

Public Land Auction

Eastern UP

August 26th, 2022

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



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Alger
- Chippewa
- Delta
- Luce
- Schoolcraft

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Chippewa (DNR)
- Luce (DNR)
- Mackinac (DNR)

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Alger

Lot #	Lot Information	Address	Min. Bid
200	<p>Parcel ID: 005-120-017-00; Legal Description: SEC 20 T44N R21W 2.58 A BEG 75' N OF THE SE COR OF SE 1/4 OF NW 1/4 ;TH W 375';TH N 300';TH E 375';TH S 300' TO POB (2010 COMBINATION OF 018/019-00) Comments: 2.5 acre parcel on M-67 at Trenary. There are two homes here, both of which could be presentable without too much effort. The larger of the two has been occupied until May. It is vinyl sided and has maple floors worth redoing. It's stinky and grubby but solid and straight. We did notice a couple of joint cracks in the foundation blocks, but nothing severe. Roof is older but no substantial leaks evident. 2BR 1BA. Full basement is a bit damp. Has a sump pump which could lead to flooding if the power goes off. There is a shed out back that seems to be occupied by a chicken. The chicken is a sovereign, and not subject to foreclosure ... so no clucks for your bucks. House #2 may not have been occupied in a while but is also straight and worthy of rehabbing. Maple floors here also. The roof looks shady (both do) and there is some ceiling down in the kitchen. This is 1BR 1BA, tho the bath fixtures are missing. Out back there is a sauna, a small shed, a collapsed structure a large 2 car garage and what could be a really cool little bunkhouse, mancave or she-shed. All of the buildings and the yard have debris strewn around to clean up. All of the structures are preservable and make economic sense to repair. This could be a really neat little friends and family compound in the right hands. Natural gas to both houses. These were two separate parcels until combined in 2010. We can't be sure if there is one well or two. We assume they each have their own septic, but that's only a guess. Additional Disclosures: 5 (see key for full text)</p> <p>Summer Tax Due: \$308.62</p>	E-3080 ST HWY M-67 TRENARY	\$2,416.17
205	<p>Parcel ID: 007-210-006-30; Legal Description: SEC 10 T47N R22W .76 A PT OF SE 1/4 OF NW 1/4 COM S 1851.26' & W 573.61' OF N 1/4 COR OF SEC 10 TO POB; TH N26DEG77'44"W 244.17'; TH S75DEG12' 08"W 104.35' M/L; TH S7DEG11'31"W 191.99'; TH S89DEG06'18"E 224' TO POB (PARCEL A) Comments: This is a beautiful perch, overlooking (but not on) the fast flowing Laughing Whitefish River, just north of Deerton, just off M-28. About 15 miles east of Marquette. There is a roof over a mobile on a block foundation here that needs some work. Much of the expand and decking seems to have been done with mill grade (non-stamped, untreated) lumber, and its deteriorating. Inside, some of the workmanship is questionable, and the ceilings are sagging from roof leaks. It is clearly an old mobile home at its core. Hot water heat. Outdoor decking (mosquito feeding station) and a detached 2 car garage that appears solid. This parcel is less than one acre in size and does not front on a public road. We marked the location of the shared private driveway on Deerton Road with pink survey tape. This one will need some work but has tons of potential. There is a small pond to the north of the parcel.</p> <p>Summer Tax Due: \$249.99</p>	N 9173 DEERTON ROAD	\$4,367.89
206	<p>Parcel ID: 008-130-018-00; Legal Description: SEC 30 T46N R21W .82 A SE 1/4 OF NE 1/4 BEG 33' N & 187' W OF SE C, TH W 200', TH N 150', TH E 100', TH N 58', TH E 100', TH S 208' TO POB Comments: Former service garage location in downtown Eben Junction on M-94 west of Chatham. The buildings right/east side is collapsed. The left/west side is still up, but it probably wouldn't survive surgery. This property had gas pumps at one time when it was "Elmers Service". We believe the tanks were removed in 1983. See the Michigan Environmental Mapper listing for Facility # 18428 Additional Disclosures: 13; 12 (see key for full text)</p> <p>Summer Tax Due: \$82.54</p>	2884 ST HWY M-94	\$1,577.19

Chippewa

Lot #	Lot Information	Address	Min. Bid
1600	Parcel ID: 001-035-045-00; Legal Description: SEC 35 T47N R2W NE 1/4 OF SW 1/4 & PT OF SE 1/4 OF NW 1/4 COM AT SW COR OF SD SE 1/4 OF NW 1/4 TH E 20 FT ALG E-W LI TH N 65 FT M/L TO ROW LI OF BIRCH PT RD TH SWLY 20 FT M/L TO W N-S 1/16 LI TH S 61.3 FT TO POB. 40.03 A M/L. Comments: Parcel is roughly 60% marshlands, especially at the roadfront. Located near Birch Point and Brimley. This is a square 40, which has only 20 FOOT of frontage on the paved county road for access. There is a tidy stack of logs and two stakes with pink survey tape where this 20 foot wide access is located. We do not see signs of power nearby. This is recreational property and unlikely to contain a building site near the road.... standing water is visible here. Brushy, softwoods, evergreens. The parcel does rise and likely has uplands several hundred feet in toward the SE corner. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$205.94	7733 W BIRCH POINT LOOP BRIMLEY	\$3,229.61
1601	Parcel ID: 002-063-012-00; Legal Description: SEC 13 T46N R1E PART OF NW 1/4 OF NW 1/4 BEG AT A PT185 FT S & 33 FT E OF NW COR OF SEC 13; TH E 625 FT; TH S 110 FT M/L TO N BANK SAILOR CR TH W ALG N BNK OF SD CR TO A PT 42 FT M/L S OF POB; TH N 42 FT M/L TO POB EXC E 90 FT THEREOF. Comments: Parcel is brushy and densely woode. Irregular shape ... long and narrow. Between E 8 Mile Road and the creek, east of Lower Hay Lake Road. Buildable? You'll need to brushhog it to really know The useable road frontage here is on E 8 Mile. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$37.92	8053 S LOWER HAYLAKE RD SAULT STE MARIE	\$938.15
1602	Parcel ID: 002-072-005-00; Legal Description: SEC 22 T46N R1E N 300 FT OF W 300 FT OF NW 1/4 OF NE 1/4. 2A M/L. Comments: 300' x 300' parcel on E 9 Mile Road. There was a camper here which has recently been removed. It appears that someone was living here is a pretty primitive camp setup. They're gone now. We didn't inspect this in detail because it's clearly not something you'll want to vaca in. Land is level and sparsely wooded in evergreen. About 5 miles south of the Soo on a paved county road. Some debris to pick up ... 300' square. Summer Tax Due: \$23.51	E 9 MILE RD SAULT STE MARIE	\$669.16
1603	Parcel ID: 003-222-049-00; Legal Description: SEC 22 T46N R6W PART W 1/2 OF NW 1/4 OF SE 1/4 BEG AT NE COR TH S 100 FT TO BEG OF THIS DES TH W 240 FT SELY ON HWY 95 FT E 155 FT N 100 FT TO BEG. Comments: Level, dry wooded parcel in Eckerman. Paved road and power there. Irregular in shape but about 1/2 acre in size. There is a house to the north, and a camper on a lot to the south. 95 feet on the road. There may be a slight encroachment according to a neighbor, so we urge you to investigate lot lines here. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$12.04	9569 S SHELDON RD ECKERMAN	\$626.78
1604	Parcel ID: 006-114-004-90; Legal Description: SEC 14 T41N R5E W 1/2 OF FOLLOWING DESC PART OF GOVT LOT 1 OF SD SEC COM AT NE COR OF LOT 1 OF FRANK BAILEY PLAT OF HURON BAY THE S 83 DEG 40'E 22 FT TO POB TH S 83DEG 40'E 169.44 FT TO ELI OF SD SEC TH S 5DEG W TO OHWL OF HURON BAY TH SWLY 174 FT TO E LI OF SD PLAT TH N 5DEG E TO POB. Comments: Roughly 87 feet of frontage on Huron Bay, southern exposure waterfrontage on Drummond Island. This located in a very serene spot on a seasonal road that is typically passable by regular automobile in-season. There are several other residents out here (part time for the most part) including some modern construction. The shoreline is rocky, and the land itself is primary covered by flat, weather-dimpled rock. We did not see any evidence of electric service within a mile or more, and porta-potties seem to be the rule out here. This is a beautiful spot, but for the time being, you'll need to limit your juice requirements to what can be provided by solar, battery and genset power. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$62.25	S. Kilstrom Road, Drummond Island	\$1,252.95
1605	Parcel ID: 008-073-039-00; Legal Description: SEC 23 T45N R2W THAT PART OF SE 1/4 OF SE 1/4 LYING N OF RR ROW EXC COM AT SW COR SD SE 1/4 OF SE 1/4 SD SEC TH N 3 DEG 50' E 1307.8 FT ALG N & S 1/8 LINE TO E/W 1/8 LINE TH S 85 DEG 36' 17" E 651.57 FT ALGSD 1/8 LINE TO POB THIS EXC TH S 03 DEG 50' 21" W 61.87 FT TO FENCE ALG N LINE SOO LINE RR ROW TH S 67 DEG 38' 34" W ALG ROW 823.55 FT TO E LINE THOMPSON RD THN 03 DEG 50' E 432.61 FT ALG SD E LINE TO E/W 1/8 LINE TH S 85 DEG 36' 17" E 739.04 FT ALG SD 1/8 LINE TO POB. 0.089 A M/L. Comments: 8/100ths of an acre. No road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$6.11	OFF S KINROSS RD KINROSS	\$696.66

