy Mine Road	\$652.50

Menominee

Lot #	Lot Information	Address	Min. Bid
6100	Parcel ID: 051-007-270-00; Legal Description: LUDINGTON WELLS & VAN SCHAICK COS 1ST ADD LOT 6 BLK 2 Comments: This is a large, full 2 story victorian era home in Menominee. It has been the victim of a mid-century remodeling that has pretty much wiped away every trace of its original trim and design, but it is still a rock solid structure worthy of your consideration. It needs a new roof in the near future. There are leaks in numerous places still active. It has a strange Biltmore enclosed porch addition and rear stairway on the rear, which was not well executed. You may want to consider removing it. It appears that the second floor may have been used as an apartment and there is a second kitchen up there. You'll want to consult with the zoning and building code officials about what the legality of using it as two apartments if that is your plan. Whether it is returned to single family use or used as an apartment property, it needs a complete clean-out, clean-up and resurfacing. We expect there are some nice wood floors worthy of refinishing under the grubby carpets here. This could be a nice, solid house in the right hands. Modern, efficient natural gas forced air furnace and a significant electric service. 3 bedrooms up, 2 living rooms, 2 kitchens, several bathrooms (some stuck in strange places). The floor plan is odd. This could be a nice place with some effort. This is located a block from the Menominee River and 1/4 mile from the Lake Michigan shoreline. Downtown is nearby. She's a dirty girl, but could be salvaged. Structurally sound, very grubby. Additional Disclosures: 18 (see key for full text) Summer Tax Due: \$1,333.76	805 6TH AVE MENOMINEE MI 49858	\$6,245.26
6101	Parcel ID: 051-027-110-00; Legal Description: COLEMAN LUMBER COS 1ST ADD LOT 3 BLK 4 Comments: Vacant, open, level lot in Menominee. Paved street, municipal utilities and natural gas. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$113.71	3509 11TH ST MENOMINEE MI 49858	\$918.80
6102	Parcel ID: 041-735-040-50; Legal Description: SEC 35 T36N R27W PRT OF LOT 2 CERTIFIED SURVEY #540. COM 232' S OF NE COR OP SE/SE; TH S 75'; TH W 230'; TH N 75'; TH E 230'. .4 AC. Comments: Likely built on wood pier footings. The floors here roll and weave from settling. Roof isn't horribly old, but shows some signs of distress, especially on the south face. Mid century oversized furnace. Some rot issues in the sill plate in the rear. 100A electrical service. Spartan kitchen and bath. Parcel is 75' feet on the road by 230' deep. Summer Tax Due: \$110.99	222 Frenchtown Road - Daggett	\$1,708.44
6103	Parcel ID: 041-602-046-00; Legal Description: SEC 2 T35N R27W PRT OF NE 1/4 OF NW 1/4; COM A1' S1: COR; TH W 340'; N ALG W LN OF CO RD 159' TO POB; TH N 58' ; W 150'; S 58'; E 150' TO POB. .2 A. Comments: Post-war wood frame home that has a later-in-the-century 2 story addition. This one needs a roof fairly quick to stop further damage, which is not yet severe. A wall has been removed in the living room to make more room, but the hardwood floor wasn't patched back in. Large kitchen. 2 bedrooms down, and one very large bedroom upstairs in back. Older GE pushmatic breakers. There ius weakness in the floors here where the roof has been leaking. This is a solid structure that needs a roof, cleaning and cosmetic resurfacing. Has been tarped, leaking and unloved for a while. Will you give her some attention? Summer Tax Due: \$68.92	204 S Old US 41 - Daggett	\$1,278.48
6104	Parcel ID: 013-003-012-00; Legal Description: SEC 9 T38N R26W LOT 12 BLK 3 ORIGINAL PLAT OF VILLAGE OF SPALDING Comments: Older wood frame duplex. Full 2 story. Downstairs unit is 3 bedrooms and dated kitchen and bath. The floors roll and weave, suggesting a wood pier footing system. Its difficult to tell because the lot and house is quite overgrown. Access to the upper floor unit was hampered by a collapsed garage and its cascade of debris, as well as an exterior stairwell that looks just a little more than unsafe. There is no interior connection between the two floors, and no sign that there ever has been one suggesting that this was built as a duplex ... or has been used for one for decades. Has modern electric service. We had no trouble finding the furnace becasuse it sits right next to the dining room table. Modern and efficient, even if aesthetically awkward. Roof is rough looking, but we did not see any signs of leaks that transmit to the main floor. This home probably has potential for rehabbing. Remove the garage rubble, straighten up the floor, resurface and go. There are two gas meters here, one for each unit. Common electrical that is not horribly old. Summer Tax Due: \$311.40	W3770 ELM AVE SPALDING MI 49886	\$4,198.50

