

# Public Land Auction

Clare, Lake, Osceola, Newaygo (DNR)

*August 17th, 2021*

Clare, Clare (Dnr), Lake, Lake (Dnr), Newaygo (Dnr), and Osceola  
Counties



***Location:***

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

***Time:***

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

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





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

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

# 2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

<b>Clare, Isabella, Mecosta, Osceola 8/1/2024</b>	<b>Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024</b>	<b>Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024</b>
<b>Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024</b>	<b>North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024</b>	<b>Antrim*, Charlevoix*, Emmet 8/9/2024</b>
<b>Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024</b>	<b>Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024</b>	<b>Kent, Oceana, Ottawa, Muskegon 8/15/2024</b>
<b>Oakland 8/16/2024</b>	<b>City of Highland Park 8/19/2024</b>	<b>Branch, Hillsdale, Jackson 8/20/2024</b>
<b>Monroe 8/20/2024</b>	<b>Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024</b>	<b>The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024</b>
<b>Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024</b>	<b>Allegan, Berrien*, Cass, Van Buren 9/3/2024</b>	<b>Saginaw 9/4/2024</b>
<b>Genesee 9/5/2024</b>	<b>Minimum Bid Re-Offer Auction 9/26/2024</b>	<b>No Reserve Auction 11/1/2024</b>

# **Important Information Regarding Rules and Regulations**

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

- Clare
- Lake
- Osceola

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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



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

#### E. Absentee Bidding

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

#### F. Auction Location

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

## E. Sale to Entities

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

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

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

## F. Cancellation Policy

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

## G. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

on the site other than:

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

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

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

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

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

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

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

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

# **Important Information Regarding Rules and Regulations**

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

- Clare DNR
- Lake DNR
- Newaygo DNR

# Michigan DNR Land Sales

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

## B. Starting Bid Price

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

## C. Bid Increments

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

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

## D. Eligible Bidders

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

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

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

## E. Absentee Bidding

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

## F. Auction Location

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

## G. Bids are Binding

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

# 4. Terms of Sale

## A. Payment

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

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

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

## B. Refund Checks

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

## C. Dishonored Payment

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

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

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

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

## D. Eligible Buyers

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

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

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

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



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

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

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

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

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

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

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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## Clare

Lot #	Lot Information	Address	Min. Bid
1800	<b>Parcel ID:</b> 003-120-105-00; <b>Legal Description:</b> T20N R4W SEC 26 . LOT 105 FIRST ADD BRINGMANS SUB. <b>Comments:</b> Vacant lot on dirt drive in Frost Twp. Telephone pole on property. Close proximity to Bluegill Lake and Long Lake. Predominantly wooded. <b>Additional Disclosures:</b> 9; 30 (see key for full text) <b>Summer Tax Due:</b> \$15.31		\$969.48
1801	<b>Parcel ID:</b> 004-027-100-28; <b>Legal Description:</b> T20N R3W SEC 27 7618 N ATHEY AVE COM AT SW COR OF SW 1/4 OF NW 1/4 TH N 470 FT TO TRUE POB TH CONT N 200 FT TH E 400 FT TH S 200 FT TH W 400 FT BACK TO POB. <b>Comments:</b> Rough shape on the outside. Did not go inside (due to looks of recent activity and hoarder house) Major problems all around. A once garage or "going to be a" garage is also here. 2 and 1/2 walls standing. Numerous items (including vehicles) scattered though out the yard. Dirt road and I could not locate fuel source. <b>Additional Disclosures:</b> 32; 66; 21; 33; 5; 63 (see key for full text) <b>Summer Tax Due:</b> \$269.55	7618 N ATHEY AVE HARRISON	\$4,817.56
1802	<b>Parcel ID:</b> 004-650-059-00; <b>Legal Description:</b> T20N R3W SEC 30 . LOT 59 WHITEWOOD ACRES. <b>Comments:</b> Wooded lot on Pineview in Whitewood Acres subdivision, Franklin Twp. Ditch running across front of property parallel with road. <b>Summer Tax Due:</b> \$5.86		\$644.84
1804	<b>Parcel ID:</b> 005-116-004-01; <b>Legal Description:</b> T19N R6W SEC 21 . LOTS 4 & 9 BLK 16 PLAT OF THE VILLAGE OF CAMPBELL CITY. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$7.01		\$764.39
1806	<b>Parcel ID:</b> 007-125-086-00; <b>Legal Description:</b> T19N R4W SEC 27 1265 JAMES ST LOT 86 SECOND ADD TO ALLEN DALE SUPERVISOR'S PLAT OF. <b>Comments:</b> This place needs work but it could be nice. Tall trees on property and very quiet. Outhouse and shed. Did not go inside due to recent activity and lots of personal property. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$71.88	1265 JAMES ST HARRISON	\$2,164.39
1807	<b>Parcel ID:</b> 007-255-023-00; <b>Legal Description:</b> T19N R4W SEC 14 . LOT 23 GOD'S LITTLE ACRE SUB NO 2. <b>Comments:</b> Vacant Lot on a dirt road (Tobacco Rd) which is off E Townline Lake Rd. Please note, the lot lines are shifted a bit south on the aerial image attached to this lot. <b>Summer Tax Due:</b> \$15.31		\$876.09
1810	<b>Parcel ID:</b> 007-418-042-00; <b>Legal Description:</b> T19N R4W SEC 3 . UNIT 42 OAK RIDGE RESORT CONDOMINIUM. <b>Comments:</b> Nice lot in Oak Ridge Resort campground. 1 lot from a corner. Clubhouse, bath house, pool access I'm assuming. Do your reseach but this looks nice! <b>Additional Disclosures:</b> 21; 17; 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$15.32	3200 E ARNOLD LAKE RD 42 HARRISON	\$700.33
1811	<b>Parcel ID:</b> 007-495-075-60; <b>Legal Description:</b> T19N R4W SEC2 LOTS 75-76-77-80-81-82 WOODSHAW ESTATES <b>Comments:</b> Vacant wooded lot in Woodshaw Estates. Private dirt drive. Ground looks low, not a swamp, but a little low. <b>Summer Tax Due:</b> \$120.53		\$2,275.25
1812	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 008-018-100-07; <b>Legal Description:</b> T19N R3W SEC 18 . SW 1/4 OF NW 1/4 EXC E 92 FT THEREOF. <b>Comments:</b> 2 large vacant lots (one provides access to the other) surrounding a rural subdivision. In total these equal approximately 64.18 Acres! There does appear to be some personal belongings on part of this property, and we are unsure if they will be removed prior to the auction. <b>Additional Disclosures:</b> 21 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 008-018-300-13; <b>Legal Description:</b> T19N R3W SEC 18 . BEG AT W 1/4 SEC COR TH S89 DEG 46'16"E ALG E-W 1/4 L 806.32 FT TH S01 DEG 17' 48"E 183.60 FT TH S47 DEG 01'20"W ALG STEVELAND ACRES NO 2 521.07 FT TH S09 DEG 25'40"E 622.39 FT TH N76 DEG 46'20"E 200.44 FT TH S09 DEG 25'40"E 33.075 FT TH S76 DEG 46'20"W 749.28 FT TH N00 DEG 06"W ALG W SEC L 1314.20 FT TO POB. A 16.55 <b>Summer Tax Due:</b> \$287.57		\$4,414.51

1814	<b>Parcel ID:</b> 008-150-005-01; <b>Legal Description:</b> T19N R3W SEC 31 PART OF LOT 5, PRESCOTT ACRES SUPERVISOR'S PLAT OF, DESCRIBED AS BEG AT SW COR OF LOT 5 TH E 3 FT TH N'LY 156 FT TO A PT 14 FT E OF THE BOUNDARY LINE BETWEEN LOTS 4 & 5 TH W 14 FT TO SAID BOUNDARY LINE TH S 156 FT BK TO POB. <b>Comments:</b> This is a very small 3 ft wide strip of land along the road. Probably only of use to the adjacent owners. <b>Summer Tax Due:</b> \$2.82		\$610.11
1815	<b>Parcel ID:</b> 009-060-011-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 11 BIRCHWOOD HEIGHTS. <b>Comments:</b> Vacant lot, primarily wooded (smaller trees with a few scattered larger) Between 2 houses (both decent) on a dirt road. quiet neighborhood. <b>Summer Tax Due:</b> \$9.06		\$787.31
1816	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 009-780-146-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 146 WOODLAND HEIGHTS. <b>Comments:</b> Lots 146 and 147 in Woodland Heights. Mostly wooded with medium trees. On the corner of Partridge Ct and Shadowbrook Dr.  (2 of 2) <b>Parcel ID:</b> 009-780-147-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 147 WOODLAND HEIGHTS. <b>Summer Tax Due:</b> \$24.95		\$1,669.41
1818	<b>Parcel ID:</b> 009-780-254-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 254 WOODLAND HEIGHTS. <b>Comments:</b> Vacant lot on Sandlewood Dr. Adjacent to lot 1819. Mostly wooded with a lot of ferns. Private drive I do believe. <b>Summer Tax Due:</b> \$27.60		\$1,022.55
1819	<b>Parcel ID:</b> 009-780-255-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 255 WOODLAND HEIGHTS. <b>Comments:</b> Vacant lot on Sandlewood Dr. Adjacent to lot 1818. Mostly wooded with a lot of ferns. Private drive I do believe. <b>Summer Tax Due:</b> \$22.07		\$939.96
1821	<b>Parcel ID:</b> 010-160-052-00; <b>Legal Description:</b> T18N R5W SEC 22 1061 POCAHONTAS RD LOT 52 CANOE SUB. <b>Comments:</b> Once there was a house. No more. Just a slab and a garage. Property littered with lots of different types of "things". Including tires, scrap, auto parts, wood, etc. Did not go inside garage, enough work outside the walls to keep someone busy for a while! <b>Additional Disclosures:</b> 69; 66; 5; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$196.14	1061 POCAHONTAS RD HARRISON	\$2,607.13
1822	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 010-200-049-00; <b>Legal Description:</b> T18N R5W SEC 7 . LOT 49 EAST OLD GRADE SUPERVISOR'S PLAT OF. <b>Comments:</b> 1-1/2 story cabin in Lake George. There is a squatter on the property, please beware if you want to walk the parcel. 1-1/2 story home on Hillcrest. 1 1/2 car garage detached from house. On a dead end (looks to be private) drive. <b>Additional Disclosures:</b> 33; 6 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 010-200-050-00; <b>Legal Description:</b> T18N R5W SEC 7 1314 HILLCREST ST LOT 50 EAST OLD GRADE SUPERVISOR'S PLAT OF. <b>Comments:</b> 11/2 story cabin in Lake George. Occupied (occupant was in driveway) 1 1/12 story home on Hillcrest. 1 1/2 car garage detached from house. On a dead end (looks to be private) drive. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$280.18	1314 HILLCREST ST LAKE	\$5,088.80
1824	<b>Parcel ID:</b> 010-540-076-00; <b>Legal Description:</b> T18N R5W SEC 22 . E 1/2 LOT 76 SUMMER SET. <b>Comments:</b> Lot is on a paved road and has large trees on property. Property sits roughly 10 ft below road level. <b>Summer Tax Due:</b> \$26.82		\$966.88
1825	<b>Parcel ID:</b> 010-680-325-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 325 WHITE BIRCH LAKES OF CLARE #2. <b>Comments:</b> Gated community with club house. Vacant lot on dirt private road. Not swamp, but low lying land. <b>Additional Disclosures:</b> 9; 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$18.85		\$844.07
1826	<b>Parcel ID:</b> 010-700-521-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 521 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> Gated community with clubhouse. This vacant lot has lots of trees and rolls down into what appears to be a swamp. may just be a low valley of sorts. <b>Additional Disclosures:</b> 10; 41; 49; 16 (see key for full text) <b>Summer Tax Due:</b> \$20.05		\$861.52