1606	<p>Parcel ID: 008-076-014-00; Legal Description: SEC 26 T45NR2W 458-2 95 REDESC PART OF NE 1/4 OF NW 1/4 COM AT N 1/4 COR OF SD SEC TH S 1 DEG 52'35" W ALG N-S 1/4 LI OF SD SEC 142.5 FT TO POB TH CONT S 1 DEG 52'35" W 98.08 FT TO NW R/W OF H-63 TH S 59 DEG 59'05"W ALG SD R/W 200 FT TH N 1 DEG 52'35"E 98.08 FT TH N 59 DEG 59'05" E 200 FT TO POB. Comments: Parcel has 200' of frontage on paved, county maintained Mackinac Trail. There is somewhat a footprint here suggesting a mobile home may have been here at one time, but that's just a guess. There are no improvements on the land, but there is a well and other items on what we believe is the parcel to the north. Level dry lands, 200' on the road x 98' deep.</p> <p>Summer Tax Due: \$96.10</p>	16050 S MACKINAC TR KINROSS	\$1,978.62
1607	<p>Parcel ID: 012-186-014-00; Legal Description: SEC 36 T45N R2E PART OF NW 1/4 OF NE 1/4 BEG 564.7 FT NLY & 308.4 FT WLY OF SE COR OF SD NW 1/4 OF NE 1/4 TH N 231.7 FT TH WLY 154.2 FT TH S 231.7 FT TH E 154.2 FT TO BEG. 1 A M/L. Comments: ~1 Acres Vacant Parcel in Barbeau</p> <p>Summer Tax Due: \$20.59</p>	BARBEAU	\$752.92
1608	<p>Parcel ID: 012-360-001-00; Legal Description: FIELD-HAVEN PLAT LOT 1. Comments: Watch the big ore boats from the front porch of this cute little vertical log cabin on Neebish Island. WATERFRONT on the St Marys River. Wave to the Canadians on the other side! This is solid structure with only a little decay here and there BUT this was built on soft soils with nothing more than cement blocks (no footings) to support it and WHOOPS it is settling unevenly. As a result, the front door screen doesn't open outward because the cottage has settled to one side below the porch deck. All the way around this cottage it is sagging and bowing. A competent handyman or contractor could straighten this out and save it without a lot of trouble. Inside, the cottage is uninsulated pine and log, and features a wood burning fireplace. These are spartan accommodations, with a couple of sinks, but not a full bathroom. We suspect there is no "real" septic system here, just the sinks and two-holer (?) out back. We were going to take some thrilling waterfront photos from the banks of the St Marys River, but some nesting Herons had other plans for us. If you go out here to see this be careful. They move like Gazelle and probably could inflict a solid ouchie if agitated. The roof is older but not leaking that we could see. We're not sure where the well is (or if there even is one). The lot is roughly 100' wide x 450' deep. Antiquated 60A fused electric service. This could be a darling little place in the right hands. The Neebish Island ferry is a \$20 ride round trip, and they're 2 hours apart, so you'll be on the island at least that long ... so bring a book for the ferry dock. Additional Disclosures: 34 (see key for full text)</p> <p>Summer Tax Due: \$120.37</p>	13599 S DEER TRAIL ROW BARBEAU	\$1,880.34
1609	<p>Parcel ID: 012-450-013-10; Legal Description: SEC 24 T47N R1W R H OSBORN SUPERVISOR'S PLAT #1 E 100 FT OF W 305 FT OF S 130 FT OF LOT 13. Comments: This home is not regularly occupied, but still contains the personal property of the last owner, so we did not breach it for interior photos. The exterior has been modernized with vinyl siding, windows and roof. The inside we suspect is cluttered and will need to be emptied before you can really assess its condition. There is some deflection and sway in the structure, but not severe that we could see from outside. There is missing siding and soffit trim, and general maintenance and repair is needed there. Note: there is a ground wasp nest in the side yard to the west of the home near the lilac bush. Bring your epi pen! Nice corner lot across from the Soo Township Community Center. Natural gas is onsite.</p> <p>Additional Disclosures: 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$430.58</p>	3490 S OAKWOOD DR SAULT STE MARIE	\$5,228.25

1610	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 013-167-002-00; Legal Description: SEC 17 T46N R2E PT OF N 1/2 OF NW 1/4 OF NE 1/4 DESC AS COM AT N 1/4 COR SD SEC TH N 88 DEG 16'40" E ALG N LINE OF SD NE 1/4 1071.26 FT TO POB TH CON TH CON N88 DEG 16'40" E ALG SD N LINE 250.01 FT TO NE COR SD N 1/2 OF NW 1/4 OF NE 1/4; TH S 01 DEG 22'19" E A DIST OF 661.93 FT TO SE COR OF SD N 1/2 OF NW 1/4 ; TH S88 DEG 15'11" W ALG S LINE OF SD N 1/2 A DIST OF 250.01 FT; TH N01 DEG 22'19" W 662.04 FT TO POB. (PARCEL E NORTHWOODS SURVEY #5703-005 8/1/2006 1019/1089-S) 3.8 A M/L. Comments: This sale includes two adjacent parcels that are 3.8 acres each. We are selling them together as the infrastructure and other components of the property are somewhat indistinguishable. There is an assortment of potentially functional and clearly scrapped out mobile homes, vehicles and other equipment in various conditions, and outbuildings and assorted "man stuff" all over both parcels. It is simpler to sell them together. At the road there is one shared driveway that crosses the property line. The east and west property lines appear to be marked with green (west) and green-white (east) steel fenceposts. The property is on a county maintained paved road. We did not inspect the property in detail, because we were uncertain as to whether it is still occupied. At a minimum, there is personal property stored here that we assume someone is coming back for. USGS topographical maps indicate that the property is level, and dry uplands. They appear to be wooded in a variety of species, mostly younger growth. Access to Sugar Island is by ferry from Sault Ste Marie. There is considerable work here in cleaning the property up. Additional Disclosures: 17; 6; 21; 33 (see key for full text)</p> <p>(2 of 2) Parcel ID: 013-167-002-20; Legal Description: SEC 17 T46N R2E PT N 1/2 OF NW 1/4 OF NE 1/4 DESC AS COM AT N 1/4 COR SD SEC TH N 88 DEG 16'40" E ALG N LINE SD NE 1/4 821.25 FT TO POB TH CON N88 DEG 16'40" E ALG SD N LINE 250.01 FT TH S01 DEG 22'19" E 662.04 FT TO PT ON S LINE OF SD N 1/2 OF NW 1/4 OF NE 1/4 TH S88 DEG 15'11" W ALG SD S LINE 250.01 FT TH N01 DEG 22'19" W 662.14 FT TO POB. 3.8A M/L. (1019/1089 NORTHWOOD'S SURVEY PARCEL "D" PER SURVEY AT L1019 P1089) Summer Tax Due: \$302.40</p>	<p>7722 E 8 MILE RD SAULT STE MARIE;</p> <p>7628 E 8 MILE RD SAULT STE MARIE</p>	\$2,815.31
1612	<p>Parcel ID: 014-062-006-00; Legal Description: SEC 12 T46N R2W E 1/2 OF SW 1/4 OF NE 1/4. 20 A M/L. Comments: ~20 Acres Vacant Parcel in Brimley Summer Tax Due: \$49.44</p>	OFF S. FORREST SIDE RD BRIMLEY	\$1,090.29
1613	<p>Parcel ID: 041-771-015-00; Legal Description: SECS 34 & 35 T42N R4E SUPERVISORS PLAT #1 OF DETOUR LOT 15 BLK 11. Comments: Vacant Land off Division st. in Detour Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.73</p>	OFF DIVISION ST DETOUR	\$579.64
1614	<p>Parcel ID: 051-106-004-00; Legal Description: ROBT NEWTON ADAMS ADD NO 2 LOT 4 BLK 6. 0.095 AC Comments: At the time of our visit in early June, this home was still occupied. So we did not have the opportunity to view it in detail. Has had some updating done over time including vinyl siding and windows. Roof on upper portion is older, but lower rear roof is newer. Can't be certain if this is still occupied daily, but there is personal property there and it appears to be maintained and have utility service. Older, one car wood frame garage on the alley needs help. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$890.34</p>	907 AUGUSTA ST SAULT SAINTE MARIE	\$3,251.05
1615	<p>Parcel ID: 051-193-011-00; Legal Description: BROWN ST GEO LEROY BROWNS ADD LOT 11 BLK 3. Comments: Older 2BR 1BA wood frame home in the Soo. Has a wood pier footing system that has decayed ... and now has a "sunken living room" that is about eight inches lower in the center of the house than at the outside walls. There is some, but not horrible ... deflection on the outside walls, but the center of the house is where it is most severe. Roof is ancient. Plumbing and electrical are amateur and need to be redone. Very narrow lot has parking in back on the alley. There is a spot in front, but if you park there you won't have room to open the doors. Might make a good garden spot tho! This one could be saved with some effort. We would strip it, level it, and resurface it. Needs some debris removal and tree removal also. Run your plans by the local code enforcement folks to be sure they'll allow it. Has been vacant for at least 2-3-4 years. We found Census forms in the door from 2020. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$488.98</p>	921 BROWN ST SAULT SAINTE MARIE	\$3,253.14
1616	<p>Parcel ID: 051-344-001-00; Legal Description: EVERETT AND EVELANDS SUBD LOTS 1 AND 2 BLK B. Comments: Vacant Lot in Sault Sainte Marie Summer Tax Due: \$37.04</p>	E 9TH AVE SAULT SAINTE MARIE	\$746.32