Menominee DNR

Lot #	Lot Information	Address	Min. Bid
10086	<p>Parcel ID: 000; Legal Description: A STRIP OF LAND IN THE NW1/4 OF SW1/4 100 FEET WIDE BEING PARALLEL WITH AND ADJACENT TO THE N'LY OF HOGLUND LAKE Comments: Parcel rings the north end of Hoglund Lake. USGS topographical maps indicate that this parcel is entirely marshlands. It has no road access. This is excess state owned property and has not been on the tax roll in some time. Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	(Off) I-1 Lane, Daggett	\$1,000.00
10087	<p>Parcel ID: 007-007-003-10; Legal Description: SW 1/4 OF SW 1/4 Comments: Parcel is mostly open, with some woods near the NW and SE corners. THIS LAND HAS BEEN IDENTIFIED AS A NESTING GROUND FOR THE AMERICAN BALD EAGLE, and a purchaser will need to comply with federal guidelines regarding that activity. Those regulations can impact development. There is no improved road access, private or public, to this parcel. We note a "2 track" on some maps that approach the NE corner of this land, but it is not a deeded, legal access and we could not locate it during an effort to see the proeprty in person. The property is 2 miles west of Hayward Bay, 3/4ths of a mile west of Jimtown Road. The nearest road access appears to be Hayward Lake Road #17. There is no power anywhere near this parcel. Much of this parcel is likely to be marshlands according to USGS maps. Additional Disclosures: 43; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	(Off) Hayward Lake Road #17	\$10,500.00