1827	<b>Parcel ID:</b> 010-720-694-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 694 WHITE BIRCH LAKES OF CLARE #4. <b>Comments:</b> Gated community with clubhouse. This lot is close to the corner and predominately wooded. Nice houses in proximity. Dirt road with a small ditch in front. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$20.05		\$861.52
1828	<b>Parcel ID:</b> 010-740-849-00; <b>Legal Description:</b> T18N R5W SEC 27-34-35 . LOT 849 WHITE BIRCH LAKES OF CLARE #5. <b>Comments:</b> Gated community with clubhouse. Lot sits on dirt road, is heavily wooded, full of mosquitos and northern michigan air! Nice houses in proximity. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$18.85		\$844.07
1829	<b>Parcel ID:</b> 010-745-981-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 981 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> Gated community with clubhouse. Wooded lot with nice houses around. Quiet neighborhood. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$18.85		\$844.07
1830	<b>Parcel ID:</b> 010-746-203-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1203 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> Gated community with a clubhouse. This lot is heavily wooded at the curve on a dirt road. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$14.83		\$785.76
1831	<b>Parcel ID:</b> 010-746-217-00; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2022. T18N R5W SEC 27 . LOT 1217 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> Gated community with a clubhouse. This property is at the end of a dead end dirt road. Primarily wooded but not too heavy. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$27.14		\$967.61
1832	<b>Parcel ID:</b> 013-080-012-00; <b>Legal Description:</b> T17N R6W SEC 25 6143 W ROCK RD LOTS 12 & 13 BLUFF LAKE SUB PLAT OF. <b>Comments:</b> Occupied or recently. Lots of stuff and trash. Trails around house and looks to be "looked after" at least. Small neighborhood with Lake access I do believe. <b>Additional Disclosures:</b> 21; 66; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$94.48	6143 W ROCK RD LAKE	\$1,578.76
1833	<b>Parcel ID:</b> 013-080-053-50; <b>Legal Description:</b> T17N R6W SEC 25 6112 W ROCK RD BEG AT NE COR OF LOT 53 BLUFF LAKE SUB PLAT OF TH W ALG N L 60 FT TH S = TO E L OF LOT 53 100 FT TH E 60 FT TH N ALG E L OF LOT 53 100 FT TO POB. <b>Comments:</b> House is in very poor condition. Can't tell foundation (issues obviously) but probably slab. Lots of debris, lots of trash. Good location for snowmobiling (close to trail 30). <b>Additional Disclosures:</b> 33; 66; 21; 5; 63; 36 (see key for full text) <b>Summer Tax Due:</b> \$105.11	6112 W ROCK RD LAKE	\$2,288.99
1834	<b>Parcel ID:</b> 013-180-074-00; <b>Legal Description:</b> T17N R6W SEC 34 . LOT 74 GRAY LAKE SUB. <b>Comments:</b> Mostly wooded lot. 75 x 195 I would think buildable but low land so do your research. Nice neighborhood with mostly small houses and cabins. <b>Summer Tax Due:</b> \$12.92		\$811.20
1835	<b>Parcel ID:</b> 013-380-034-00; <b>Legal Description:</b> T17N R6W SEC 22 530 WOODLAND DR LOT 34 PETERSONS RESORT NO TWO. <b>Comments:</b> Small heavily wooded lot near corner. Probably not buildable but don't quote me, Please do your research with the local unit assessor/zoning on your plan. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$28.09	530 WOODLAND DR LAKE	\$949.38
1836	<b>Parcel ID:</b> 014-300-041-00; <b>Legal Description:</b> T17N R5W SEC 6 6040 HICKS DR LOT 41 HILL HAVEN NO 1. <b>Comments:</b> House is in bad shape. Boarded and growing more moss on roof than shingles are left I think. Yard cluttered with garbage and old stuff. Did not go inside. Neighborhood Ok <b>Additional Disclosures:</b> 33; 66; 5; 21; 46 (see key for full text) <b>Summer Tax Due:</b> \$111.41	6040 HICKS DR LAKE	\$1,908.62
1837	<b>Parcel ID:</b> 015-200-008-00; <b>Legal Description:</b> T17N R4W SEC 9 . LOT 8 FIVE LAKES SUB. <b>Comments:</b> This lot looks pretty swampy. Not sure exactly how much is on property but definitely some. Large trees and nice subdivision with lake houses and cottages. <b>Additional Disclosures:</b> 49; 10; 41 (see key for full text) <b>Summer Tax Due:</b> \$12.84		\$756.10

9991801	<p><b>Parcel ID:</b> 004-027-100-28; <b>Legal Description:</b> T20N R3W SEC 27 7618 N ATHEY AVE COM AT SW COR OF SW 1/4 OF NW 1/4 TH N 470 FT TO TRUE POB TH CONT N 200 FT TH E 400 FT TH S 200 FT TH W 400 FT BACK TO POB. <b>Comments:</b> Rough shape on the outside. Did not go inside (due to looks of recent activity and hoarder house) Major problems all around. A once garage or "going to be a" garage is also here. 2 and 1/2 walls standing. Numerous items (including vehicles) scattered though out the yard. Dirt road and I could not locate fuel source. <b>Additional Disclosures:</b> 32; 66; 21; 33; 5; 63 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	7618 N ATHEY AVE HARRISON	\$4,817.56
9991812	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 008-018-100-07; <b>Legal Description:</b> T19N R3W SEC 18 . SW 1/4 OF NW 1/4 EXC E 92 FT THEREOF. <b>Comments:</b> 2 large vacant lots (one provides access to the other) surrounding a rural subdivision. In total these equal approximately 64.18 Acres! There does appear to be some personal belongings on part of this property, and we are unsure if they will be removed prior to the auction. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 008-018-300-13; <b>Legal Description:</b> T19N R3W SEC 18 . BEG AT W 1/4 SEC COR TH S89 DEG 46'16"E ALG E-W 1/4 L 806.32 FT TH S01 DEG 17' 48"E 183.60 FT TH S47 DEG 01'20"W ALG STEVELAND ACRES NO 2 521.07 FT TH S09 DEG 25'40"E 622.39 FT TH N76 DEG 46'20"E 200.44 FT TH S09 DEG 25'40"E 33.075 FT TH S76 DEG 46'20"W 749.28 FT TH N00 DEG 06"W ALG W SEC L 1314.20 FT TO POB. A 16.55</p> <p><b>Summer Tax Due:</b> TBA</p>		\$4,414.51

## Clare DNR

Lot #	Lot Information	Address	Min. Bid
10007	<p><b>Parcel ID:</b> 003-016-300-08; <b>Legal Description:</b> N1/2 OF SW1/4 AND SE1/4 OF NW1/4</p> <p><b>Comments:</b> THIS PROPERTY IS LANDLOCKED. IT IS LOCATED ALONGSIDE THE 127 HIGHWAY ROW (BUT THAT IS NOT LEGAL ACCESS) AND NORTH OF HASKELL LAKE ROAD. IF YOU WANT TO GET A LEGAL EASEMENT TO THE PROPERTY YOU WILL NEED TO GET ONE FROM AN ADJACENT LANDOWNER. NORMALLY YOU CAN GET A LIST OF THESE LANDOWNERS FROM THE CLARE COUNTY EQUALIZATION DEPT. THE PROPERTY IS ABOUT 70% MARSHLAND WITH ISOLATED FORESTED UPLANDS SCATTED THROUGHOUT. AS A RESULT THE PROPERTY IS LIKELY SUITED FOR RECREATIONAL USES (I.E. HUNTING). THIS PARCEL IS LOCATED ABOUT 8 MILES NORTH OF HARRISON MI NEAR THE INTERSECTION OF N BASS LAKE AND E HASKELL LAKE ROADS. MORE SPECIFICALLY THE PROPERTY IS LOCATED ABOUT 1320 FEET NE OF THE PREVIOUSLY DESCRIBED INTERSECTION AND IS SURROUNDED BY PRIVATE OWNERSHIP. THE EASTERN PROPERTY LINE IS US-127.</p> <p><b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$55,700.00
10008	<p><b>Parcel ID:</b> 18-004-006-100-02; <b>Legal Description:</b> E1/2 OF NW1/4</p> <p><b>Comments:</b> THE PROPERTY RECENTLY EXPERIENCED A SELECTIVE TIMBER HARVEST IN 2014. IN ADDITION THE PROPERTY IS SURROUNDED BY PRIVATE LANDOWNERS. THERE ARE DNR TRAILS THAT LEAD TO THE PROPERTY FROM THE NORTH IN ROSCOMMON CO. THAT BEING SAID THERE ARE MILES OF TRAILS AND THE DNR IS NOT WILLING TO ISSUE AN EASEMENT TO A BUYER. IN ORDER TO LEGALLY ACCESS THE PROPERTY YOU WILL NEED TO ACQUIRE A LEGAL EASEMENT FROM ONE OF THE ADJACENT LANDOWNERS TO THE SOUTH. ZONING AND BUILDING REQUIREMENT QUESTIONS SHOULD BE DIRECTED TO FRANKLIN TOWNSHIP AT (989)246-0692. THE PROPERTY IS LOCATED ABOUT 12 MILES NE OF HARRISON AND 18 MILES S OF HOUGHTON LAKE. MORE SPECIFICALLY THE PARCEL IS NEAR THE INTERSECTION OF CORNWELL AVE. AND PIERCE ROAD. <b>Additional Disclosures:</b> 74; 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>		\$33,000.00

# Lake

Lot #	Lot Information	Address	Min. Bid
3200	<b>Parcel ID:</b> 04-311-021-00; <b>Legal Description:</b> LOT 21 BLK 11 LAKELAND HEIGHTS. <b>Summer Tax Due:</b> \$1.21	IRONS	\$591.00
3201	<b>Parcel ID:</b> 06-016-010-00; <b>Legal Description:</b> PART NW 1/4 NW 1/4 BEG 240 FT S OF NW COR OF SEC, E125 FT S 50 FT W 125 FT N TO POB. SEC 16 T19N R13W. .15 A <b>Comments:</b> Small (6000 sft) parcel near Peacock. 50' x 125' in size. There has been a fire here that wiped out the small home, but a 1.5 car storage building remains .... but it needs some work. The value here is in the well, septic and other improvements, as they may be, if any. What is left is a footing and not really much of a basement of any kind. Scoop and grade and you're back to a blank slate. <b>Summer Tax Due:</b> \$56.16	3950 N PEACOCK TR	\$2,050.00
3202	<b>Parcel ID:</b> 10-300-011-00; <b>Legal Description:</b> LOT 11 EASTGATE PARK. <b>Comments:</b> Older mobile home on a platted lot east of Idlewild, just north of US 10. The bad news is that the roof is bad and has been that way for some time. Interior is stanky and wet. The GOOD news is that the tongue is still attached, and there may be a well and septic here that could be repurposed. Mobile is overgrown and a tree has fallen on the roof. <b>Additional Disclosures:</b> 5; 17 (see key for full text) <b>Summer Tax Due:</b> \$52.25	5883 S CV BRANCH RD	\$1,501.00
3203	<b>Parcel ID:</b> 10-600-036-00; <b>Legal Description:</b> LOTS 36, 37, & 38 EASTGATE PARK. <b>Comments:</b> Triple platted lot contains two mobile homes in need of work. They're well secured, so we didn't see inside. There are actually THREE mobiles grouped together inside a fenced area here ... you be glad you don't get the third one also ... she's rough. These two have some issues (most old mobiles do) but they appear to be secure. It is likely that these sdhare a common well and septic. We only saw one power service here. There are almost certainly roof and frozen plumbing issues here. <b>Additional Disclosures:</b> 33; 17 (see key for full text) <b>Summer Tax Due:</b> \$139.41	5864 S CV BRANCH RD	\$2,701.00
3204	<b>Parcel ID:</b> 11-250-079-01; <b>Legal Description:</b> LOTS 79 TO 81 INC. UND INT LOT 4 GOVERNMENT LAKE. <b>Comments:</b> Just off M-37 north of Baldwin. Irregular shaped lot across the street from popular Government Lake. "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$43.79	Win Road @ W Sally Circle	\$1,381.00
3205	<b>Parcel ID:</b> 11-322-018-00; <b>Legal Description:</b> LOT 18 BLK 22 LAKELAND ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.44		\$772.00
3206	<b>Parcel ID:</b> 11-322-031-00; <b>Legal Description:</b> LOTS 31 TO 34 INC BLK 22 LAKELAND ACRES NO 1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$9.99		\$811.00
3207	<b>Parcel ID:</b> 11-329-011-00; <b>Legal Description:</b> LOTS 11,12 BLK 29 LAKELAND ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$4.98		\$805.00
3208	<b>Parcel ID:</b> 11-329-013-00; <b>Legal Description:</b> LOTS 13 & 14 BLK 29 LAKELAND ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.02		\$766.00
3209	<b>Parcel ID:</b> 11-339-001-01; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2021. LOTS 1 TO 5 INCLUSIVE BLOCK 39 LAKELAND ACRES #1. COMBINED ON 06/16/2016 FROM 11-339-001-00, 11-339-003-02, 11-339-004-00, 11-339-005-00; <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$13.74		\$919.00
3210	<b>Parcel ID:</b> 11-349-012-00; <b>Legal Description:</b> LOT 12,BLK 49 LAKELAND ACRES #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.44		\$772.00