1617	Parcel ID: 051-531-022-00; Legal Description: MARTYN AND STUARTS ADD LOTS 22 TO 25 INCL BLK 1. Summer Tax Due: \$184.37	E 14TH ST SAULT SAINTE MARIE	\$1,428.07
1618	Parcel ID: 051-540-005-00; Legal Description: MARTYN AND STUARTS ADD LOTS 5 TO 7 INCL BLK 10. Comments: Vacant Lot in Sault Sainte Marie Summer Tax Due: \$46.30	E 11TH AVE SAULT SAINTE MARIE	\$815.74
1619	Parcel ID: 051-571-001-00; Legal Description: MC NAUGHTONS ADD NO 2 LOTS 1 THRU 24 INCL BLK 1. Summer Tax Due: \$99.76	E 28TH AVE SAULT SAINTE MARIE	\$989.07
1620	Parcel ID: 051-809-025-00; Legal Description: A B WILGUS ADD LOTS 25 THRU 29 BLK 9. Comments: Vacant Lot in Sault Sainte Marie Summer Tax Due: \$88.68	E 13TH AVE SAULT SAINTE MARIE	\$964.53
1621	Parcel ID: 051-816-004-00; Legal Description: A B WILGUS ADD LOTS 4 THRU 6 BLK 16. Comments: Vacant Lot in Sault Sainte Marie Summer Tax Due: \$108.42	E 15TH AVE SAULT SAINTE MARIE	\$993.52
9991618	Parcel ID: 051-540-005-00; Legal Description: MARTYN AND STUARTS ADD LOTS 5 TO 7 INCL BLK 10. Comments: Vacant Lot in Sault Sainte Marie Summer Tax Due: TBA	E 11TH AVE SAULT SAINTE MARIE	\$815.74

Chippewa (DNR)

Lot #	Lot Information	Address	Min. Bid
99023	Parcel ID: Part of 051-252-008-10; Legal Description: Cody Heights Addition Subdivision: A strip of land one foot in width off the north side of Lot 9 of Block 12 Comments: A narrow strip of land only 1' in width X 162' long with legal road access on the east side of Ashmin Street - north of the Marquette Ave. intersection. Zoned B-3 General Business and is too small to be built on. The 1' strip is between two private business. 0.003 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Ashmin St	\$300.00
99024	Parcel ID: 051-403-001-00; Legal Description: Hall's Addition to Sault Ste Marie Subdivision: Block 3: That part of Lot 1 to 4 lying South of Ry. right of way Comments: Small triangular forested parcel on the east side of Oak Street - north of 10th Ave. Zoned R-1 One-Family Residential and is too small to meet local zoning to build as a stand alone parcel. 0.03 Acres Additional Disclosures: 9; 75 (see key for full text) Summer Tax Due: TBA	Oak St	\$1,125.00
99025	Parcel ID: 051-406-009-00; Legal Description: Hall's Addition to Sault Ste Marie Subdivision: Block 6: Lots 9 to 19 lying S of RR r/w Comments: Small triangular parcel on the east side of Oak Street south of 10th Ave. Zoned R-1 One-Family Residential and is too small to meet local zoning to build as a stand alone parcel. Currently being used as a driveway and side-yard for a private adjacent landowner. 0.03 Acres Additional Disclosures: 9; 75 (see key for full text) Summer Tax Due: TBA	Oak St	\$1,125.00
99027	Parcel ID: 051-714-017-00; Legal Description: Stowell's Addition Subdivision: Block 4: Lots 17 18 19 20 excluding that part in the highway ROW Comments: Small triangular parcel on the east side of Business Route I-75 - north of 26th Ave. Zoned B-3 General Business and is too small to be built on. Currently part of the entrance / parking lot of a Farm Market coming off of 26th Ave. 0.02 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Bus I-75	\$900.00
99028	Parcel ID: 051-731-001-00; Legal Description: Stowell's Addition No. 3 Subdivision: Block 1: Lots 1 to 20 Comments: The subject property is zoned R-1A: One Family Residential and consists of vacant residential property on W 25th Avenue west of the W 7th Street intersection. More specifically the subject is located within the city limits of Sault Ste. Marie MI. The subject has frontage on Ashmun Creek which flows through the southwestern part of the property. The subject property is composed of two blocks which can be combined if the platted subdivision street/ally between them is vacated by the future buyer. The City of Sault Ste. Marie owns large acreage tracts north and west of the subject along Ashmun Creek. 2 Acres. At the end of a quiet cul-de-sac. City water, sewer and natural gas are nearby. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	W 25th Ave	\$13,500.00
99029	Parcel ID: 002-660-006-00; Legal Description: Supervisor's Plat # 1 of Bruce Township Subdivision: Lot 6 Comments: Land is zoned Residential Vacant and has 67 feet on the St Marys River. Off E 10 Mile Road east of the Lower Hay Lake Road intersection. Property Dimensions are 71.7' (west Klier Road) X 521.2' (north) X 67.3' (east waterfront) X 514.2' (south). 0.8 Acres. Lands in this area are marshy and we don't believe it would "perc" for a septic. The waterfrontage is soft and may not support a dock in this area. Additional Disclosures: 41; 75 (see key for full text) Summer Tax Due: TBA	Klier Road	\$5,500.00
99030	Parcel ID: Part of 003-222-029-00; Legal Description: NE1/4 of the SW1/4 excluding D. S. S. and A. RR ROW Comments: The subject property is zoned vacant residential and consists of forested property near M123 southwest of the M123 and Sheldon Road intersection. The subject is surrounded by rural private parcels to the northeast and US Forest Service lands to the southwest in Eckerman MI. The subject does not have road access (i.e. landlocked) and has flat relief with poorly drained soils. The State of Michigan does not own the Railroad ROW that crosses the southern part of the property. As a result the southern strip of land may be difficult to access without having to use adjacent US Forest Service lands for access. 38 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off M-123	\$30,000.00