Ontonagon

Lot #	Lot Information	Address	Min. Bid
4800	<p>Parcel ID: 01 603 001 00; Legal Description: LOTS 1, 2, 3, 4, 5, 6, & 9, 10, 11 & N 1/2 OF LOT 12 BLK 3 OF WEIDMAN'S ADD TO VILL OF BERGLAND. Comments: The good news: We didn't see any clear signs of asbestos. And the pigeons haven't found this yet. And structurally it is very sound. The bad news is that it needs a roof and a complete redo. The only really questionable sections are in the dead center of the building, right over the main hallway, and the gymnasium, which is high bay, one floor. The roof joists in about a 10' x 10' area of the two story area will need to be uncovered, investigated and patched up. Most of the rest of the roof joist system looks pretty solid in the 2 story section.. The interior floors are concrete and have withstood the ravages of being vacant with ease, tho the hardwood skin has warped in many areas and will need to be removed. This is a very solid structure from outward appearance. Has about 8 large classrooms that would perhaps make great efficiency apartments or tourist suites. The exterior brickwork is straight and mortar joints look good. Good quality brick has not deteriorated</p> <p>Summer Tax Due: \$557.81</p>	380 NORTH ST BERGLAND TOWNSHIP	\$4,290.05
4801	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 02 411 003 56; Legal Description: SEC 11 T53N R37W COM FROM E1/4 COR OF SEC 11 S 87 DEG W 1 046.27 FT, DUE N 686 FT TO POB, S 87 DEG W 120 FT, DUE N 174.46 FT, N 48 DEG E 94.50 FT, S 41 DEG E 29.84 FT, DUE S 180.08 FT TO POB. .50 A. M/L. Comments: This sale includes approximately 1.2 acres of land, and all surrounding property is privately owned. Please do not trespass or disturb the neighbors if attempting to visit this property for research purposes. Three irregularly shaped parcels that sit offroad, but roughly directly behind 4317 Wolf Creek Road. This is roughly 1.2 acres, combined. These are "second tier" lots that sit one row behind the Wolf Lake roadfront parcels. There IS a "legal" shared, private access road to these that runs parallel to Wolf Creek Road, but we're told that someone further up the way has put a building on top of it assuming it was not being used. There IS a shared driveway that actually <i>*does*</i> lead to this parcel, but it is NOT a deeded access. So you'll either need to get the original access road unblocked, or get legal approval to use the shared private driveway from the people that own that land. The access road section leading to this parcel is overgrown and needs a new culvert. The camp shack itself is primitive. We expected to see Jimmer Negamanee and Ranger Tom come out the door. There is also a collapsed mobile home on the back end of these parcels, but the road leading to it is also <i>*not*</i> on this parcel, and you will need the neighbors permission to access it to remove it. The terrain here rolls heavily. It is nicely wooded property in a very quiet area just a few hundred feet from Misery Bay. This is a primitive cabin. No power, no water or potty, wood heat. 2 inoperable vehicles.</p> <p><i>(2 of 3)</i> Parcel ID: 02 411 003 62; Legal Description: SEC 11 T53N R37W PAR OF LD IN SEC 11, COM AT NE COR OF LOT 1 OF WOLF CREEK ACRES S/D, S 41 DEG 21'50"E 80 FT, S 48 DEG 38'10"W 94.50 FT TO POB, DUE S 235.46 FT, N 80 DEG W 170 FT, N 48 DEG 38'10" E 261.50 FT TO POB. .45 A</p> <p><i>(3 of 3)</i> Parcel ID: 02 411 003 66; Legal Description: SEC 11 T53N R37W PAR IN SW1/4 OF NE1/4, COM FROM E1/4 COR OF SEC 11 S 87 DEG 10'10"W 1046.27 FT, DUE N 586 FT TO POB, S 87 DEG W 120 FT, N 100 FT, N 87 DEG E 120 FT, DUE S 100 FT TO POB. .28 A.</p> <p>Summer Tax Due: \$156.60</p>	(Off) Wolf Lake Road; BOHEMIA TOWNSHIP; BOHEMIA TOWNSHIP	\$1,897.63
4804	<p>Parcel ID: 03 062 001 20; Legal Description: SEC 12 T50N R42W ALL THAT PART OF SE 1/4 OF SE 1/4 LYING S OF CENTERLINE OF THE EXISTING TRAIL RD COMMONLY KNOWN AS DASHAVEYOR GRADE, EXC THE E 625 FT THEREOF. 5 A M/L Comments: This is a 5 acre parcel more or less, located on a well maintained county road. It is a very private setting near much wildlife, with few neighbors. The main section of the home here may be older, but it has had some very well executed additions put on in the recent past including a steel roof and newer windows. The main structure is brick, and the additions are yet-to-be sided. Newer windows. What we <i>*don't*</i> see here is any evidence of electric service, even though the power lines run by the house at the road. No transformer at the pole, no drop line, no meter base. Inside, the camp is similarly well executed with nice timber wall treatments and vaulted ceilings. There is neither a well or septic here the bathroom setup is primitive. Power appears to be from a genset. The house is wired and a line runs to an outbuilding where we imagine the power plant was kept. This is a very nice camp property in an area of abundant wildlife!</p> <p>Summer Tax Due: \$648.88</p>	27267 L P WALSH RD CARP LAKE TOWNSHIP	\$2,588.94