3211	<b>Parcel ID:</b> 11-350-012-00; <b>Legal Description:</b> LOT 12 BLK 50 LAKE LAND ACRES #2 <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.44		\$733.00
3212	<b>Parcel ID:</b> 11-350-026-00; <b>Legal Description:</b> LOTS 26,27,28 BLK 50 LAKE LAND ACRES #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$7.49		\$838.00
3213	<b>Parcel ID:</b> 11-396-016-00; <b>Legal Description:</b> LOTS 16 TO 19 INC BLK 96 LAKE LAND ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$9.99		\$871.00
3214	<b>Parcel ID:</b> 11-397-010-00; <b>Legal Description:</b> LOTS 10,11 BLK 97 LAKE LAND ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$4.98		\$812.00
3215	<b>Parcel ID:</b> 11-397-048-00; <b>Legal Description:</b> LOTS 48,49 & 50 BLK 97 LAKE LAND ACRES #3 <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$7.49		\$838.00
3216	<b>Parcel ID:</b> 11-398-001-01; <b>Legal Description:</b> LOTS 1 TO 5 INCLUSIVE & LOT 50, BLK 98 LAKE LAND ACRES #3. <b>Comments:</b> Older (60's) mobile home on 1/3rd acre just north of Baldwin and off M-37 about a block. Has a steel roof. This was occupied last fall and it appears that the power may still be on, so we did not investigate the interior. Appears to be old but intact. Could not see inside as the windows were well covered. "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Additional Disclosures:</b> 17; 33 (see key for full text) <b>Summer Tax Due:</b> \$60.22	5536 S SUNSET DR BALDWIN	\$1,527.00
3217	<b>Parcel ID:</b> 11-398-042-00; <b>Legal Description:</b> LOT 42 BLK 98 LAKE LAND ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.44		\$776.00
3218	<b>Parcel ID:</b> 11-415-003-00; <b>Legal Description:</b> LOTS 3, 4, 39 & 40 BLK 15 LAKEWOODS ACRES. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$12.28		\$922.00
3219	<b>Parcel ID:</b> 11-430-008-00; <b>Legal Description:</b> LOTS 8 & 9 BLK 30 LAKEWOODS ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$20.00		\$1,033.00
3220	<b>Parcel ID:</b> 11-430-015-00; <b>Legal Description:</b> LOTS 15 & 16 BLK 30 LAKEWOODS ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$20.00		\$1,033.00
3221	<b>Parcel ID:</b> 11-431-015-00; <b>Legal Description:</b> LOTS 15 TO 20 INC BLK 31 LAKEWOODS ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$17.18		\$995.00
3222	<b>Parcel ID:</b> 11-431-038-00; <b>Legal Description:</b> LOTS 38 & 39 BLK 31 LAKEWOODS ACRES #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$6.14		\$830.00
3223	<b>Parcel ID:</b> 11-443-016-00; <b>Legal Description:</b> LOTS 16,17,18 BLK 43 LAKEWOODS ACRES #2 <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$8.58		\$535.00
3224	<b>Parcel ID:</b> 11-464-001-00; <b>Legal Description:</b> LOTS 1,2,49,50 BLK 64 LAKEWOODS ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$12.28		\$795.00
3225	<b>Parcel ID:</b> 11-477-023-00; <b>Legal Description:</b> LOTS 23 TO 25 INC BLOCK 77 LAKEWOODS ACRES #3 <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$8.58		\$700.00

3226	<b>Parcel ID:</b> 11-493-001-02; <b>Legal Description:</b> LOTS 1 TO 3 INC BLK 93 LAKEWOODS ACRES #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$8.58		\$867.00
3227	<b>Parcel ID:</b> 11-493-004-00; <b>Legal Description:</b> LOT 4 BLK 93 LAKEWOODS ACRES #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> \$2.44		\$775.00
3228	<b>Parcel ID:</b> 11-534-025-00; <b>Legal Description:</b> LOTS 25 & 26 BLK 134 LAKEWOODS ACRES #8. <b>Comments:</b> Raised ranch with a walkout basement on a small lot north of Baldwin just off M-37. This one has been vacant and unmaintained for some time. A vehicle in the driveway has 2015 tags on it and the power meter has been removed. There is substantial degradation to face brick, soffits, the side porch and window ledges. The interior is messy and grubby. This is one to strip and resurface. Has potential, but needs help. The address on the building here does not match local tax records. It is labeled 2467 ... tax rolls say 2637 ... however our GPS takes us to the same place for both numbers.... <b>Summer Tax Due:</b> \$272.91	2637 W YALE AVE BALDWIN	\$3,212.00
3230	<b>Parcel ID:</b> 13-020-006-00; <b>Legal Description:</b> PART NW 1/4 SE 1/4 NE 1/4 NW 1/4 SE 1/4 NE 1/4 NE 1/4 SW 1/4 SEC 20 T17N R14W. .0097 A. <b>Comments:</b> Lot is a very small .0097 acres <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$2.42		\$605.00
3231	<b>Parcel ID:</b> 13-024-013-00; <b>Legal Description:</b> SW 1/4 NE 1/4 BEG 242' S NW COR TH E 242' S 125' W 242' N 125' TO POB SEC 24 T17N R14W. .70 A. <b>Comments:</b> .70 acres <b>Summer Tax Due:</b> \$11.78		\$711.00
3232	<b>Parcel ID:</b> 13-106-001-02; <b>Legal Description:</b> LOTS 1 TO 4 INC & 34 BLK 6 CHAIN O LAKES. <b>Summer Tax Due:</b> \$13.43		\$733.00
3233	<b>Parcel ID:</b> 13-182-001-00; <b>Legal Description:</b> LOTS 1 & 3 BLK 82 CHAIN O LAKES. <b>Summer Tax Due:</b> \$3.78		\$622.00
3234	<b>Parcel ID:</b> 13-193-038-00; <b>Legal Description:</b> LOTS 38 TO 41 INC BLK 93 CHAIN O LAKES. <b>Comments:</b> Small cabin near the Star Lakes, west of Baldwin. Bedroom/living room, kitchen, bath and storage to the rear which could become a separate bedroom area. A porch or addition of some kind to the west side has been removed and rough covered. There has been some vandalism and there is evidence of freeze damage. Small shed/outbuilding. The road here is a little rutty. Don't bring the corvette. With a little elbow grease this could be a decent weekend. Space heated with bottle gas. <b>Summer Tax Due:</b> \$155.50	8417 W BOWLING GREEN BLVD BALDWIN	\$1,572.00
3235	<b>Parcel ID:</b> 13-201-015-00; <b>Legal Description:</b> LOTS 15 TO 17 INC BLK 101 CHAIN O LAKES. <b>Summer Tax Due:</b> \$7.97		\$677.00
3236	<b>Parcel ID:</b> 13-203-013-00; <b>Legal Description:</b> LOTS 13,14,15 & 16 BLK 103 CHAIN O LAKES. <b>Summer Tax Due:</b> \$7.74		\$419.00
3237	<b>Parcel ID:</b> 13-270-015-00; <b>Legal Description:</b> LOT 15 BLK 170 SUP PLAT CHAIN O LAKES. <b>Summer Tax Due:</b> \$1.58		\$593.00
3238	<b>Parcel ID:</b> 13-558-018-00; <b>Legal Description:</b> LOT 18 BLK 18 LAKEVIEW. <b>Summer Tax Due:</b> \$1.30		\$588.00
3239	<b>Parcel ID:</b> 14-019-018-00; <b>Legal Description:</b> E 1/2 W 1/4 SE 1/4 BEG 2053' W OF E 1/4 COR,, W 115', S 1319', E 115', N 2 DEG W 1320' TO POB SEC 19 T17N R13W. 3.48 A M/L <b>Comments:</b> Older modular/prefab home on a 3.5 acre parcel. This isn't actively occupied, but appears to have regular visitation and still has personal property including vehicles around. There are a couple of outbuildings that are worth preserving. This one will need a general cleanout and resurfacing. Not far from the popular Star Lakes area. Parcel has 115' feet on the road and runs 1/4 mile deep. Level, wooded lands. <b>Additional Disclosures:</b> 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$232.82	5447 W 76TH ST BALDWIN	\$4,001.00
3240	<b>Parcel ID:</b> 14-044-003-00; <b>Legal Description:</b> LOTS 3,4,5 BLOCK 124 LAKEWOODS ACRES #5. <b>Summer Tax Due:</b> \$6.52		\$549.00
3241	<b>Parcel ID:</b> 14-055-064-01; <b>Legal Description:</b> LOT 64 & 65 BLK 5 MARLBOROUGH <b>Summer Tax Due:</b> \$5.60		\$766.00