99031	Parcel ID: 005-010-026-00; Legal Description: Part of Gov't Lot 4 com at inter N li M-134 & W li sd lot th N 6d E 490 ft & S 62d 51' E 790 ft & S 27d 09' W 250 ft to beg this desc th con S 27d 09' W 66 ft to NE cor Lot 8 of Lelievres Huron Plat th S 62d 51' E 66 ft to E side of extended Helen St. th N 27d 09' E 66 ft th N 62d 51' W 66 ft to beg Comments: The subject property is zoned Residential Vacant and consists of property near S Scenic Road (M134) east of the M48 intersection. More specifically the subject is about 8 miles west of De Tour Village MI. The subject appears to have a driveway trespass with two adjacent parcels to the north. The subject does not have direct road frontage on M134 even though the county GIS does not show a private landowner between the road and the subject. Property dimersions are 66' X 66' Open land cover. 0.1 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off M-134	\$700.00
99032	Parcel ID: Part of 005-054-001-00 (1); Legal Description: N 1/2 of the of NW 1/4 ALSO NE1/4 except SE 1/4 of the NE 1/4 Comments: The subject property is zoned Residential and consists of vacant residential property near E Traynor Road. The subject is landlocked and surrounded by rural private parcels about 2 miles East of Goetzville. The subject does not have road access to E Traynor Road. The DNR is currently in the middle of an ongoing timber harvest on the subject property. The harvest will be completed before the sale of the property. 153 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off E Traynor Rd	\$53,270.00
99033	Parcel ID: Part of 005-054-001-00 (2); Legal Description: NE1/4 of the SE1/4 Comments: The subject property is zoned Residential and consists of vacant residential property near E Traynor Road. The subject is landlocked and surrounded by rural private parcels about 2 miles East of Goetzville. The subject does not have road access to E Traynor Road. 40 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off E Traynor Rd	\$15,000.00
99034	Parcel ID: 005-060-002-00; Legal Description: NW1/4 of the NE1/4 Comments: The subject property is zoned Residential and consists of vacant residential property near E Traynor Road. The subject is landlocked and surrounded by rural private parcels about 3 miles East of Goetzville. The subject does not have road access to E Traynor Road. 40 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off E Traynor Rd	\$15,000.00
99035	Parcel ID: 005-075-030-00; Legal Description: Government Lot 6 Comments: The property has frontage on the west side of Caribou Lake (located just over a mile SE of N Caribou Lake Road and the Polaczyk Road intersection) legally access to the property is from the lake (the DNR has a boat access site on the NE corner of the lake) Chippewa County owns a 33' highway ROW easement from N Caribou Lake Road to the western border of the property (mostly muck) - interested parties should contact the county for access the parcel is likely larger (~90+ acres) than 51.3 acres since Caribou Lake has dropped since the original survey. The subject property is zoned Residential. 94 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off N Caribou Lake Rd	\$59,420.00
99036	Parcel ID: 006-285-008-00; Legal Description: SW1/4 of the SE1/4 Comments: The subject property is zoned Residential and consists of vacant residential property near S Lincoln Road. The subject is landlocked and surrounded by rural private parcels about 1.5 miles NE of Lincoln (on Drummond Island). The subject does not have road access to S Lincoln Road. The State of Michigan will be retaining mineral rights to the subject. 40 Acres Additional Disclosures: 74; 75 (see key for full text) Summer Tax Due: TBA	Off S Lincoln Rd	\$30,250.00
99037	Parcel ID: 008-066-027-00; Legal Description: NE1/4 of the SE1/4 except that part North of road Comments: This is a delightful 36.8 acre parcel that includes roughly half of the frontage on Garkinghouse Lake, just west of Kinross. It is zoned forest recreation and is at the SW corner of the Johnson Road and the Thompson Road intersection. Most of the subject property is marshland according to USGS topographical maps, but there is an uplands area at the SE corner of the parcel on Johnson Road which appears dry and is likely buildable (3-4 acres). 36.8 Acres Total. When people tell us the type of property they're looking for ... THIS IS IT. Paved road frontage on two sides. Additional Disclosures: 41; 75 (see key for full text) Summer Tax Due: TBA	Johnson Rd @ Thompson Rd	\$55,500.00

99038	<p>Parcel ID: No Tax-Id Assigned (D); Legal Description: N 1/2 of the NE1/4 EXCEPT that part of the N 1/2 of the NE 1/4 of Section 26 lying South and East of the I-75 corridor EXCEPTING ALSO that part lying N and W of a line drawn parallel to and 10 rods SE'ly of US highway #2; EXCEPTING ALSO the N 10 rods of the NW1/4 NE1/4 lying E of a line running parallel to and 10 rods SE'ly of US #2 Comments: Property is zoned R1 - Single Family Residential. Wooded parcel on the curve of Hassett Drive east of the Mackinac Trail intersection. The subject is surrounded by residential private parcels along the west side of the I-75 ROW about 5 miles northeast in Rudyard MI. It is about 500 feet from the Kinross Post Office. The subject is accessible via Hassett Drive as the NW corner of the property intersects this curve in the road (survey may be needed). The land is level with dry sandy soils (northern 2/3 of the parcel) and some wet muck soils (southern 1/3). There is a powerline easement running through the property parallel with I-75. The subject does meet local zoning to build regulations which requires 15000 sq. feet (0.35 acres) and a property width of 100 feet. 17.1 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA</p>	Hassett Dr	\$11,000.00
99039	<p>Parcel ID: 009-060-042-00; Legal Description: That part of SE1/4 Sec. 10 lying S of Munoscong River des. as beg. on S'ly line of Sec. 10 40 rods E of 1/4 line in said Sec. 10; th N to river; th SE'ly along said river to intersection with S line of said section; th W along said section line to place of beginning Comments: This parcel is zoned Rural Residential and consists of vacant waterfrontage on the Munuscong River near the E Big Rock ROW east of the S Riverside Drive intersection. Located about 7.5 miles northeast of Pickford MI in the village of Kelden. The subject may have road access via the adjacent platted subdivision road known as the E Big Rock Row. Currently this road is used for access off S Riverside Drive for private landowners living in the adjacent subdivision. A private landowner has built a shed at the end of this ROW making access even more questionable, however that shed may not have the legal right to be in that location. NOTE: The gift deed to the State of Michigan listed some limitations on future land use of the subject. Buyers will have to comply with the following deeded language: 1) That the said premises shall be perpetually maintained by the said party (i.e. the State of MI) of the second part as a public park for the free use of the general public without discrimination 2) That the said premises shall be perpetually names Dodge Brothers Munoskong State Park 3) That no spiritous liquor or other intoxicating drinks shall ever be sold on the said premises or any part thereof by second party hereto or by any person or persons firms or corporation under or by virtue of any franchise license grant or permission of said second party. 1.6 Acres. Essentially, a buyer may use this property, but that use is not exclusive, and will need to be shared with the public if that request is presented ... however unlikely that may be. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA</p>	E Big Rock Row	\$18,000.00
99040	<p>Parcel ID: 010-145-001-00; Legal Description: NE 1/4 except SW 1/4 of the NE 1/4 Comments: The subject property is zoned residential vacant and consists of vacant residential property near S Raber Road at the M48 intersection. The northwest corner of the subject has frontage on Bender Lake and is located about 1 mile northeast of Goetzville MI. The State of Michigan will be conducting a timber harvest on the subject before a sale takes place. In addition the State of Michigan will be retaining the mineral rights to the subject. 98 Acres Summer Tax Due: TBA</p>	Off S Raber Rd	\$60,000.00
99041	<p>Parcel ID: 011-032-008-00; Legal Description: E 1/2 of the W 1/2 excluding NE 1/4 of the NW 1/4 Comments: State Owned ,this 120 acre parcel is zoned recreation conservation and consists of vacant residential property. The Pine River flows through the center of the property, which is located about 4 miles south of Rudyard MI. Over 3000 feet of frontage on the river! The US Forest Service abuts the southern part of the property which is the Chippewa-Mackinac County line. 120 Acres. To reach this property, you travel to the very south end of River Road (a seasonal road off 23 Mile Road). Where the road turns right/west, it is gated. This is a private road to which our parcel does NOT have an easement right to use. But about 500 feet past this gate, and across the river is the east line of the parcel being sold. Topographical maps indicate that this land is entirely upland and not marshy. Additional Disclosures: 43; 75 (see key for full text) Summer Tax Due: TBA</p>	Off S River Rd	\$99,000.00
99042	<p>Parcel ID: 011-126-008-00; Legal Description: S 1/2 of the SW 1/4 Comments: The subject property is zoned recreation conservation and consists of vacant residential property near S Chub Creek Road near the Saaranen Road intersection. The Chub Creek flows through the center of the subject which is located about 5 miles southwest of Rudyard MI. The US Forest Service abuts the western part of the property. 80 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA</p>	Off S Chub Creek Rd	\$43,500.00