4805	<p>Parcel ID: 03 417 010 00; Legal Description: SEC 12 T51N R42W LOT 10, BLOCK 17 EXC M-107 R/W OF TOWN PLAT OF SILVER CITY. Comments: Please note: The streets in this area were not build where indicated on the original plat of the subdivision, and as a result, most of this parcel is under the right-of-way of the state highway. Please see the maps in the photos that indicate the actual location of the right of way over the parcel. Parcel fronts 120' on Lincoln Avenue (M-107) in downtown Silver City, directly across the street from the AmericInn and the Silver City General Store. Runs 50' deep on Hubbell Ave. There is an old garage on this parcel. Level dry lands in a very popular resort area near the Porcupine Mountains and the Lake of the Couds. Additional Disclosures: 30 (see key for full text)</p> <p>Summer Tax Due: \$29.54</p>	179 LINCOLN AVE CARP LAKE TOWNSHIP	\$485.93
4806	<p>Parcel ID: 03 520 099 00; Legal Description: SECTION 5 T50N R42W LOT 99 OF PLAT OF WHITE PINE. Comments: White Pine was a booming mine town in the middle of the last century. The housing and other buildings here literally went up overnight in response to the sudden boom in workers needing a place to live. With the closing of the mine, so did the fortunes of the community. The housing resembles military base housing in its modular, copycat design. This unit has the blue tarp roof cover that indicates amateur efforts at repairing a bad roof. Inside, the house is damp. Most of the house has a slab-on-grade (cement) floor, but there is an area in the kitchen that apparently has a crawlspace below and that floor is *very* weak and someone is gonna go thru there pretty soon because of water damage. We did not see the hot water boiler for the heat, so it may be in that crawlspace. We anticipate there is freeze damage to the heating and plumbing systems. 3 bedrooms and a bath. Bad roof. Needs a resurfacing. 2 car attached garage has a *very* bad roof and mold is getting a foothold in here. Additional Disclosures: 5; 32 (see key for full text)</p> <p>Summer Tax Due: \$502.77</p>	46 ELM ST CARP LAKE TOWNSHIP	\$6,179.35
4807	<p>Parcel ID: 06 602 007 00; Legal Description: LOT 7 BLK 2 OF SUPERVISORS PLAT #2 EXCEPT HWY. Comments: Parcel fronts 72.8' feet on M-28 at the intersection with Hemlock Street, just west of Trout Creek. It runs 125' feet deep along Hemlock. There is a camper on the property that we do NOT have title to and cannot sell to you. There IS municipal water service here and we *think* we see a remote meter reading device on a pole so there might be water and/or sewer connected to this camper. There is also a power service with intact meter base. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$53.02</p>	HWY M-28 INTERIOR TOWNSHIP	\$4,156.31
4808	<p>Parcel ID: 08 352 001 00; Legal Description: LOTS 1 & 2 BLK 2 SECOND ADD TO TOWN OF EWEN. Comments: Older, wood frame commercial building in Ewen, has been used as the local farm & feed store for decades. It's in pretty dire need of a new roof. Structurally, the interior is pretty much one big wide open space, but has been partitioned into retail/office and warehouse spaces. 200A electrical service. Overhead door on the Railroad Street side, but we're thinking this is more for loading than pulling anything inside. It appears that the building (at least the back end) is built on wood pier footings. It has a wood, not concrete floor in the warehouse area. We would suggest getting a baseline environmental assessment within 45 days of purchase of this property, as farm stores have been known to be sources of contamination. We do *not* recommend speculating on commercial buildings in Ewen for "flipping". There is one across the street we have sold numerous times and we just get it back. If you have a use for warehouse space or storage or would like to convert it to a residence, this is a great little spot. Roughly 2500 sft here. The addition to the south/left side has some pretty good sags in it, but it's stable. First job here is a roof. Additional Disclosures: 13 (see key for full text)</p> <p>Summer Tax Due: \$278.61</p>	310 S CEDAR ST MCMILLAN TOWNSHIP	\$6,495.23
4809	<p>Parcel ID: 08 353 010 00; Legal Description: N 28 FT OF LOT 10 BLK 3 OF SECOND ADD TO TOWN OF EWEN. Comments: We had to check to be sure, but we have sold this property FIVE TIMES now. This is the former Hinds V&S Variety store building in Ewen. The first time we got this, it was still full of merchandise and in pretty solid shape. With time (and with the power off) the basement filled with water because the sump pump was no longer operating. With each succeeding foreclosure for taxes the building was in a little worse condition than the time before. It has been roughly 20 years since this building was regularly occupied and supervised. The doors, front and back, have both been kicked in a few times. It does appear that since the last visit, the interior has been cleaned out and electric service restored. The electric service and furnace (from memory) are in the basement and current condition unknown because of flooding. The front door is well barricaded, and the back one protected by a large, active hornets nest, so we'll let you make that journey if you're the successful bidder. The building is about 1400 square feet. One floor. Full basement. Indoor swimming pool? This is a very old wood frame building that was modernized we would guess in the 80's or 90's and has a good steel roof and decent looking vinyl siding. We do not recommend commercial buildings in this area for flipper speculation. But if you have a use for this, it's a solid structure with many years left. It just needs some love!</p> <p>Summer Tax Due: \$64.65</p>	400 S CEDAR ST MCMILLAN TOWNSHIP	\$2,343.88