3242	<b>Parcel ID:</b> 14-150-030-00; <b>Legal Description:</b> LOT 30 DORSEY'S WOODS. <b>Summer Tax Due:</b> \$5.16		\$850.00
3243	<b>Parcel ID:</b> 14-150-106-00; <b>Legal Description:</b> LOTS 106 & 107 DORSEY'S WOODS. <b>Comments:</b> One story ranch style home. Has a yard brimming with "man stuff". Appears to be in generally sound condition, however it is OCCUPIED and we did not have the opportunity to view it up close for that reason. You'll want to make your own assessment from curbside. Located on a dead end gravel street. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$265.10	7215 S KIDD BLVD BALDWIN	\$3,435.00
3244	<b>Parcel ID:</b> 14-215-041-00; <b>Legal Description:</b> LOTS 41 & 42 BLK 15 IDLEWILD HEIGHTS #1. <b>Summer Tax Due:</b> \$4.87		\$849.00
3245	<b>Parcel ID:</b> 14-218-003-01; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2021. LOTS 3 TO 11 INCLUSIVE BLOCK 18 IDLEWILD HEIGHTS #1. SPLIT/COMBINED ON 08/15/2016 FROM 14-218-003-00, 14-218-005-00, 14-218-006-01, 14-218-008-01, 14-218-018-00; <b>Summer Tax Due:</b> \$20.78		\$1,078.00
3246	<b>Parcel ID:</b> 14-218-016-01; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2021. LOTS 16 TO 18 INCLUSIVE BLOCK 18 IDLEWILD HEIGHTS #1. SPLIT/COMBINED ON 08/15/2016 FROM 14-218-003-00, 14-218-005-00, 14-218-006-01, 14-218-008-01, 14-218-018-00; <b>Summer Tax Due:</b> \$6.47		\$876.00
3247	<b>Parcel ID:</b> 14-218-020-01; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2021. LOT 20 BLOCK 18 IDLEWILD HEIGHTS #1. SPLIT ON 08/15/2016 FROM 14-218-003-00, 14-218-005-00, 14-218-006-01, 14-218-008-01, 14-218-018-00; <b>Summer Tax Due:</b> \$2.40		\$819.00
3248	<b>Parcel ID:</b> 14-241-001-00; <b>Legal Description:</b> LOTS 1,2,3 BLOCK 1 IDLEWILD TERRACE. <b>Comments:</b> Small waterfront parcel on Waterway Lake, on Forman Road. Parcel is a south-facing hillside, and the lower plateau is about 7 feet below Forman Road. This parcel is irregular in shape and about 1/4 acre. It may not be large enough to build on, but camping IS allowed on parcels here! Has frontage on both Forman Road and 68th Street! <b>Summer Tax Due:</b> \$28.77	S Forman Road @ 68th Street	\$1,191.00
3249	<b>Parcel ID:</b> 14-293-013-00; <b>Legal Description:</b> LOT 13 BLOCK 53 IDLEWILD TERRACE #1. <b>Summer Tax Due:</b> \$1.20		\$805.00
3250	<b>Parcel ID:</b> 14-300-019-00; <b>Legal Description:</b> LOTS 19 & 20 BLK 70 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$5.08		\$606.00
3251	<b>Parcel ID:</b> 14-313-037-01; <b>Legal Description:</b> LOTS 37 BLOCK 83 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$1.22		\$809.00
3252	<b>Parcel ID:</b> 14-313-044-00; <b>Legal Description:</b> LOTS 44 TO 48 INC BLK 83 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$8.69		\$917.00
3253	<b>Parcel ID:</b> 14-315-033-00; <b>Legal Description:</b> LOTS 33 TO 36 INC BLK 85 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$6.20		\$869.00
3254	<b>Parcel ID:</b> 14-316-001-03; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2021. LOTS 1 TO 5 INCLUSIVE BLOCK 86 IDLEWILD TERRACE #3 COMBINED ON 06/09/2016 FROM 14-316-001-02, 14-316-002-00, 14-316-003-00, 14-316-004-00, 14-316-005-00; <b>Summer Tax Due:</b> \$8.69		\$916.00
3255	<b>Parcel ID:</b> 14-316-021-00; <b>Legal Description:</b> LOTS 21,22,23 BLOCK 86 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$4.95		\$815.00
3256	<b>Parcel ID:</b> 14-322-023-00; <b>Legal Description:</b> LOTS 23 & 24 BLK 92 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$3.60		\$844.00
3257	<b>Parcel ID:</b> 14-323-001-00; <b>Legal Description:</b> LOTS 1,2,49,50 BLOCK 93 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$3.89		\$839.00

3258	<b>Parcel ID:</b> 14-323-046-00; <b>Legal Description:</b> LOT 46 BLOCK 93 IDLEWILD TERRACE #3. <b>Summer Tax Due:</b> \$1.22		\$805.00
3259	<b>Parcel ID:</b> 14-625-023-00; <b>Legal Description:</b> LOTS 23, 24 & 25 BLOCK 5 THOMPSON'S TERRACE <b>Summer Tax Due:</b> \$6.20		\$893.00
3260	<b>Parcel ID:</b> 15-001-002-00; <b>Legal Description:</b> S 1/2 S 1/2 NE 1/4 EXC RR R/W SEC 1 T17N R12W. 36.75 A. <b>Comments:</b> This parcel runs 2640' feet east-west, and 660' feet north-south, beginning at State Road on the east. US 10 crosses this parcel diagonally from NW > SE, and the parcel has about 1500' feet of frontage on BOTH SIDES of the hiway. There is a reduction in net acreage resulting from the hiway r/o/w as well as the riding and hiking trail that was a railroad grade in the day. Parcel is rolling uplands and nicely wooded. USGS topo maps do not indicate there being any marshlands here at all. There are a million potential uses for a high visibility parcel like this. There IS a road (Del Vandall Road) that accesses the part of this property that is south of US 10 Once there, look for the pink survey tape marking the E side corner, and an orange stake further up marking the W side corner also. There is a trail half way across that leads to an abandoned camper. Just past that is another pink marker showing the approximate SOUTH line of the entire parcel. We did not find any trails into the north parcel other than a powerline that crosses the NE corner. At the top of the hill (State Road) you will notice a couple of large rocks and a red spot painted on a tree ... that's the approximate NORTH line of the entire parcel. "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: <b>Summer Tax Due:</b> \$194.65	US 10 / Del Vandall Road	\$3,723.00
3261	<b>Parcel ID:</b> 15-088-034-00; <b>Legal Description:</b> LOT 34 BLK 8 GLEASONS ADDITION TO IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> \$2.41		\$787.00
3262	<b>Parcel ID:</b> 15-110-045-00; <b>Legal Description:</b> LOTS 45 & 46 BLK 10 IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> \$2.80		\$791.00
3263	<b>Parcel ID:</b> 15-110-047-00; <b>Legal Description:</b> LOTS 47 & 48 BLK 10 IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> \$3.91		\$808.00

3264	<b>Parcel ID:</b> 15-117-005-00; <b>Legal Description:</b> LOTS 5 TO 8 INC BLK 17 IDLEWILD. <b>Comments:</b> This one has been leaking for a long time. It has transmitted its damage to the sill plates in a couple of areas and will require extensive work to make those solid again. The rear roof eave is in particularly bad shape. Has raccoons and other critters inhabiting the inside. Side yard contains an abandoned camper and other odds and ends. We do *not* have title to the camper and cannot sell (or give) it to you. But it DOES have a dish for SaTV. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$92.80	1396 E HALL ST	\$1,971.00
3265	<b>Parcel ID:</b> 15-135-026-00; <b>Legal Description:</b> LOTS 26 TO 30 INC BLK 35 IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> \$10.50		\$909.00
3266	<b>Parcel ID:</b> 15-156-030-00; <b>Legal Description:</b> LOTS 30 TO 33 INC BLK 56 IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> \$8.73		\$871.00
3267	<b>Parcel ID:</b> 15-162-015-00; <b>Legal Description:</b> LOTS 15 TO 18 INC BLK 62 IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property <b>Summer Tax Due:</b> \$8.23		\$862.00
3268	<b>Parcel ID:</b> 15-187-013-00; <b>Legal Description:</b> LOTS 13 & 14 BLK 87 IDLEWILD <b>Comments:</b> Small two bedroom concrete block house in Idlewild. This place is solidly built and has a not-too-ancient roof. There is some amateurish finish work inside, but TBH we would strip it and start over. This property has been ordered vacated by the health department, so that are likely issues with the septic or other similar things at play here that you will want to investigate. On a dead end street with no neighbors. We *thing* the well may be in a pit outside the side door. Street is known as Birchwood west of here ... Biorch Run this side of Broadway Street. Some of the ceiling drywall is down ... but it's not leaking. That usually means raccoons :) Built like a fort. Idlewild <b>Summer Tax Due:</b> \$120.50	1565 E BIRCHRUN AVE	\$1,690.00
3269	<b>Parcel ID:</b> 15-197-009-06; <b>Legal Description:</b> LOTS 9 TO 14 INCLUSIVE & LOTS 41 TO 50 INCLUSIVE, BLOCK 97 IDLEWILD #1. <b>Comments:</b> Parcel is roughly one acre in size and has frontage on US-10 just east of Idlewild. Property runs to the rear to E Tamarack Street. This property may hold some excellent commercial potential depending on the zoning. Structure is concrete block and appears to be very sturdy and worthy of rehabilitation. Roof is not ancient, but the eaves are open to critters in places. The right front addition may have been a one car garage at one time, and there is some damage about bumper high on one side. This property is overgrown and with some clean up has potential. The power service has been dropped by the utility provider. <b>Summer Tax Due:</b> \$214.88	1669 E US 10 IDLEWILD	\$4,729.00

3270	<p><b>Parcel ID:</b> 15-212-010-01; <b>Legal Description:</b> LOTS 10,11 &amp; 16 TO 19 INC &amp; 35 BLK 112 IDLEWILD #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$14.49</p>		\$970.00
3271	<p><b>Parcel ID:</b> 15-232-022-01; <b>Legal Description:</b> LOTS 22 &amp; 30 TO 33 INCLUSIVE BLOCK 132 IDLEWILD #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$11.03</p>		\$904.00
3272	<p><b>Parcel ID:</b> 15-232-024-00; <b>Legal Description:</b> LOTS 24 BLK 132 IDLEWILD #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.41</p>		\$783.00
3273	<p><b>Parcel ID:</b> 15-255-018-01; <b>Legal Description:</b> LOT 18 BLK 155 IDLEWILD #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.41</p>		\$783.00
3274	<p><b>Parcel ID:</b> 15-296-016-00; <b>Legal Description:</b> LOTS 16 TO 19 INC BLK 196 IDLEWILD #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$5.65</p>		\$512.00

3275	<p><b>Parcel ID:</b> 15-315-042-00; <b>Legal Description:</b> LOT 42 BLK 215 IDLEWILD #3.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.41</p>		\$787.00
3276	<p><b>Parcel ID:</b> 15-336-002-00; <b>Legal Description:</b> LOT 2 BLK 236 IDLEWILD #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.35</p>		\$769.00
3277	<p><b>Parcel ID:</b> 15-384-026-00; <b>Legal Description:</b> LOTS 26 TO 32 INC BLK 284 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$15.00</p>		\$954.00
3278	<p><b>Parcel ID:</b> 15-384-035-00; <b>Legal Description:</b> LOTS 35 TO 46 INC BLK 284 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property</p> <p><b>Summer Tax Due:</b> \$26.26</p>		\$1,112.00
3279	<p><b>Parcel ID:</b> 15-388-017-00; <b>Legal Description:</b> LOTS 17 TO 21 INC BLK 288 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$11.03</p>		\$915.00

3280	<p><b>Parcel ID:</b> 15-410-001-01; <b>Legal Description:</b> LOTS 1 TO 7 INC 42 TO 50 INC BLK 310 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$19.38</p>	639 E RICHMOND	\$1,055.00
3281	<p><b>Parcel ID:</b> 15-428-021-00; <b>Legal Description:</b> LOTS 21 TO 24 INC BLK 328 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$7.11</p>		\$857.00
3282	<p><b>Parcel ID:</b> 15-429-026-00; <b>Legal Description:</b> LOTS 26 TO 30 INC BLK 329 IDLEWILD #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$7.11</p>		\$847.00
3283	<p><b>Parcel ID:</b> 15-442-032-02; <b>Legal Description:</b> LOTS 32 TO 36 BLK 342 IDLEWILD #5. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$11.43</p>		\$568.00
3284	<p><b>Parcel ID:</b> 15-466-033-00; <b>Legal Description:</b> LOT 33 BLK 366 IDLEWILD #6. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.35</p>		\$769.00



3285	<p><b>Parcel ID:</b> 15-474-012-00; <b>Legal Description:</b> LOT 12 BLK 374 IDLEWILD #6</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.35</p>		\$767.00
3286	<p><b>Parcel ID:</b> 15-493-022-00; <b>Legal Description:</b> LOTS 22 TO 29 INC BLK 393 IDLEWILD #7.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$11.43</p>		\$923.00
3287	<p><b>Parcel ID:</b> 15-493-030-00; <b>Legal Description:</b> LOTS 30 TO 33 INC BLK 393 IDLEWILD #7.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$8.55</p>		\$879.00
3288	<p><b>Parcel ID:</b> 15-496-018-00; <b>Legal Description:</b> LOTS 18, 19, 20 &amp; 21 BLK 396 IDLEWILD #7. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$8.73</p>		\$885.00
3289	<p><b>Parcel ID:</b> 15-498-001-00; <b>Legal Description:</b> LOTS 1 &amp; 2 BLK 398 IDLEWILD #7.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.80</p>		\$787.00