99043	<p>Parcel ID: 011-176-005-00 011-185-004-00; Legal Description: Section 26: S 1/2 of the SW 1/4 ALSO Section 35: NE 1/4 of the NW 1/4 Comments: The subject property is zoned recreation conservation and consists of vacant residential property near W 17 Mile Road near the Postma Road intersection. The North Pine River flows through the center of the subject which is located about 4 miles northwest of Rudyard MI. The US Forest Service abuts the western part of the property. The property does not have road frontage and can only legally be accessed by floating the North Pine River. US Forest Service is adjacent to the parcel to the west Forested 120 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	W 17 Mile Rd	\$76,500.00
99044	<p>Parcel ID: 012-175-014-00; Legal Description: West 30 acres of Government Lot 4 Comments: The subject property is zoned Forest Recreational and consists of vacant residential property near 16 1/2 Mile Road near the E Collins Road intersection. More specifically the subject is located about 10 miles southeast of Barbeau MI on Neebish Island. The NE corner of the subject property 'may' have access to the St. Mary's River (e.g. the corner appears to go to the high-water mark of Great Lakes Bottomlands) but does not have road frontage. The State of Michigan will retain mineral rights to the subject. 30 Acres Additional Disclosures: 75; 74 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off 16 1/2 Mile Rd	\$15,750.00
99045	<p>Parcel ID: 012-072-013-00; Legal Description: S1/2 of S1/2 of NE1/4 of NW1/4 lying east of railroad right of way Comments: The subject property is zoned Forest Recreational and consists of vacant residential property near 3 Mile Road near the Baker Side Road intersection. More specifically the subject is located about 4.5 miles southwest of Sault Ste. Marie MI. The subject is landlocked and is adjacent to a railroad ROW (western border). 4.5 Acres. Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off 3 Mile Rd	\$1,100.00
99046	<p>Parcel ID: 013-221-024-00; Legal Description: Part of Gov't Lot 2 beg 964 ft E of NW cor of Gov't Lot 2 th E 310 ft to sh of Lake Geo th SWly along sh 200 ft th W para to N line of sd lot 300 ft th N 200 ft m/l to beg Comments: You can see Canada and lots of wildlife, from this St Marys River waterfront parcel. Zoned Agricultural at the dead end of E Bailey Road near the Lake George Road intersection. About 10 miles east of Sault Ste. Marie MI on the east side of Sugar Island. Has frontage on the Saint Marys River and legal road access to E Bailey Road is unknown. 0.5 Acres. The neighboring property has gated the street, but likely has the same legal access as this parcel, depending on the actual location of the "end" of the public street. There may be personal property from the neighbor located across their property line onto this parcel. Can't be sure without a survey or reference onsite. Parcel is wet and may or may not support construction. You should check with a qualified consultant on that if it is a factor in your bidding. Additional Disclosures: 74; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	E Bailey Rd	\$4,250.00
99047	<p>Parcel ID: 016-233-004-00; Legal Description: SW 1/4 of the NW 1/4 Comments: The subject property is zoned Recreational Forest and consists of landlocked vacant residential property near W Station South Road west of the M123 intersection. More specifically the subject is located about 3 miles southwest of Paradise MI. The subject has frontage on a northerly bay of Preacher Lake. In addition there is a granted easement to Cloverland Electric Cooperative through the southern part of the property. 40 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off W Station South Rd	\$14,500.00
99048	<p>Parcel ID: 016-234-018-00; Legal Description: North 300 feet of the South 820 feet of the East 1000 feet of Government Lot 2 excluding East 800 feet Comments: The subject property is zoned Residential and consists of vacant property near M-123 south of the W Station South Road intersection. More specifically the subject is located about 2 miles south of Paradise MI. Privately owned residential properties surround the subject making it landlocked. Marshy landlocked parcel. 1.37 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off M-123	\$2,300.00
99049	<p>Parcel ID: 016-406-014-00; Legal Description: SW1/4 of the SE1/4 of the NE1/4 of the SE1/4 Comments: The subject property is zoned Recreational Forest and consists of vacant residential property near W Verns Road southwest of the Betsy River Road intersection. More specifically the subject is located about 10 miles northwest of Paradise MI. Privately owned residential properties surround the subject making it landlocked. 2.5 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off W Verns Rd	\$3,500.00

99050	<p>Parcel ID: Part of 016-277-001-00; Legal Description: N1/2 of the SE1/4 of the SE1/4 lying easterly of the centerline of Whitefish Point Road Comments: Property is zoned R-1 Residential, and is wooded vacant land on the east side of N Whitefish Point Road south of the Vermillion Road intersection. It is located about 5 miles north of Paradise MI. There is a large tract of State of MI ownership across Whitefish Point Road to the west. The subject is near Whitefish Bay (Lake Superior) but does not have frontage on the waterbody. Privately owned residential properties surround the subject to the north and south (on the east side of Whitefish Point Road), and there are waterfront lots held by other third parties to the east toward the water. 4.8 Acres. The property sits below road grade about ten feet and is wooded in a variety of species. Paved, county road frontage, and power there. Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	N Whitefish Point Rd	\$23,500.00
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Delta

Lot #	Lot Information	Address	Min. Bid
1900	Parcel ID: 006-331-019-00; Legal Description: SEC 31 T41N R20W. 7 A SW 1/4 OF SE 1/4 LNG S OF SOO LN RR EXC HWY R/W. Comments: Old mobile home on a 7 Acre parcel on the north side of US 2. Roughly 1320' feet along the road, running deep to the railroad r/o/w ... an average of about 230 feet. Mobile is trashed and of little value. May be a well and septic here that could be repurposed. Mostly open, level lands. Summer Tax Due: \$40.21	US HIGHWAY 2 RAPID RIVER	\$1,256.53
1901	Parcel ID: 010-181-004-00; Legal Description: SEC 31 T41N R18W. 3.50 A COM AT NW COR OF SW 1/4 OF NE 1/4 TH S ALG N & S LN 39 RDS, TH NE ALG CO RD 42 RDS, TH W 32 RDS TO POB. Comments: Older roof over mobile with a couple of Biltmore additions and a 2 car garage attached to those. We would consider this to be a shell to strip and refinish, as she is a little beat up. 3BR 1BA, plus a couple of flexible use rooms in the Biltmore. There is notable decay in exterior porches and roof valleys. We're pretty sure there is freeze damage to the plumbing. She's a little grubby and worn, but could be repurposed with some work. On 3.5 acres in Garden Township, a couple miles north of US 2. Summer Tax Due: \$153.41	9980 LL RD RAPID RIVER	\$2,887.77
1902	Parcel ID: 013-201-002-00; Legal Description: SEC 1 T40N R20W. 4.80 A NE 1/4 OF NE 1/4 LNG N'LY& W'LY OF E BDY OF WYE TRACK & N OF US 2 EXC COM AT NE COR SEC 1, TH S 0 DEG 54' 02" W ALG E LN SEC 106.84' TO S'LY RR R/W & POB, TH CONT S 0 DEG 54' 02" W 77.61' TO A PT 50' S AT R/A FROM C/L RR E WYE TRACK, TH SW'LY ALG A 1382.4' RAD CURVE TO LT CHORD BEAR OF S 81 DEG 20' 30" W A CHORD DIST OF 104.47' TO BEG OF A466.95' RAD CURVE TO LT, TH SW'LY ALG CURVE A CHORD BEAR OF S 66 DEG 32' 50" W A CHORD DIST OF 204.19', ALL BNG 50' S'LY OF & PAR WITH C/L OF WYE TRACK, TH N 15 DEG 29' 25" W 266.34' TO S'LY RR R/W, TH S 77 DEG 16' E ALG R/W 372.12' TO POB. Comments: Parcel has roughly 800 feet on US and runs an average of about 230 feet deep to the railroad r/o/w. It is irregular in shape, especially toward the east side. The r/o/w of US appears to change along the frontage of this piece, at least according to the maps we saw when reviewing this. The gross acreage is around 7 acres, and it's net area is roughly 4.8 acres. You may wish to confirm those numbers with local records. There is some marshy area in the center according to USGS topographical maps. Of note, this parcel is due east of sale 1903, which may be very popular. Summer Tax Due: \$28.13	US 2 NAHMA JUNCTION MI	\$1,075.05
1903	Parcel ID: 013-201-007-00; Legal Description: SEC 1 T40N R20W 10 A NW 1/4 OF NE 1/4 LNG N OF US 2 EXC W 127.41' & EXC HWY R/W Comments: Please note: The legal description has been updated to indicate the current description of the this property (now known as 013-201-007-10), which is approx. 10 acres. The aerial map in the photos shows the approximate parcel boundaries of the current legal description of this property. This is a hand-hewn log home located near Nahma Junction on US 2. We would estimate it to be 10-15 years old, but that is nothing more than an educated guess. We aren't certain of the species to be certain, but we are fairly sure that these are pine as opposed to cedar logs and will require more upkeep over time. This appears to have been built by someone with excellent workmanship and a lot of attention to detail. He is deceased and did not finish the project. There is a massive stone fireplace, which we are told was built with stone harvested from Lake Superior (or Michigan?). There is no power, well or septic here, and at this time it is essentially a shell to be finished. It is one large room with a loft serviced by a ladder. There is a large pond to the west of the home, which is situated on roughly 10 acres near Nahma Junction. Sale unit 1902 is adjacent to the east of this parcel if you'd like a little more elbow room. There is some marshland on this parcel according to USGS topographical maps. Summer Tax Due: \$168.89	12748 US HIGHWAY 2 RAPID RIVER	\$3,249.23
1904	Parcel ID: 013-202-001-00; Legal Description: SEC 2 T40N R20W. 28 A FRL NE 1/4 OF NE 1/4 EXC US 2. Comments: This is a 1/4 1/4 section (1320' square) in a fractional section. It is bisected east-west by the US 2 right-of-way. The net resulting acreage is about 28 acres. Level lands, mixed younger growth. There are about equal amounts of the property north and south of the highway. Summer Tax Due: \$126.63	US HIGHWAY 2 RAPID RIVER	\$2,418.37
1905	Parcel ID: 014-064-068-00; Legal Description: SEC 14 T39N R23W. 2.26 A PT OF SW 1/4 OF SW 1/4 LNG NW OF R/W OF MSTP&S STE M RR. Comments: Vacant Lot ~0.88 Acres in Escanaba. We were not able to find any improved road access to this parcel. Summer Tax Due: \$7.21	(Off) 19th Avenue, M-25 Lane	\$715.63
1906	Parcel ID: 014-668-002-00; Legal Description: SEC 18 T39N R22W. LOT 2 BLK 18 OF SUPERVISOR'S PLAT OF I STEPHENSON COS 1ST ADDITION TO WELLS. Comments: Level, open lot in Wells. In a quiet area or well maintained homes Summer Tax Due: \$63.28	6411 N 2ND ST WELLS	\$1,523.21