4810	Parcel ID: 08 558 001 10; Legal Description: 1/5 INT BLK 8 OF DONALD MCRAES FIRST ADD TO VILL OF EWEN. Comments: This is at the intersection of McRae and Cedar Street in Ewen. The parcel is 1 acre in size. It sits about 30 feet below road grade and is brush covered, wet and marshy. We don't imagine it is buildable, but that's just speculation. 200' on Cedar Street and 220' on McRae. This parcels drops off sharply from the road grade. The McRae frontage is behind a guard rail. This is ONLY 1/5TH OWNERSHIP in this parcel. Additional Disclosures: 57; 49 (see key for full text) Summer Tax Due: \$4.99	MCMILLAN TOWNSHIP	\$419.43
4811	Parcel ID: 09 091 016 00; Legal Description: SEC 11 T51N R39W SE'LY 1 A OF NW 1/4 OF SE 1/4 LNG N OF GREENLAND RD. 1 A. Comments: Some of the past deeds in this chain of title had really ambiguous legal descriptions that could lead to uncertainty about exactly where it is located. There is a row of 5 posts here that we believe is the east line of the parcel. It is triangular in shape. There is an overgrown culverted driveway onto the parcel, which is level and open. Summer Tax Due: \$28.80	Ontonagon-Greenland Road	\$525.86
4812	Parcel ID: 10 005 001 00; Legal Description: SEC 5 T50N R39W 104A L-91 P-153 THAT PART OF SE 1/4 OF NE 1/4 LYING SW'LY OF US-45 EXC HWY R/W. 1 A M/L. Comments: Parcel is roughly 1 acre in size. It is triangular in shape. It is subject to the r/o/w of the US Highway. Summer Tax Due: \$49.94	US-45	\$668.74
4813	Parcel ID: 10 533 004 50; Legal Description: W 1/2 OF LOT 4 BLK 33 OF ADD TO VILLAGE OF ROSENDALE. Comments: This is 1/2 of a platted lot on Third Street in Rockland. It's too small to build on. Additional Disclosures: 9; 51 (see key for full text) Summer Tax Due: \$7.07	ROCKLAND TOWNSHIP	\$425.68
4814	Parcel ID: 41 166 007 00; Legal Description: LOT 7 BLOCK 1 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. Comments: Well maintained, fully furnished (!) home in Ontonagon. Our notices, delivered in 2020 are still taped to the front door, undisturbed. We did not enter because the property appears to still be full of someones fairly nice things. We could not easily access the back yard, but we see elements of a greenhouse back there. Steel roof and a carport. This is a well maintained home. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$438.38	504 S FOURTH ST ONTONAGON TOWNSHIP	\$3,382.08
4815	Parcel ID: 41 167 003 00; Legal Description: LOTS 3 & 4 BLOCK 2 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. Comments: It appears the neighbor has some logs stored here for his portable mill which is located on the next lot. Maybe he will buy it? This parcel is road grade for about 15 feet from the road, then drops off into a ravine. Summer Tax Due: \$25.18	ONTONAGON TOWNSHIP	\$432.54
4816	Parcel ID: 41 332 005 25; Legal Description: SEC 30 T52N R39W COM AT NW COR OF LOT 5 BLK 2 OF ASSESSORS PLAT OF NE 1/4, TH S 132', TH E 330', TH N 132', TH W 330' TO POB. Comments: Would you believe that this cute little place has FOUR bedrooms? Updated bungalow has very recent roof and vinyl siding, and some work has been done inside. We are told that the plumbing froze last winter which explains some of the mildew that we saw inside the property. That's restorable if you get right on it. 132' x 330' lot ... roughly 1 acre ..that is just 1/4 mile from Lake Superior! Surrounded by nice, well kept homes on a paved road with natural gas. Additional Disclosures: 35; 32 (see key for full text) Summer Tax Due: \$768.59	621 N SEVENTH ST ONTONAGON TOWNSHIP	\$2,024.46
4817	Parcel ID: 41 581 018 00; Legal Description: SEC 31 T52N R39W FRL NW 1/4 BEG 25 FT S OF SW COR OF LOT 4 BLK 1 OF ROEHM'S SUB., TH E 100 FT, TH S 75 FT, TH W 100 FT, TH N 75 FT TO POB. Comments: 75' x 100' at the intersection of Mors and Diamond Streets in Ontonagon. Municipal utility and natural gas here! Level, dry lot. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$22.31	Mors @ Diamond Streets, Ontonagon	\$480.20
9994800	Parcel ID: 01 603 001 00; Legal Description: LOTS 1, 2, 3, 4, 5, 6, & 9, 10, 11 & N 1/2 OF LOT 12 BLK 3 OF WEIDMAN'S ADD TO VILL OF BERGLAND. Comments: The good news: We didn't see any clear signs of asbestos. And the pigeons haven't found this yet. And structurally it is very sound. The bad news is that it needs a roof and a complete redo. The only really questionable sections are in the dead center of the building, right over the main hallway, and the gymnasium, which is high bay, one floor. The roof joists in about a 10' x 10' area of the two story area will need to be uncovered, investigated and patched up. Most of the rest of the roof joist system looks pretty solid in the 2 story section.. The interior floors are concrete and have withstood the ravages of being vacant with ease, tho the hardwood skin has warped in many areas and will need to be removed. This is a very solid structure from outward appearance. Has about 8 large classrooms that would perhaps make great efficiency apartments or tourist suites. The exterior brickwork is straight and mortar joints look good. Good quality brick has not deteriorated Summer Tax Due: TBA	380 NORTH ST BERGLAND TOWNSHIP	\$4,290.05