3290	<p><b>Parcel ID:</b> 15-504-030-00; <b>Legal Description:</b> LOTS 30, 31 &amp; 32 BLK 404 IDLEWILD #8.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$6.56</p>	200 E LOS ANGELES	\$849.00
3291	<p><b>Parcel ID:</b> 15-512-024-00; <b>Legal Description:</b> LOTS 24 &amp; 25 BLK 412 IDLEWILD #8.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$7.11</p>		\$857.00
3292	<p><b>Parcel ID:</b> 15-525-005-00; <b>Legal Description:</b> LOT 5 BLK 5 IDLEWILD HEIGHTS.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.35</p>		\$769.00
3293	<p><b>Parcel ID:</b> 15-525-020-00; <b>Legal Description:</b> LOTS 20 &amp; 21 BLK 5 IDLEWILD HEIGHTS.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$3.91</p>		\$481.00
3294	<p><b>Parcel ID:</b> 15-541-005-00; <b>Legal Description:</b> LOTS 5 TO 9 INC BLK 41 IDLEWILD HEIGHTS #3.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$8.73</p>		\$547.00

3295	<p><b>Parcel ID:</b> 15-564-022-00; <b>Legal Description:</b> LOT 22 BLK 54 IDLEWILD TERRACE #2.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.71</p>		\$772.00
3296	<p><b>Parcel ID:</b> 15-569-024-00; <b>Legal Description:</b> LOT 24 BLK 59 IDLEWILD TERRACE #2.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.35</p>		\$781.00
3297	<p><b>Parcel ID:</b> 15-686-025-00; <b>Legal Description:</b> LOTS 25 TO 32 INC BLK 6 STEWARTS SUBDIVISION TO IDLEWILD. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$16.57</p>		\$956.00
3298	<p><b>Parcel ID:</b> 15-695-215-00; <b>Legal Description:</b> LOT 15 BLK 2 THOMPSONS MANOR.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.71</p>		\$772.00
3299	<p><b>Parcel ID:</b> 15-700-314-01; <b>Legal Description:</b> LOT 14 BLK 3 THOMPSONS PARK.</p> <p><b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.41</p>		\$787.00

3300	<p><b>Parcel ID:</b> 15-716-029-00; <b>Legal Description:</b> LOTS 29, 30, 31 &amp; 32 BLK 6 WILSONS PARADISE GARDEN. <b>Comments:</b> A classic 4 room cabin court building, in merchantable condition. Located south of Idlewild Lake. Appears to have a decent roof for now. These are rather spartan quarters, and are essentially 4 sleeping rooms with limited plumbing. These are not efficiency units with kitchens .... they're sleeping rooms with sinks. This would make a great place to set your camper and have extra rooms for family and friends, or you could add a hallway across the rear and convert one into a kitchen/living area. Lots of possible options here! At the intersection of Tacoma and Decatur. Note: There is some speculation that this may have been used as 2 living units.</p> <p><b>Summer Tax Due:</b> \$93.56</p>	6701 S TACOMA IDLEWILD	\$2,043.00
3301	<p><b>Parcel ID:</b> 15-725-007-00; <b>Legal Description:</b> LOTS 7 TO 10 INC BLK 15 WILSONS PARADISE GARDEN. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$9.01</p>		\$886.00
3302	<p><b>Parcel ID:</b> 15-726-039-01; <b>Legal Description:</b> LOTS 39,40 BLK 16 WILSONS PARADISE GARDEN <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.80</p>		\$788.00
3303	<p><b>Parcel ID:</b> 15-737-014-00; <b>Legal Description:</b> LOTS 14, 15, 16 &amp; 17 BLK 27 WILSONS PARADISE GARDEN #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$8.73</p>		\$884.00
3304	<p><b>Parcel ID:</b> 15-739-022-00; <b>Legal Description:</b> LOTS 22 &amp; 23 BLK 29 WILSONS PARADISE GARDEN #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.80</p>		\$791.00

3305	<p><b>Parcel ID:</b> 15-758-015-00; <b>Legal Description:</b> LOTS 15 &amp; 16 BLK 48 WILSONS PARADISE GARDEN #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$2.80</p>		\$791.00
3306	<p><b>Parcel ID:</b> 15-758-046-00; <b>Legal Description:</b> LOT 46 BLK 48 WILSONS PARADISE GARDEN #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid.</p> <p><b>Summer Tax Due:</b> \$1.35</p>		\$769.00
3307	<p><b>Parcel ID:</b> 16-015-006-00; <b>Legal Description:</b> SW 1/4 NW 1/4 SEC 15 T17N R11W. 40 A. <b>Comments:</b> This is a nicely wooded square 40 acre parcel, 1320' x 1320. We found an overgrown trail near the north boundary off Saddler Road, but there are no signs of past improvements in the parcel. This is a rolling, hilly uplands parcel with some nice hardwoods in spots. Mostly younger growth, but some large ones as well mixed in. We marked the two approximate roadfront corners with pink survey tape.</p> <p><b>Summer Tax Due:</b> \$343.30</p>	S Saddler Road	\$4,993.00
3308	<p><b>Parcel ID:</b> 16-024-001-16; <b>Legal Description:</b> PART OF PAR B S 396' OF S 1/2 E 330' N 1/2 NE 1/4 SEC 24 T17N R11W. 3 A. <b>Comments:</b> Mid century mobile home that has been vinyl sided. Damage to siding from heat (?). Appears to be in merchantable condition. We're pretty sure this is occupied at the present time (July 1) as it is still being maintained and has power service. Parcel is 3 acres on a quiet country road. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$204.60</p>	9179 S LAKOLA RD REED CITY	\$2,479.00
3309	<p><b>Parcel ID:</b> 16-602-018-00; <b>Legal Description:</b> LOT 18 PERE MARQUETTE RIVER ESTATES #2. <b>Comments:</b> Nicely wooded uplands parcel on State Road, which is essentially a powerline easement trail. This sections isn't too torn up by the dirtbikers (yet), but it is clearly not what you'd call a maintained road at all. The terrain here is rolling. The parcel is roughly 100 feet wide (north-south) x about 900 feet (east-west). The highest portion of the parcel is toward the center and it is fully wooded. Maps indicate that there is a 2 track along the other side (east) of the parcel, but we did not investigate that. The parcel is a couple hundred feet from the Pere Marquette River. Even though there is a powerline here, there is no electric service at the parcel level right here.</p> <p><b>Summer Tax Due:</b> \$23.44</p>	State Road - Chase	\$906.00
3310	<p><b>Parcel ID:</b> 41-531-012-01; <b>Legal Description:</b> LOTS 12 &amp; 13 BLK 131 LAKEWOODS ACRES #7. <b>Comments:</b> Small, one bedroom concrete block house just east of the main 4 in Baldwin. There is a discarded boat in the yard, and the neighbors on both sides have a little bit of overflow into the yard. Has been unoccupied for a bit and is overgrown. Power meter is gone. Fronts on US 10.</p> <p><b>Summer Tax Due:</b> \$24.97</p>	1291 WASHINGTON AVE-VOB	\$7,167.00
3311	<p><b>Parcel ID:</b> 42-312-003-00; <b>Legal Description:</b> LOTS 3, 4 BLK 12 LAKELAND ACRES.</p> <p><b>Summer Tax Due:</b> \$16.11</p>		\$690.00
3312	<p><b>Parcel ID:</b> 42-313-019-00; <b>Legal Description:</b> LOT 19 BLK 13 LAKELAND ACRES.</p> <p><b>Summer Tax Due:</b> \$8.05</p>		\$643.00

3313	<b>Parcel ID:</b> 42-382-025-00; <b>Legal Description:</b> LOTS 25,26 BLK 82 LAKELAND ACRES #3. <b>Comments:</b> Older one story bungalow in Baldwin. Has been vacant a couple of years. Has pretty advanced rot along the eaves and the siding is rough. This is likely qualified for condemnation if not already on the list. Appears to maybe have a bank involved in its recent past ownership.. Numerous boarded and broken windows. The power meter is gone which will require inspections before reinstatement. The cars parked adjacent are *not* on the parcel, and belong to the neighbor across the street. <b>Additional Disclosures:</b> 25 (see key for full text) <b>Summer Tax Due:</b> \$303.25	1450 GUTHRIE ST - VOB	\$3,778.00
9993200	<b>Parcel ID:</b> 04-311-021-00; <b>Legal Description:</b> LOT 21 BLK 11 LAKELAND HEIGHTS. <b>Summer Tax Due:</b> TBA	IRONS	\$591.00
9993218	<b>Parcel ID:</b> 11-415-003-00; <b>Legal Description:</b> LOTS 3, 4, 39 & 40 BLK 15 LAKEWOODS ACRES. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township. See the requirements on the township website: <b>Summer Tax Due:</b> TBA		\$922.00
9993305	<b>Parcel ID:</b> 15-758-015-00; <b>Legal Description:</b> LOTS 15 & 16 BLK 48 WILSONS PARADISE GARDEN #1. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Yates Township. From the zoning ordinance on the township website: 1.) Owner camping (travel trailers) permits on your own land. Permits for recreational purposes can be issued, but not as a dwelling. A permit shall be issued only after submission of proof satisfactory to the Enforcement Officer showing that a proper toilet and sanitary facilities are available for use of the occupants, no fire hazard will be created and that no overcrowding will result from the use at the proposed location. The permit shall be valid only for the location designated thereon and for a period of not to exceed 120 days in one calendar year. You may use the 120 days all at one time, or break up the placements so as not to exceed 120 days. You may not store your camper on your property. There is a Minimum lot size. IT WILL REQUIRE 4 ADJACENT LOTS. Please check this before you bid. <b>Summer Tax Due:</b> TBA		\$791.00

## Lake DNR

Lot #	Lot Information	Address	Min. Bid
10018	<b>Parcel ID:</b> 43-06-035-010-00 43-06-035-011-00; <b>Legal Description:</b> PART NE1/4 OF NW1/4 BEGINNING AT NW CORNER THENCE EAST 150 FT THENCE SOUTH 350 FT THENCE WEST 150 FT THENCE NORTH 350 FT TO POB <b>Comments:</b> Parcel fronts 150' along the south side of One Mile Road, just off M-37 near Wolf Lake and runs 350' deep. Power and phone at the road. Parcel is cleared toward the road and there may have been a home, cottage or camp here long ago. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	One Mile Road - Peacock	\$2,565.00
10019	<b>Parcel ID:</b> 14-082-007-00; <b>Legal Description:</b> BALDWIN AVENUE HOMESITES SUBDIVISION BLOCK 2 LOTS 7 8 <b>Comments:</b> FRONTAGE ON BALDWIN ROAD AND JENKINS STREET (LOCATED AT SW CORNER OF THE INTERSECTION); FORESTED; L-SHAPED PARCEL THAT IS 295' (EAST-WEST IN THE SOUTH PART) X 310' (NORTH-SOUTH IN THE EAST PART ALONG JENKINS ST.) <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Jenkins Street	\$3,180.00
10020	<b>Parcel ID:</b> 14-084-006-00; <b>Legal Description:</b> BALDWIN AVENUE HOMESITES SUBDIVISION BLOCK 4 LOT 6 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF S MCKINLEY STREET (SOUTH OF THE BALDWIN ROAD INTERSECTION); FORESTED; PROPERTY DIMENSIONS ARE 155' (NORTH-SOUTH) X ~297' (EAST-WEST) <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Chez Gordon Street	\$2,780.00
10021	<b>Parcel ID:</b> 14-081-012-00; <b>Legal Description:</b> BALDWIN AVENUE HOMESITES SUBDIVISION BLOCK 1 LOT 12 <b>Comments:</b> FRONTAGE ON BALDWIN ROAD (LOCATED EAST OF THE JENKINS STREET INTERSECTION); FORESTED; PROPERTY DIMENSIONS ARE 80' (EAST-WEST) X 155' (NORTH-SOUTH) <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	W Baldwin Road	\$745.00
10022	<b>Parcel ID:</b> 43-11-028-008-00; <b>Legal Description:</b> E1/2 OF SE1/4 OF NE1/4 OF NW1/4 <b>Comments:</b> Property is located SW of the Astor Road / 32nd Street intersection. Has no public or private road access. 5.96 acres. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	(Off) Astor Road at 32nd Street	\$4,690.00
10023	<b>Parcel ID:</b> 15-126-001-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION BLOCK 26 LOTS 1 TO 6 <b>Comments:</b> FRONTAGE ON THE SE CORNER OF CHESTWOOD AND BROADWAY STREET; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Chestwood @ Broadway	\$1,665.00
10024	<b>Parcel ID:</b> 15-127-007-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION BLOCK 27 LOTS 7 8 9 10 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF CHESTWOOD; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	No improved street	\$1,110.00
10025	<b>Parcel ID:</b> Part of 15-190-021-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION BLOCK 90 LOT 21 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	No improved street	\$300.00
10026	<b>Parcel ID:</b> Part of 15-190-021-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION BLOCK 90 LOTS 30 31 32 33 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF 56TH AVE.; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	E 56th Street	\$1,110.00
10027	<b>Parcel ID:</b> 15-195-021-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION BLOCK 95 LOTS 21 AND 46 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF FOREST; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Forest Street	\$600.00
10029	<b>Parcel ID:</b> 15-232-001-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #2 BLOCK 132 LOTS 1 TO 6 45 TO 50 <b>Comments:</b> LOCATED ON THE SE CORNER OF LAKE DRIVE AND JEFFERSON (FRONTAGE ON BOTH) LOCATED ACROSS THE STREET FROM IDLEWILD LAKE AND THE DNR PUBLIC ACCESS. FORESTED. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Lake Drive	\$3,300.00
10030	<b>Parcel ID:</b> 15-268-041-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 168 LOTS 41 TO 50 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF IDLEWILD BLVD. (VIRGINIA AVE.) FORESTED. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Idlewild Blvd.	\$2,775.00