1907	<p>Parcel ID: 041-257-011-30; Legal Description: SEC 17 T39N R18W. PT OF LOT 11 BLK 7 COM AT SE COR OF LOT 11, TH NE'LY ALG E LN OF LOT 11 18' TO POB, TH N 63 DEG 37' W 157.48' TO W LN OF LOT 11, TH N'LY ALG SD W LN 14', TH S 63 DEG 37' E 89.55', TH N 26 DEG 23'E 10', TH S 63 DEG 37' E 69', TH S ALG E LN OF LOT 11 24' TO POB. VILLAGE OF GARDEN SUB. Comments: Older 1.5 story wood frame home in Garden. Has had very recent investment into a raised transpiration mound type of pumped septic. There is also a newer electric service and vinyl siding (3 sides, the back doesn't count, right?) You can see Lake Michigan from this property in the distance. 3BR 1BA. Spartan accommodations in the quiet little village of Garden. This home does have a wood pier footing system and there are some bows and weaves in the floor ... that is not uncommon for homes of this age in this area.</p> <p>Summer Tax Due: \$820.80</p>	6307 STATE ST GARDEN	\$4,581.18
1908	<p>Parcel ID: 051-190-2930-153-017; Legal Description: W 40 FT OF LOTS 1 & 2 OF BLK 7 OF THE HESSEL & HENTSCHEL ADDITION Comments: Single family rental property in Escanaba. Was occupied by a renter last we knew. Shows signs of deferred maintenance and will need a roof before long. Abandoned vehicle out back. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$355.08</p>	2010 2ND AVE N ESCANABA	\$3,151.81
1909	<p>Parcel ID: 051-320-2930-255-012; Legal Description: LOT 8 OF BLK 78 OF THE PROPRIETORS 1ST ADDITION Comments: Older 2 story wood frame structure in Escanaba. Mid-century duplex conversion has separately metered electric and gas. This structure is square and solid, but isn't far away from needing a roof. We noticed one leak near a chimney, but the shingle is weather-beaten and on its last few years. The floor plan is funky, and it could use a freshening up, cosmetically. The kitchens and baths are dated and low grade. Garage to the rear is newer and in pretty decent shape. Beware the colony of pigeons inside the back entry. Bring a hat. Additional Disclosures: 18 (see key for full text)</p> <p>Summer Tax Due: \$959.16</p>	331 N 12TH ST ESCANABA	\$7,471.00
1910	<p>Parcel ID: 051-340-2930-380-004; Legal Description: E 1/2 OF LOT 4 OF BLK 1 OF THE SELDEN ADDITION Comments: Two rental properties on a tiny lot in Escanaba. It appears that at least one of these homes is still occupied, as there are utilities on, and air conditioning running as on early June. Both roofs look sketchy. The left (white) house shows significant decay and has a collapsed front porch/ramp and distress to roofing over a rear addition. Very limited off-street parking. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$830.55</p>	1512 3RD AVE S ESCANABA	\$6,551.73
1911	<p>Parcel ID: 051-360-2930-179-011; Legal Description: E 48 FT OF LOT 25 OF BLK 6 OF THE SMITH-DUNLAP ADDITION Comments: Small vacant parcel on Escanabas north side. May not be large enough to support new construction you should check with the zoning folks if that's what you intend. Would be a good pick-up for an adjacent property owners for expanded yard or room for a garage. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$17.04</p>	1712 2ND AVE N ESCANABA	\$734.83
1912	<p>Parcel ID: 051-370-2919-179-009; Legal Description: LOTS 1 & 2 OF BLK 7 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA Comments: This is a substantial, well built commercial building in Escanaba. Originally the Skraadski Hotel and Bar/Restaurant. It is in need of substantial investment to make it functional again. The entire building is outfitted with terrazzo floors, a certain sign of its quality workmanship when built. Unfortunately, in recent years, the roof has been allowed to deteriorate, and now the interior of the entire building is a waterlogged mess. This building is solid and straight. But its use needs a repurposing, and the mechanical systems and surfaces all need a re-do. With current building codes, the best use of this building would be to convert it to a single occupancy type. Offices, multi-family residential, or single use occupancy would be most efficient and economical. The "hotel" rooms in the upper floor share communal baths. No longer a desirable feature. And they're all quite small. This building may also make a great commercial incubator type property for start up businesses, studios, and office functions. In any instance, the building needs a roof immediately, followed by a complete clean-out and cleaning. Investment in all mechanical systems will be a significant cost. The property has very limited off street parking. This is a building that, if done right, could cost at least \$500,000 to bring back into function. But the "bones" here are rock solid. Additional Disclosures: 65 (see key for full text)</p> <p>Summer Tax Due: \$733.86</p>	1431 SHERIDAN RD ESCANABA	\$8,014.41
1913	<p>Parcel ID: 051-420-2918-300-007; Legal Description: SEC 18 T39 R22 PRT OF NE 1/4 OF SW 1/4 LNG E OF R/W OF C&NW RY .90 A. Comments: Vacant Parcel ~0.90 Acres in Escanaba</p> <p>Summer Tax Due: \$0.72</p>	2200 SHERIDAN RD ESCANABA	\$621.17

1914	Parcel ID: 052-412-017-00; Legal Description: W 1/2 LOTS 17, 18, 19, 20 BLK 12 ALT OF THE MARBLE ADDITION OF CITY OF GLADSTONE. Comments: Located just west of US-2 on N 4th Avenue. Home is OCCUPIED at the time of our visit in early June, so we did not have the opportunity to review it in detail. Older roof. 1.5 story wood frame construction. Fenced yard. Could use some work but appears to be generally merchantable Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$528.15	511 4TH AVE N GLADSTONE	\$3,116.78
9991912	Parcel ID: 051-370-2919-179-009; Legal Description: LOTS 1 & 2 OF BLK 7 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA Comments: This is a substantial, well built commercial building in Escanaba. Originally the Skraadski Hotel and Bar/Restaurant. It is in need of substantial investment to make it functional again. The entire building is outfitted with terrazzo floors, a certain sign of its quality workmanship when built. Unfortunately, in recent years, the roof has been allowed to deteriorate, and now the interior of the entire building is a waterlogged mess. This building is solid and straight. But its use needs a repurposing, and the mechanical systems and surfaces all need a re-do. With current building codes, the best use of this building would be to convert it to a single occupancy type. Offices, multi-family residential, or single use occupancy would be most efficient and economical. The "hotel" rooms in the upper floor share communal baths. No longer a desirable feature. And they're all quite small. This building may also make a great commercial incubator type property for start up businesses, studios, and office functions. In any instance, the building needs a roof immediately, followed by a complete clean-out and cleaning. Investment in all mechanical systems will be a significant cost. The property has very limited off street parking. This is a building that, if done right, could cost at least \$500,000 to bring back into function. But the "bones" here are rock solid. Additional Disclosures: 65 (see key for full text) Summer Tax Due: TBA	1431 SHERIDAN RD ESCANABA	\$8,014.41

Luce

Lot #	Lot Information	Address	Min. Bid
3900	Parcel ID: 002-001-024-0550; Legal Description: SEC 24 T45N R11W BEG 416' E OF NW COR OF W 1/2 OF NE 1/4 OF NW 1/4, TH S 321', TH E 244' M/L TO ELN OF W 1/2 OF NE 1/4 OF NW 1/4, TH N 321' ALG E LN TO NE COR OF SD W 1/2 OF NE 1/4 OF NW 1/4, TH W TO POB. Comments: 3BR 1BA house needs a new roof. WE would gut this and resurface, but the bones are solid with the exception of some exterior rotten spots. Has a newer 200A electric service and a late century forced air bottle gas furnace with wood add on. Garage is in tough shape. Partial basement seems solid. Has potential but needs a facelift. Structure to the rear could also have potential but needs considerable work. Parcel is 1.8 acres Additional Disclosures: 25 (see key for full text) Summer Tax Due: \$970.37	19643 CO RD 458 NEWBERRY	\$5,275.48
3901	Parcel ID: 003-003-025-1700; Legal Description: SEC 25 T46N R10W W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4. 2.5 A. Comments: Parcel is on the north side of County Road 432 ... known locally as Finn Alley. Has 165 feet of frontage on the road and runs 660 feet deep. Older maps indicate there may have been a structure here at one time, but we seen no evidence of that now. Parcel is densely wooded in brush and younger growth. Could be some damp areas here. Hard to tell without clearing some brush. Summer Tax Due: \$26.64	County Road 432 / Finn Alley	\$763.07
3902	Parcel ID: 003-006-035-0400; Legal Description: SEC 35 T47N R10W N 260' OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 EXC THE N 100' OF E 250'. Comments: Older roofover mobile with wood frame addition, about 4 miles north Newberry on M-123. 3.5 acre parcel is irregular in shape. The land here is brushy, level and seems dry. There is a newer submersible well. The electric meter has been pulled. The older trailer to the rear houses the kitchen and a bathroom. Two bedrooms and the living area are in the frame addition to the front. There is a basement under the living room that is damp and musty. The roof has been leaking for some time and there is mold evident. We found a few weak spots in the floor. Out back there is a collapsing shed that contains the guest penthouse. This has some potential, but probably needs to be gutted and resurfaced. Summer Tax Due: \$112.51	13421 M-123 NEWBERRY	\$1,159.83
3903	Parcel ID: 003-008-023-1000; Legal Description: SEC 23 T48N R9W W 1/2 OF SE 1/4 LYG N OF M-123. 60 A. Comments: 60 acres of beautiful wooded property full of maples. PAVED county road frontage on M-123. This is a stellar piece of property! We have marked the two roadfront property lines with pink survey tape. One is just south of a neighbors driveway (green steel fencepost) and the other is about where Maplewood Road meets M-123. There is a shared private road that crosses this property just north of the south line, and this property ends where that dirt road is gated. We saw no evidence of wetlands here, and the USGS topo maps tend to support that. Take a good look at this one! Tahquamenon Falls and Newberry are both nearby. We aren't sure if there is power in this area or not. You may wish to check that out. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$685.66	20887 M-123 NEWBERRY	\$3,808.63
3904	Parcel ID: 041-250-000-1300; Legal Description: LOT 13 EIGHTH ADD TO VILLAGE OF NEWBERRY. Comments: Abused, late century doublewide on a lot in Newberry. Structurally, this is a solid house, but she is one dirty girl. Grubby is the word we would use to describe it. Needs to be emptied, scrubbed and some new floor coverings at a minimum. We assume the plumbing is frozen. This on a crawlspace, and some garbage has been thrown down there as well. Comes with an abandoned vehicle and some other yard art including tires. This could be a decent flip project. 3BR 1BA. Municipal water. Natural gas. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$579.78	408 E AVE D NEWBERRY	\$2,028.46