9994805	Parcel ID: 03 417 010 00; Legal Description: SEC 12 T51N R42W LOT 10, BLOCK 17 EXC M-107 R/W OF TOWN PLAT OF SILVER CITY. Comments: Parcel fronts 120' on Lincoln Avenue (M-107) in downtown Silver City, directly across the street from the AmericInn and the Silver City General Store. Runs 50' deep on Hubbell Ave. There is an old garage on this parcel. Level dry lands in a very popular resort area near the Porcupine Mountains and the Lake of the Clouds. There IS municipal water service here! Great place for a campspot! Summer Tax Due: TBA	179 LINCOLN AVE CARP LAKE TOWNSHIP	\$485.93
9994814	Parcel ID: 41 166 007 00; Legal Description: LOT 7 BLOCK 1 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON. Comments: Well maintained, fully furnished (!) home in Ontonagon. Our notices, delivered in 2020 are still taped to the front door, undisturbed. We did not enter because the property appears to still be full of someones fairly nice things. We could not easily access the back yard, but we see elements of a greenhouse back there. Steel roof and a carport. This is a well maintained home. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: TBA	504 S FOURTH ST ONTONAGON TOWNSHIP	\$3,382.08

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT

have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

20: The foreclosure of this property may be subject to legal challenge by the former owner or another party of interest. Therefore, this parcel may be withheld from the sale if a legal action is commenced prior to the auction. The status of any such legal action, to the extent known, will be disclosed if the property is auctioned as planned. Bidders are advised that the cost of defending legal title after the auction is wholly the **responsibility of the purchaser**. Please conduct your own research and investigate any potential legal issues prior to bidding.

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 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.

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.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is,"

where-is" without warranty based upon the assessed legal description.

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

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

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

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

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

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

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

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

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