10031	<b>Parcel ID:</b> 15-271-017-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 171: LOTS 17 TO 20 <b>Comments:</b> FRONTAGE ON THE CORNER OF LAKE DRIVE / MICHIGAN; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Lake Drive	\$1,110.00
10032	<b>Parcel ID:</b> 15-271-003-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 171: LOTS 3 AND 4 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Unimproved street	\$400.00
10033	<b>Parcel ID:</b> 15-286-017-00; 15-286-034-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 186: LOTS 17 TO 22 34 TO 37 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF BIRMINGHAM; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Birmingham Drive	\$2,775.00
10034	<b>Parcel ID:</b> Part of 15-286-017-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 186: LOTS 43 TO 46 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF BIRMINGHAM; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Birmingham Drive	\$1,110.00
10035	<b>Parcel ID:</b> 15-294-022-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 194: LOT 33 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Unimproved street	\$300.00
10036	<b>Parcel ID:</b> 15-294-022-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 194: LOTS 22 TO 25 <b>Comments:</b> FRONTAGE ON THE WEST SIDE OF VIRGINIA AVE.; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Virginia Avenue	\$1,110.00
10037	<b>Parcel ID:</b> 15-296-020-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 196: LOTS 20 21 24 25 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED; NOTE: THE PROPERTY IS COMPOSED OF NON-ADJACENT LOTS. May be surrounded by federal lands. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Unimproved street	\$1,110.00
10038	<b>Parcel ID:</b> 15-298-005-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 198: LOTS 5 TO 7 <b>Comments:</b> FRONTAGE ON SPRINGFIELD; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Springfield Avenue	\$900.00
10039	<b>Parcel ID:</b> 15-299-024-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 199: LOTS 24 AND 25 <b>Comments:</b> FRONTAGE ON THE SW CORNER OF LOUISVILLE AND VIRGINIA AVE.; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Idlewild Avenue @ E Louisville	\$600.00
10040	<b>Parcel ID:</b> 15-300-029-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 200: LOTS 29 AND 30 <b>Comments:</b> FRONTAGE ON SPRINGFIELD; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Springfield Avenue	\$600.00
10041	<b>Parcel ID:</b> 15-300-042-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 200: LOTS 42 AND 43 <b>Comments:</b> FRONTAGE ON SPRINGFIELD; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Springfield Avenue	\$600.00
10042	<b>Parcel ID:</b> 15-301-036-00 15-301-047-00 15-301-001-01; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 201: LOTS 1 TO 8 13 TO 23 28 TO 31 36 TO 39 41 TO 50 <b>Comments:</b> FRONTAGE ON LOUISVILLE INDIANAPOLIS AND TACOMA STREET; FORESTED; NOTE: LOTS 28 TO 31 ARE NON-ADJACENT LOTS <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	E Louisville Ave	\$10,270.00
10043	<b>Parcel ID:</b> 15-305-001-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 205: LOTS 1 2 3 4 9 10 12 13 28 29 32 33 47 48 49 50 51 52 53 54 <b>Comments:</b> THE MAIN CLUSTER OF LOTS HAVE FRONTAGE ON THE EAST SIDE OF TACOMA STREET (AT THE INTERSECTION WITH FORT WAYNE - A GRAVEL DRIVE) SEVERAL NON-ADJOINING LOTS FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Tacoma Street	\$5,550.00
10044	<b>Parcel ID:</b> 15-307-001-01; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 207: LOTS 1 TO 5 10 TO 13 <b>Comments:</b> FRONTAGE ON CHICAGO TWO NON-ADJOINING GROUPS OF LOTS FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Chicago Avenue	\$2,500.00



10045	<b>Parcel ID:</b> 15-331-043-00 15-331-005-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 231: LOTS 5 TO 8 43 TO 46 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Unimproved street	\$1,480.00
10046	<b>Parcel ID:</b> 15-332-022-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 232 LOTS 22 TO 25 <b>Comments:</b> FRONTAGE ON THE WEST SIDE OF TACOMA STREET FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Tacoma Street	\$1,110.00
10047	<b>Parcel ID:</b> 15-335-011-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 235: LOTS 20 TO 23 <b>Comments:</b> FRONTAGE ON BIRMINGHAM; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Birmingham Avenue	\$1,110.00
10048	<b>Parcel ID:</b> 15-336-001-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 236: LOT 1 <b>Comments:</b> FRONTAGE ON BIRMINGHAM; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Birmingham Avenue	\$300.00
10049	<b>Parcel ID:</b> Part of 15-344-009-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 244: LOT 50 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$300.00
10050	<b>Parcel ID:</b> 15-351-020-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 251: LOTS 20 AND 21 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$400.00
10051	<b>Parcel ID:</b> 15-355-047-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 255: LOTS 47 TO 48 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED. May be surrounded by federal lands <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$400.00
10052	<b>Parcel ID:</b> Part of 15-359-001-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 259: LOT 16 <b>Comments:</b> LEGAL ROAD FRONTAGE ON PLATTED SUBDIVISION ROAD(S) BUT THE ROAD(S) HAVE NOT BEEN CONSTRUCTED; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$300.00
10053	<b>Parcel ID:</b> 15-361-030-00; <b>Legal Description:</b> IDLEWILD SUBDIVISION #3 BLOCK 261: LOTS 30 AND 31 <b>Comments:</b> ROAD FRONTAGE ON THE WEST SIDE OF S LAKEVIEW AVE. FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	S Lakeview Avenue	\$600.00
10055	<b>Parcel ID:</b> 15-008-002-00; <b>Legal Description:</b> N1/2 OF N1/2 OF NE1/4 OF NE1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE SW CORNER OF 56TH STREET AND NELSON ROAD; FORESTED. Parcel is approximately 2.5 acres. Nicely wooded uplands parcel. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	56th Street @ Nelson Road	\$6,450.00
10056	<b>Parcel ID:</b> 15-008-004-00; <b>Legal Description:</b> N1/2 OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE WEST SIDE OF NELSON ROAD; FORESTED. 2.49 acres roughly here on a county maintained gravel road. <b>Summer Tax Due:</b> TBA	S Nelson Road	\$6,450.00

10057	<p><b>Parcel ID:</b> 15-008-057-00 15-008-056-00 15-008-058-00 15-008-055-00 15-008-054-00 15-008-053-00 15-008-051-00 15-008-025-00 15-008-001-00; <b>Legal Description:</b> S1/2 OF S1/2 OF SE1/4 OF NE1/4 AND N3/4 OF NE1/4 OF SE1/4 EXCLUDING W1/4 OF E4/5 OF N1/2 OF NW1/4 OF NE1/4 OF SE1/4 ALSO EXCLUDING W1/3 OF E3/5 OF N1/2 OF NW1/4 OF NE1/4 OF SE1/4 <b>Comments:</b> This is essentially a square 40 acre parcel, less two one-acre pieces in the center. One is privately owned. The other is assessed to the State, but they can't be certain of title condition. There are no trails into this parcel from Nelson Road. We have placed pink survey tape at the two roadfront corners. The upshot here is that there are TEN tax parcels here, so you could theoretically "split" them without having to go through any regulation. A developers dream. Power at the roadside. Nice uplands here. 1/4 mile (1320' feet) on the road x 1320' deep. The NORTH line is next to the neighbors driveway (7423 Nelson Road) and the SOUTH line is where the woodlot changes from random growth to old school CCC pines all lined up in a row. The "halfway" point is where Camp Road meets Nelson Road. Nice property. Don't miss out! <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	S Nelson Road	\$43,300.00
10058	<p><b>Parcel ID:</b> 15-013-053-00; <b>Legal Description:</b> E1/2 OF E1/2 OF W1/2 OF NE1/4 OF SE1/4 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF 68TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED HILLSIDE 4.83 acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 68th Street	\$10,300.00
10059	<p><b>Parcel ID:</b> 15-013-009-00; <b>Legal Description:</b> W1/2 OF E1/2 OF W1/2 OF SE1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF 68TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED. 5.16 acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 68th Street	\$10,300.00
10060	<p><b>Parcel ID:</b> 15-013-007-00; <b>Legal Description:</b> E 3/4 OF E1/2 OF SW1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF 68TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 68th Street	\$30,900.00
10061	<p><b>Parcel ID:</b> 15-013-005-00; <b>Legal Description:</b> E1/2 OF E1/2 OF W1/2 OF SW1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF 68TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED HILLSIDE. 5.09 acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 68th Street	\$10,300.00
10062	<p><b>Parcel ID:</b> 15-013-017-00; <b>Legal Description:</b> E1/2 OF E1/2 OF E1/2 OF NE1/4 OF NW1/4 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF 64TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED. 4.92 acres. Rolling uplands, younger growth. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 64th Street	\$10,300.00
10063	<p><b>Parcel ID:</b> 15-013-016-00 15-013-028-00; <b>Legal Description:</b> E1/2 OF W1/2 OF E1/2 OF E1/2 OF NW1/4 <b>Comments:</b> FRONTAGE ON BOTH THE SOUTH SIDE OF 64TH STREET AND NORTH SIDE OF 68TH STREET (WEST OF THE STATE ROAD INTERSECTIONS) FORESTED. 2 parcels - 4.82 acres + 5.03 acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 64th Street, E 68th Street	\$20,600.00
10064	<p><b>Parcel ID:</b> 15-013-014-00; <b>Legal Description:</b> E1/2 OF W1/2 OF NE1/4 OF NW1/4 <b>Comments:</b> FRONTAGE ON THE SOUTH SIDE OF 64TH STREET (WEST OF THE STATE ROAD INTERSECTION) FORESTED. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	E 64th Street	\$20,600.00
10065	<p><b>Parcel ID:</b> 15-013-040-00; <b>Legal Description:</b> S1/2 OF S1/2 OF N1/2 OF NW1/4 OF SW1/4 EXCLUDING N 40 FT OF W 125 FT <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF QUEENS HIGHWAY (SOUTH OF THE 68TH STREET INTERSECTION) FORESTED. 4.85 acres +/- <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	S Queens Highway	\$10,055.00
10066	<p><b>Parcel ID:</b> 15-17-007-00 15-17-008-00 Part of 15-17-006-00; <b>Legal Description:</b> W1/2 OF S1/2 OF S1/2 OF N1/2 OF SE1/4 OF NE1/4 EXCEPT S 108 FT. AND E1/2 OF S1/2 OF S1/2 OF N1/2 OF SE1/4 OF NE1/4 <b>Comments:</b> FRONTAGE ON THE WEST SIDE OF NELSON ROAD 165' OF FRONTAGE ON NELSON ROAD WITH A DEPTH OF 660' TO THE WEST (THERE IS ALSO A 57' STRIP OF LAND EXTENDING 1320' TO THE WEST OFF NELSON ROAD) FORESTED. Younger, brushy growth. Power at the roadside. <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	S Nelson Road	\$6,860.00