Luce (DNR)

Lot #	Lot Information	Address	Min. Bid
99097	Parcel ID: 003-001-002-0700; Legal Description: Government Lot 3 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. Relief on the property is nearly level with seasonally wet soils. The subject is a conforming lot according to the Luce County Code Administrator. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on the property. Around 2150 foot of frontage on the Tahquamenon River! 23 Acres Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA		\$21,000.00
99098	Parcel ID: 003-001-010-0800; Legal Description: Government Lot 3 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. Relief on the property is nearly level with seasonally wet soils. The subject is a conforming lot according to the Luce County Code Administrator. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on the property. Around 1400 foot of frontage on the Tahquamenon River! 17.2 Acres Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA		\$13,650.00
99099	Parcel ID: 003-001-012-0400; Legal Description: NE1/4 of the SE1/4 Comments: The subject parcel is zoned R-F Recreational Forest and consists of vacant forested land on the Luce/Chippewa County line. The subject parcel is located approximately 7 miles northwest of Hulbert MI west of W Maple Ridge Road. The subject parcel does not have legal road access (i.e. landlocked) and is surrounded by 3 private landowners. Relief in the area is relatively flat with poorly drained muck soils. 40 Acres Additional Disclosures: 8 ; 75 (see key for full text) Summer Tax Due: TBA	Off Maple Ridge Rd	\$12,000.00
99100	Parcel ID: 003-001-015-0700 (1); Legal Description: S1/2 of the SE1/4 Comments: The subject parcel is zoned S - Stream and consists of vacant forested land in McMillian Township. The subject parcel is located approximately 10 miles west of Hulbert MI north of County Road 381. The subject parcel does not have legal road access (i.e. landlocked) and is surrounded by 2 private landowners. Relief in the area is relatively flat with poorly drained muck soils. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Note there are no stream(s) going through the property. Buyers should contact the county/township for approval before constructing a structure on the property. Lastly there is a railroad that goes through the eastern part of the property (going north-south). 80 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA		\$19,000.00
99101	Parcel ID: 003-001-020-0800; Legal Description: Government Lot 1 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. Relief on the property is nearly level with seasonally wet soils. The subject is a conforming lot according to the Luce County Code Administrator. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on the property. Around 650 foot of frontage on the Tahquamenon River! 1.1 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA		\$6,350.00

99102	<p>Parcel ID: Part of 003-001-021-0100; Legal Description: Government Lot 2 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. Relief on the property is nearly level with seasonally wet soils. The subject is a conforming lot according to the Luce County Code Administrator. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on the property. Around 1250 foot of frontage on the Tahquamenon River! 4.85 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$12,200.00
99103	<p>Parcel ID: 003-003-003-0400; Legal Description: Begin. at the NW cor. of Frl. NW1/4 NW1/4; Th S 11 rds; th E 21 rds; th N 11 rds; th W 21 rds. to P.O.B. Comments: Nice, wooded uplands parcel, zoned R-1 Residential, on the south side of County Road 407. The subject parcel is located approximately 6.5 miles northwest of Newberry MI about 1 mile east of the Spring Hill Road intersection. The subject parcel does have legal road access on County Road 407 and is surrounded by 2 private landowners. Relief in the area is rolling with well drained sandy soils. The Luce County Code Administrator said that the parcel is a conforming lot. Interested buyers should still contact the township/county regarding inquiries to build on the subject. Property dimensions are 181.5' (north-south) X 346.5' (east-west). 1.44 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>	County Road 407	\$1,250.00
99104	<p>Parcel ID: 003-003-014-0200; Legal Description: W1/2 of the N1/2 of the N1/2 of the N1/2 of the N1/2 of the NE1/4 Comments: The subject parcel is zoned R-F Recreational Forest and consists of vacant forested land near Falls Road (M-123). The subject parcel is located approximately 2.5 miles north of Newberry MI about ½ a mile south of the County Road 446 intersection. The subject parcel is located ¼ of a mile west of M-123 and does not have legal road access (i.e. landlocked). The property is surrounded by 4 private landowners. Relief in the area is flat with poorly drained muck soils. The Luce County Code Administrator said that the parcel is a non-conforming lot due to being landlocked therefore it does not meet local zoning to build as a standalone property. Property Dimensions: 165' (north-south) X 1320' (east-west). 5 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$3,300.00
99105	<p>Parcel ID: 003-004-023-1300; Legal Description: Government Lot 2 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject property is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. The parcel has flat to rolling relief with poorly drained muck soils near the river. There are drier portions of the property in the eastern part which has sandy/silt-loam soils. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on a subject property. Around 1600 foot of frontage on the Tahquamenon River! 55.88 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$33,500.00
99106	<p>Parcel ID: 003-004-023-1000; Legal Description: SW1/4 of the SW1/4 Comments: The subject property is zoned R-F Recreational Forest and consist of vacant land within McMillian Township. The property is located about 19 miles northeast of Newberry east of Charcoal Grade Road. The subject property is surrounded by 1 private landowner and does not have road access to a county-maintained road (i.e. landlocked). The parcel has flat relief with poorly drained muck soils in the southwestern part of the property. There are drier portions of the property in the eastern part which has silt-loam soils. A small creek/flooding does go through the center of the property draining easterly toward the Tahquamenon River. 40 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$25,500.00
99107	<p>Parcel ID: 003-006-006-1400; Legal Description: SE1/4 of the NE1/4 Comments: The subject property is zoned R-F Recreational Forest and consist of vacant land within McMillian Township. The property is located about 14 miles northwest of Newberry north of the County Road 415 and County Road 407 (Deer Park Road) intersection. The subject property is located east of County Road 407 (Deer Park Road) and is surrounded by 8 private landowners. The property does not have road access to a county-maintained road (i.e. landlocked). The parcel has flat relief with moderately well drained sandy soils in the southwestern part of the property. The remainder of the parcel consists of poorly drained muck soils. 40 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>	Off CR 407	\$27,000.00

99108	<p>Parcel ID: 003-001-015-0700 (2); Legal Description: Government Lot 5 Comments: The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject property is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The parcel is located about 20 miles west of Paradise MI near Quinlan Trail. The property is currently being utilized by adjacent landowner(s) or boaters. The parcel has flat relief with poorly drained silt-loam soils. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on a subject property. Around 1400 foot of frontage on the Tahquamenon River! 10.25 Acres Additional Disclosures: 7; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$29,500.00
99109	<p>Parcel ID: 003-009-008-2700; Legal Description: North 20 ft. of South 1220 ft. of the NW1/4 of the SW1/4 West of Road Comments: Frontage on the west side of County Road 407 the parcel is 20' wide (north-south) X 650'+ (east-west) Forested Zoned R-1 Residential 0.3 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	CR 407	\$850.00
99110	<p>Parcel ID: 003-013-002-1300 003-013-011-0200; Legal Description: Section 2: SW1/4 of the SE1/4 AND Section 11: NW1/4 of the NE1/4 Comments: The subject property is zoned R-F Recreational Forest (southern 40) / S " Stream (northern 40) and consist of vacant land within northern McMillian Township. The property is located about 26 miles north of Newberry near the Little Two Hearted River Road and County Road 412 intersection. The subject property is located southeast of this intersection and is surrounded by 8 private landowners. The property does not have road access to a county-maintained road (i.e. landlocked). The subject property is located near thousands of acres of DNR managed land and has around 1100 feet of frontage on the Little Two Hearted River (northwest part of the property). The parcel has rolling relief with well drained sandy soils with some areas of wet muck soils around the river. S " Stream Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on a subject property. There is a dirt road that goes through the center of the property supplying road access to an adjacent landowner to the west along the river. This parcel is part of a large area that was affected by the Duck Lake Fire in 2012. It is likely that most of the timber on this parcel is 10 years old or younger. Please reference the progression of the Duck Lake Fire image for more information. The DNR does not have a recorded private road easement on file for this road. 80 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Newberry, MI	\$60,000.00
99111	<p>Parcel ID: 003-013-011-0400; Legal Description: SE1/4 of the NE1/4 Comments: The subject property is zoned R-F Recreational Forest and consist of vacant land within McMillian Township. The property is located about 26 miles north of Newberry near the Little Lake Harbor Road and County Road 500 intersection. The subject property is located northwest of this intersection and is surrounded by 4 private landowners. This parcel is part of a large area that was affected by the Duck Lake Fire in 2012. It is likely that most of the timber on this parcel is 10 years old or younger. Please reference the progression of the Duck Lake Fire image for more information. The property does not have road access to a county-maintained road (i.e. landlocked). The subject property is located near thousands of acres of DNR managed land and is near the Little Two Hearted River. The parcel has rolling relief with well drained sandy soils. 40 Acres Additional Disclosures: 7; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off CR 500	\$26,500.00