10067	<b>Parcel ID:</b> 15-028-010-01; <b>Legal Description:</b> W1/2 OF E1/2 OF E1/2 OF SW1/4 OF SW1/4 <b>Comments:</b> FRONTAGE ON THE NORTH SIDE OF 88TH STREET EAST OF THE BROADWAY ROAD INTERSECTION; FORESTED. Parcel is roughly 165' x 1320' and 4.97 acres. Nice uplands parcel forested in younger growth. <b>Additional Disclosures:</b> 75; 43 (see key for full text) <b>Summer Tax Due:</b> TBA	88th Street	\$11,325.00
10068	<b>Parcel ID:</b> Part of 15-070-004-00 A; <b>Legal Description:</b> CONNAMARA WOODSITES SUBDIVISION LOTS 4 5 <b>Comments:</b> LEGAL ACCESS TO EASTMAN ROAD VIA PLATTED SUBDIVISION ROAD; PROPERTY DIMENSIONS ARE 300' (EAST-WEST) X 200' (NORTH-SOUTH); FORESTED. This property just bareeeeeeely touches the improved public road, but there is an unimproved platted street there that you could make into legal, improved access. The north line of this property is marked with red spray paint on trees and/or red stakes. <b>Additional Disclosures:</b> 75; 43 (see key for full text) <b>Summer Tax Due:</b> TBA	(Off) 92nd Street - extended	\$6,970.00
10069	<b>Parcel ID:</b> Part of 15-070-004-00 B; <b>Legal Description:</b> CONNAMARA WOODSITES SUBDIVISION LOT 7 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF NELSON DRIVE (NORTH OF SHANE DRIVE INTERSECTION); FORESTED. Parcel is adjacent to thousands of acres of federal lands. Lot is staked at the two roadfront corners. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	S Nelson Road	\$6,620.00
10070	<b>Parcel ID:</b> Part of 15-070-004-00 C; <b>Legal Description:</b> CONNAMARA WOODSITES SUBDIVISION LOTS 9 TO 14 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF NELSON DRIVE (NORTH OF SHANE DRIVE INTERSECTION); FORESTED; SMALL POND/MARSH ON THE PROPERTY. Parcel is adjacent to thousands of acres of federal lands. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	S Nelson Road	\$29,500.00
10071	<b>Parcel ID:</b> Part of 15-070-004-00 D; <b>Legal Description:</b> CONNAMARA WOODSITES SUBDIVISION LOT 17 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF NELSON DRIVE (NORTH OF SHANE DRIVE INTERSECTION); FORESTED. Parcel is adjacent to thousands of acres of federal lands. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	S Nelson Road	\$2,800.00
10072	<b>Parcel ID:</b> Part of 15-070-004-00 E; <b>Legal Description:</b> CONNAMARA WOODSITES SUBDIVISION LOTS 20 21 <b>Comments:</b> FRONTAGE ON THE EAST SIDE OF NELSON DRIVE (ACROSS THE STREET FROM THE SHANE DRIVE INTERSECTION); FORESTED. Parcel is adjacent to thousands of acres of federal lands. Roughly one acre here. There has been some firewood cutting on this parcel, and there is an cleared area toward the center of the lot. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	S Nelson Road	\$4,580.00

## Newaygo DNR

Lot #	Lot Information	Address	Min. Bid
10089	<b>Parcel ID:</b> 62-10-14-434-001 62-10-14-434-003 62-10-14-434-004 62-10-14-434-006; <b>Legal Description:</b> ADDITION A TO DIAMOND PARK SUBDIVISION: BLOCK 04: LOTS 1 TO 32 <b>Comments:</b> 1.9 ACRES THIS PROPERTY IS TRIANGULAR-SHAPED AND DOES NOT HAVE CONSTRUCTED ROAD FRONTAGE (DOES HAVE LEGAL ACCESS VIA PLATTED SUBDIVISION ROAD). IF A BUYER CONSTRUCTED ~100 FOOT OF THE PLATTED ROAD FROM GORDON AVE. THE PROPERTY COULD BE ACCESSABLE VIA THE SE CORNER. THE PROPERTY IS LOCATED ABOUT 6 MILES NW OF WHITE CLOUD. MORE SPECIFICALLY THE PARCEL IS LOCATED BETWEEN GRAND BLVD. AND GORDON AVE. NORTH OF THE PARKWAY DRIVE INTERSECTION WITH GORDON AVE. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,565.00
10090	<b>Parcel ID:</b> 62-06-11-400-002; <b>Legal Description:</b> N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 ALSO N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 ALSO NW 1/4 OF NE 1/4 OF NE 1/4 OF SW 1/4 ALL IN NW 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 <b>Comments:</b> 0.048 ACRES PROPERTY IS LANDLOCKED. LOCATED 165' SOUTH OF GRANT STREET (SW OF THE M37 INTERSECTION). <b>Additional Disclosures:</b> 75; 9; 43 (see key for full text) <b>Summer Tax Due:</b> TBA		\$480.00
10091	<b>Parcel ID:</b> Part of 62-06-11-400-022; <b>Legal Description:</b> SW 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 EXCEPT N 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 ALSO EXCEPT N 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 OF NE 1/4 OF SE 1/4 <b>Comments:</b> 2.32 ACRE PROPERTY IS LANDLOCKED. LOCATED 330' SOUTH OF GRANT STREET (SW OF THE M37 INTERSECTION) <b>Additional Disclosures:</b> 75; 43 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,420.00
10092	<b>Parcel ID:</b> Part of 62-06-11-400-022; <b>Legal Description:</b> SW1/4 OF SW1/4 OF NE1/4 OF SE1/4 ALSO NW1/4 OF SW1/4 OF NW1/4 OF SE1/4 OF SW1/4 OF NE1/4 OF SE1/4 ALSO SW1/4 OF SE1/4 OF SW1/4 OF SE1/4 OF NW1/4 OF SW1/4 OF NE1/4 OF SE1/4 ALSO NE1/4 OF SW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF NW1/4 OF NE1/4 OF SE1/4 <b>Comments:</b> 2.55 ACRE PROPERTY IS LANDLOCKED. LOCATED 990' SOUTH OF GRANT STREET (SW OF THE M37 INTERSECTION). <b>Additional Disclosures:</b> 75; 43 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,660.00
10093	<b>Parcel ID:</b> Part of 62-06-11-400-022; <b>Legal Description:</b> SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF NE1/4 OF SE1/4 EXCLUDING THE E1/2 OF SE1/4 OF SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF NE1/4 OF SE1/4 ALSO EXCLUDING SE1/4 OF NE1/4 OF SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF NE1/4 OF SE1/4 ALSO EXCLUDING N1/2 OF N1/2 OF SE1/4 OF SW1/4 OF SE1/4 OF SE1/4 OF NE1/4 OF SE1/4 <b>Comments:</b> 0.08 ACRE PROPERTY IS LANDLOCKED. LOCATED ~1258' SOUTH OF GRANT STREET (SW OF THE M37 INTERSECTION). <b>Additional Disclosures:</b> 75; 9; 43 (see key for full text) <b>Summer Tax Due:</b> TBA		\$800.00
10094	<b>Parcel ID:</b> 62-06-11-326-009; <b>Legal Description:</b> WOODLAND PARK ESTATES SUBDIVISION BLOCK 2 LOT 1 <b>Comments:</b> Single platted lot in the Woodland park plat. There is no improved road to this parcel. <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,700.00
10095	<b>Parcel ID:</b> 62-01-16-100-005; <b>Legal Description:</b> E 33 FT OF W 693 FT OF SW1/4 OF NW1/4 <b>Comments:</b> PROPERTY HAS FRONTAGE ON THE SOUTH BRANCH OF THE PERE MARQUETTE RIVER. FRONTAGE ON COMSTOCK AVE. (AFTER THE EASTWARD TURN THE ROAD IS PRIVATE ACCORDING TO THE NEWAYGO COUNTY ROAD COMMISSION) PROPERTY DIMENSIONS ARE 33' (EAST-WEST) X 1320' (NORTH-SOUTH) THE PROPERTY CAN LEGALLY BE ACCESSED VIA FLOATING THE STREAM <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$850.00

# Osceola

Lot #	Lot Information	Address	Min. Bid
4900	<b>Parcel ID:</b> 02 552 267 00; <b>Legal Description:</b> LOT 267 SWISS ALPINE #2 <b>Comments:</b> Vacant build site in the Swiss Alpine HOA near Reed City. Please familiarize yourself with the HOA rules and fees prior to bidding. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.73	LUCERNE DR REED CITY	\$824.49
4901	<b>Parcel ID:</b> 02 553 458 00; <b>Legal Description:</b> LOT 458 SWISS ALPINE #3 <b>Comments:</b> Vacant build site in the Swiss Alpine HOA near Reed City. Please familiarize yourself with the HOA rules and fees prior to bidding. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.31	TICINO DR REED CITY	\$742.30
4902	<b>Parcel ID:</b> 03 372 080 00; <b>Legal Description:</b> LOTS 80 & 81 LAKE LURE #2 <b>Comments:</b> Large double lot on the southern side of popular Lake Lure! The parcel has a high water table, and you'll want to investigate what can be done here. We do notice that the lot to the west has recently been cleared and an effort is being made to develop there. The inner portion of the lot is dense and brushy. It appears to be dry enough to walk through, but likely has some ponding under brush. This is located on a private road, so there may be association fees and restrictions. <b>Summer Tax Due:</b> \$8.53	Enid Drive	\$2,558.07
4903	<b>Parcel ID:</b> 03 381 010 00; <b>Legal Description:</b> LOT 10 LAKE MIRAMICHI SUBD <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.14	Miramichi Drive	\$691.55
4904	<b>Parcel ID:</b> 03 381 023 00; <b>Legal Description:</b> LOT 23 LAKE MIRAMICHI SUBD <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.43	Miramichi Drive	\$710.72
4905	<b>Parcel ID:</b> 03 381 024 00; <b>Legal Description:</b> LOT 24 LAKE MIRAMICHI SUBD <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.43	Miramichi Drive	\$715.04
4906	<b>Parcel ID:</b> 03 381 086 00; <b>Legal Description:</b> LOT 86 LAKE MIRAMICHI SUBD <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$71.99	Pontiac Trail	\$1,449.08
4907	<b>Parcel ID:</b> 03 384 561 00; <b>Legal Description:</b> LOTS 561 & 562 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> This is a vacant parcel in the Lake Miramichi POA between Reed City and Big Rapids, off US 131. This parcel lies in an area of the development that does not have maintained roads, and in many of these areas the utility service has not been extended, which will require a property owner to pay for extension of electrical service ... which could be prohibitive. There are also wetlands indications in much of this area. Please research your purchase in this part of the development by making a personal visit to ascertain the conditions on the ground. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.60	Pawnee Trail	\$788.03
4908	<b>Parcel ID:</b> 03 384 593 00; <b>Legal Description:</b> LOTS 593 & 594 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> This is a vacant parcel in the Lake Miramichi POA between Reed City and Big Rapids, off US 131. This parcel lies in an area of the development that does not have maintained roads, and in many of these areas the utility service has not been extended, which will require a property owner to pay for extension of electrical service ... which could be prohibitive. There are also wetlands indications in much of this area. Please research your purchase in this part of the development by making a personal visit to ascertain the conditions on the ground. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$20.63	Pawnee Trail	\$874.70

4909	<b>Parcel ID:</b> 03 384 684 00; <b>Legal Description:</b> LOT 684 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> This is a vacant parcel in the Lake Miramichi POA between Reed City and Big Rapids, off US 131. This parcel lies in an area of the development that does not have maintained roads, and in many of these areas the utility service has not been extended, which will require a property owner to pay for extension of electrical service ... which could be prohibitive. There are also wetlands indications in much of this area. Please research your purchase in this part of the development by making a personal visit to ascertain the conditions on the ground. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$3.84	Cayuga Trail	\$690.51
4910	<b>Parcel ID:</b> 03 384 685 00; <b>Legal Description:</b> LOT 685 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> This is a vacant parcel in the Lake Miramichi POA between Reed City and Big Rapids, off US 131. This parcel lies in an area of the development that does not have maintained roads, and in many of these areas the utility service has not been extended, which will require a property owner to pay for extension of electrical service ... which could be prohibitive. There are also wetlands indications in much of this area. Please research your purchase in this part of the development by making a personal visit to ascertain the conditions on the ground. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$3.84	Cayuga Trail	\$690.51
4911	<b>Parcel ID:</b> 03 384 711 00; <b>Legal Description:</b> LOT 711 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> This is a vacant parcel in the Lake Miramichi POA between Reed City and Big Rapids, off US 131. This parcel lies in an area of the development that does not have maintained roads, and in many of these areas the utility service has not been extended, which will require a property owner to pay for extension of electrical service ... which could be prohibitive. There are also wetlands indications in much of this area. Please research your purchase in this part of the development by making a personal visit to ascertain the conditions on the ground. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.89	Shoshone Trail	\$785.13
4912	<b>Parcel ID:</b> 03 385 833 00; <b>Legal Description:</b> LOT 833 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.60	Miramichi Drive	\$796.95
4913	<b>Parcel ID:</b> 03 385 834 00; <b>Legal Description:</b> LOT 834 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.43	Miramichi Drive	\$750.80
4914	<b>Parcel ID:</b> 03 385 887 00; <b>Legal Description:</b> LOT 887 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.89	Miramichi Drive	\$814.74
4915	<b>Parcel ID:</b> 03 385 895 00; <b>Legal Description:</b> LOT 895 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.01	Miramichi Drive	\$764.15
4916	<b>Parcel ID:</b> 03 385 900 00; <b>Legal Description:</b> LOT 900 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.01	Kutenal Trail	\$806.77
4917	<b>Parcel ID:</b> 03 385 944 00; <b>Legal Description:</b> LOT 944 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. This parcel fronts on both Sequoia Cove (unimproved, but cleared) as well as 90th Avenue <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.35	Sequoia Cove / 90th Avenue	\$689.26

4918	<b>Parcel ID:</b> 03 385 945 00; <b>Legal Description:</b> LOT 945 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. This parcel fronts on both Sequoia Cove (unimproved, but cleared) as well as 90th Avenue <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.35	Sequoia Cove	\$689.26
4919	<b>Parcel ID:</b> 03 385 951 00; <b>Legal Description:</b> LOT 951 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.43	Miramichi Drive	\$711.45
4920	<b>Parcel ID:</b> 03 385 952 00; <b>Legal Description:</b> LOTS 952 & 953 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.60	Miramichi Drive	\$810.65
4921	<b>Parcel ID:</b> 03 385 954 00; <b>Legal Description:</b> LOT 954 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Vacant building site in the Lake Miramichi development, between Reed City and Big Rapids of US 131. There are HOA rules and fees here for maintaining the network of private roads. Please see the HOA website for more details on membership and costs. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.14	Miramichi Drive	\$713.92
4922	<b>Parcel ID:</b> 03 660 013 00; <b>Legal Description:</b> LOT 13 BLK 9 WHISPERING PINE <b>Comments:</b> Parcel sits off Meadow Street, on a cleared, but unimproved platted street. The soils here are mooshy, and it is adjacent to marshlands. Sablebag Lake area. <b>Summer Tax Due:</b> \$2.49	(Off) Meadow Street	\$700.64
4923	<b>Parcel ID:</b> 04 005 006 01; <b>Legal Description:</b> SEC 5 T19N R8W PT OF N 1/2 OF S 1/2 OF NW FRL 1/4 COM N01DEG23'29"E 666.52 FT FR W 1/4 COR, TH N01DEG23'29"E 435 FT, TH S87DEG57'53"E 250 FT, TH S01DEG23'29"W 435 FT, TH N87DEG57'53"W 250 FT TO POB 2.5A M/L <b>Comments:</b> One story, ranch style wood frame home .... mid century construction. Attached 1.5 car garage. This property is presently occupied by renters that do not have a valid lease. It's hard to be certain of the condition because of the occupancy, but we did notice that the TUB/SHOWER is in the front yard, so you can be the judge of that. Has a fairly modern roof but seems to be in an ongoing construction phase. Parcel has 435' feet on 110th Avenue and runs 250' feet deep = 2.5 acres <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$267.90	17670 110TH AVE EVART	\$3,776.01
4924	<b>Parcel ID:</b> 05 650 062 00; <b>Legal Description:</b> LOT 62 ROARING BROOK <b>Comments:</b> Parcel fronts about 700 feet along Maple Lane (60th Avenue), and also has about 135' feet of frontage on Roaring Brook Drive. Wide open, level, sandy/well drained soils. A perfect build spot. <b>Summer Tax Due:</b> \$7.41	60th Avenue (Maple Lane)	\$728.77
4925	<b>Parcel ID:</b> 06 300 006 00; <b>Legal Description:</b> LOT 6 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.90	M-115 / Royena Drive	\$871.44
4926	<b>Parcel ID:</b> 06 300 009 00; <b>Legal Description:</b> LOT 9 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	M-115 / Royena Drive	\$899.84
4927	<b>Parcel ID:</b> 06 300 010 00; <b>Legal Description:</b> LOT 10 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	M-115 / Royena Drive	\$899.84

4928	<b>Parcel ID:</b> 06 300 019 00; <b>Legal Description:</b> LOT 19 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Royena Drive	\$899.84
4929	<b>Parcel ID:</b> 06 300 022 00; <b>Legal Description:</b> LOT 22 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Royena Drive	\$899.84
4930	<b>Parcel ID:</b> 06 300 025 00; <b>Legal Description:</b> LOT 25 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Highland Drive	\$899.84
4931	<b>Parcel ID:</b> 06 300 026 00; <b>Legal Description:</b> LOT 26 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Highland Drive	\$899.84
4932	<b>Parcel ID:</b> 06 300 027 00; <b>Legal Description:</b> LOT 27 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Kerry Drive	\$899.84
4933	<b>Parcel ID:</b> 06 300 028 00; <b>Legal Description:</b> LOT 28 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Kerry Drive	\$899.84
4934	<b>Parcel ID:</b> 06 300 029 00; <b>Legal Description:</b> LOT 29 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.98	Highland Drive	\$899.84



4935	<b>Parcel ID:</b> 06 300 030 00; <b>Legal Description:</b> LOT 30 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.99	Highland Drive	\$899.84
4936	<b>Parcel ID:</b> 06 300 031 00; <b>Legal Description:</b> LOT 31 HIGHLAND HEIGHTS <b>Comments:</b> We are offering 12 different parcels in the Highland Heights subdivision, located just off M-115 southwest of Marion. The parcels are wooded and served by private gravel roads that are not county maintained. We do not know if the HOA here is active, but one was created and registered by recording (see images). So there could be present or future HOA fees here. PLEASE NOTE: This parcel is located in a section of the subdivision that is not fully developed. The road here is more similar to a 2 track than a street, and the electric service lines have not been fully extended into this area. Bid accordingly. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.24	Highland Drive	\$895.25
4937	<b>Parcel ID:</b> 12 700 079 00; <b>Legal Description:</b> LOT 79 WATER-WOODS & WILDLIFE SUBD <b>Comments:</b> Parcel is NE of Evart in the Flowing Well area, not far from the Muskegon River. Level, open lands here. Irregular in shape, roughly one acre in size, fronts on two roads. <b>Summer Tax Due:</b> \$18.55	E Deerpath Rd @ 65th Avenue	\$872.15
4938	<b>Parcel ID:</b> 13 006 011 00; <b>Legal Description:</b> SEC 6 T17N R10W PT OF SW 1/4 OF SW 1/4 COM 414.5 FT N OF SW COR, TH E 208.7 FT, TH N 208.7 FT, TH W 208.7 FT, TH S 208.7 FT TO POB 1A M/L <b>Comments:</b> This is an older wood frame, 2 bedroom home that has had a garage added and then vinyl sided. Mid-life roof. The windows are older wood sash units showing some decay in places. We saw evidence of a roof leak developing in the bathroom and kitchen. The home is slab-on-grade, so there isn't a crawlspace. We *think* the heating unit is in the attic (?) but can't be certain of that. There was no visible heat plant here. The electric service panel (breaker box) has been pirated away and it's now just a big gob of wires. The floor in the entry by the garage has a very weak floor, indicating frozen plumbing most likely. 2 small bedrooms. Garage has front and rear doors. Could be functional without a ton of work. Just west of US 131 and just north of US 10. <b>Additional Disclosures:</b> 48 (see key for full text) <b>Summer Tax Due:</b> \$207.42	5076 LAKOLA RD REED CITY	\$3,285.50
4939	<b>Parcel ID:</b> 14 740 048 00; <b>Legal Description:</b> LOTS 48 & 57 WILDWOOD ACRES <b>Comments:</b> This one has been unattended for some time. It is quite grown up and the driveway will take some clearing to make it passable. There are a couple of trees on the roof, but they do not appear to have caused too much damage inside. The soffits and eaves need attention, and there is rot in some window sills and near the foundation in spots. We peeked through the windows and it did not appear that the roof issues had transmitted inside in a horrific way, and we saw no serious roof leaks. This one could very likely be returned to productive use with some attention to deforestation and adding a nice new roof. 1/2 acre lot across the street from popular Rose Lake. If you're looking for a handyman project that can become a second or retirement home, there is a lot of potential here. This is likely in a HOA and there are probably fees and deed restrictions that you may want to check before bidding. Private roads. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$160.99	15411 MAIN ST LEROY	\$2,860.76
4940	<b>Parcel ID:</b> 16 007 016 10; <b>Legal Description:</b> SEC 7 T18N R7W PT OF NE 1/4 OF SE 1/4 COM AT NW COR THEREOF, TH E 10 RDS, TH S 16 RDS, TH W 10 RDS, TH N 16 RDS TO POB 1A M/L <b>Comments:</b> 1/2 acre parcel just west of Sylvan Center. This may have been a decent place a year or two ago ... it's hard to tell now. It has been harvested, vandalized, stripped, rode hard and put away wet. The mobile has been pretty well beaten up. The toilet and panelboard are gone, and the windows, walls, doors and rest of the interior soundly beaten. Outside, they began stripping the aluminum off the back to perhaps sell as scrap. THEN they decided to disassemble the steel barn and take that with 'em too. Much to their chagrin, the Sheiffs Department stopped by, and now they got a problem. Well they made a mess, and if you're the lucky bidder, this can all belong to you. There is some value here in the land, well and septic. Unfortunately the trailer no longer has a tongue to make it easy to haul off, but there is enough of the barn structure standing to put it back together with some of those \$10 2x4s from down at the lumber store. <b>Additional Disclosures:</b> 47; 48 (see key for full text) <b>Summer Tax Due:</b> \$173.57	5217 SYLVAN RD EVART	\$1,785.77

4941	<b>Parcel ID:</b> 16 027 007 50; <b>Legal Description:</b> SEC 27 T18N R7W E 60 FT OF S 210 FT OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 .28A M/L <b>Comments:</b> Parcel fronts 60' on the north side of 7 Mile Road and runs 210' deep. Level, open dry lands. <b>Summer Tax Due:</b> \$6.24	2694 7 MILE RD SEARS	\$710.71
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## 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.

**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.

**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.

**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.

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

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

**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.

**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.

**41:** 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.

**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.

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjamb, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**48:** This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

**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.

**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.

**68:** This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should **carefully review and understand the master deed and investigate association fees prior to bidding**.

**69:** This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

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

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