Mackinac (DNR)

Lot #	Lot Information	Address	Min. Bid
99112	Parcel ID: 001-720-095-00; Legal Description: Fruitland Subdivision: Block 9: Lots 27 28 Comments: The subject property is zoned Residential and has frontage on a non-constructed platted road. The platted road is dedicated to the public and can be constructed by the buyer after consulting with the Mackinac County Road Commission and a licensed surveyor. This property is located between Erie Street and Dorothy Avenue on the east side of Bois Blanc Island (near Lake Huron). The subject property has flat to rolling relief with dry gravelly loam soils. The subject is 70 ft. X 125 ft. and meets zoning to build requirements which restrict structure height to no more than 30 ft. The State of Michigan will be retaining the mineral rights to the property. 0.2 Acres Additional Disclosures: 8; 75; 74 (see key for full text) Summer Tax Due: TBA	Off E Huron Dr	\$645.00
99113	Parcel ID: 001-008-008-00; Legal Description: Bois Blanc Island Subdivision: Block: 08 Lot 7 comm at a point on N side of Lot 8 rds E'ly from the NW cor of Lot S'ly parallel to West line 150 ft E'ly at right angles 60 ft N'ly parallel to West line 150 ft W'ly 60 ft to pt of beginning Comments: The subject property is zoned Forest Recreational (Residential) and has frontage both N Shore Drive and Lake Huron. The subject property has dimensions of 150 ft. X 60 ft. and is located on the northern shore of Bois Blanc Island. The subject property has flat relief with dry gravelly loam soils. The subject is too small to meet zoning to build requirements which require a sq. area of 40000 ft. (~0.92 acres). The State of Michigan will be retaining the mineral rights to the property. 0.2 Acres Additional Disclosures: 75; 74 (see key for full text) Summer Tax Due: TBA	N Shore Dr	\$4,200.00
99114	Parcel ID: 009-401-005-00; Legal Description: Beg at the NE cor of SE1/4 NE1/4 th W 447 ft. th S 223.7 ft th E 447 ft th N to pt of beg. Comments: The subject property is zoned Vacant Residential and has frontage on Manistique Lakes Road (County Road H-33). The subject property has dimensions of 223 ft. X 447 ft. and is located on the west side of County Road H-33 about 6 miles northwest of Gould City MI. The subject property has flat relief with wet muck soils. As a result building on the subject would be unlikely and its main use would be for recreational purposes such as hunting or camping. 2.28 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Manistique Lakes Rd	\$2,100.00
99115	Parcel ID: 009-401-003-00 009-401-012-00; Legal Description: SE1/4 of the NW1/4 ALSO SW1/4 of the NE1/4 Comments: The subject property is zoned Vacant Residential and has frontage on Norton Creek near the shore of South Manistique Lake. The subject property has dimensions of 1320 ft. X 2640 ft. and is surrounded by private landowners (i.e. landlocked). The parcel is located northwest of the Brotherton Road and County Road H-33 intersection about 6 miles northwest of Gould City MI. The subject property has flat relief with wet muck soils. As a result building on the subject would be unlikely (if accessible) and its main use would be for recreational purposes such as hunting or camping. 80 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Off Manistique Lakes Rd	\$23,000.00
99116	Parcel ID: 010-580-076-00 010-580-075-00; Legal Description: Amended Plat of Lots 118 Thru 136 and Part of Lots 156 and 157 of Long Point Subdivision Part of Gov't Lot 3 of Sec. 26 and Part of Gov't Lot 2 of Sec. 27 T.44N. R.12W. Portage Township Mackinac County Michigan: Lots 130 to 135 Comments: The subject property is zoned R2 Lakeshore Residential and has 568 front feet of frontage on South Manistique Lake with road frontage on the north side of Long Point Road. The parcel is located at the intersection of Shoepac Lane and Long Point Road about 5 miles southwest of Curtis MI. There are currently several mailboxes located near the entrance of the subject along Long Point Drive. An electric powerline runs along the road allowing for easy power hookup for the future buyer. The subject property has flat to rolling relief with dry sandy/loam soils near the road and wet muck soils along the lakeshore. As a result future building will likely have to be done near the road. The subject does meet zoning to build regulations which require 15000 sq feet (~0.35 acres) and a 100 ft. lot width. 5.2 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Long Point Rd	\$115,000.00

99117	<p>Parcel ID: 011-225-010-00; Legal Description: The E 100 ft of the W 1110 ft of SW1/4 of NW1/4 laying NWly of Pine River</p> <p>Comments: The subject property is zoned Forest Recreation and has around 70 front feet of frontage on the Pine River. The parcel does not have road frontage and is located easterly of N Service Road about 18 miles north of St. Ignace MI. The subject property has flat to rolling relief with dry silty/loam soils. Due to the subject parcels small size the parcel does not meet local zoning to build which requires a 200' lot width. If a non-adjacent landowner purchases the property it can only be accessible via the Pine River. The highest and best uses for an outside buyer are recreational non-permanent uses such as camping hunting and/or fishing. The Hiawatha National Forest is located adjacent to the north of the property which may offer land access options based on federal permitting. 0.15 Acres</p> <p>Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off N Service Rd	\$1,800.00
99118	<p>Parcel ID: 011-226-005-00; Legal Description: All that part of the NW1/4 of SW1/4 lying NWly of Hwy I-75 r/w</p> <p>Comments: The subject property is zoned Forest Recreation and does not have road access (i.e. Landlocked). The parcel is located easterly of Mackinac Trail south of the Garden Hill Road intersection about 17.5 miles north of St. Ignace MI. I-75 ROW does border the eastern boundary of the subject which is not legal access to the parcel. The subject property has flat relief with muck soils. The parcel does meet local zoning to build (if accessible and dry enough). The Hiawatha National Forest is located adjacent to the north of the property which may offer land access options based on federal permitting. 2 Acres</p> <p>Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off Mackinac Trail	\$1,725.00

Schoolcraft

Lot #	Lot Information	Address	Min. Bid
6000	Parcel ID: 001-108-014-00; Legal Description: SEC 8 T42N R14W NE 1/4 OF SE 1/4. 40 A. Comments: Parcel fronts on both Letson Road and River Road in Doyle Township. Letson Road travels most of the eastern boundary, coming in from the south off Clarke Road, and River Road touches this parcel very briefly at its NW corner where it crosses diagonally. This is a square 40. Topographical maps indicate there are no marshlands here, and this should be a very useful piece of property as a homestead or for recreational uses. younger growth here with open areas toward the center of the lands. About a mile north of Merwin Lake. Summer Tax Due: \$191.78	Letson and River Roads. Gulliver	\$3,018.57
6001	Parcel ID: 007-218-006-70; Legal Description: SEC 18 T46N R13W W1/2 OF FRL SW1/4 OF SW1/4. 16.55 A. Comments: This is a 16+ acre parcel that is 660' (E-W) x 1320' (N-S) except that part that is used for county road. A small part of the parcel sits east of the road, but it is mostly to the west. The property is level and has been at least partly timbered in recent years, leaving mostly younger growth. Topo maps indicate a little low area near a small unnamed creek, but for the most part this is level dry uplands. There is a cottage here that could be restored with some effort. It has been vandalized and is open to the elements, but structurally it appears to be worth saving. It was never quite finished and lacks floor coverings and some of the trim, but the basic shell seems solid. There was a large deck on the west side of the building that has collapsed (snow load?) exposing some decay in the sill plate area of that wall. The roof is steel and seems generally solid. The interior is cedar or pine and in decent condition, though never fully trimmed out. There is a 4" submersible well and a shed to the rear. There is no power out here and we assume this was operated with solar, gas and a genet as it is wired. This is somewhat spartan accommodation but seems like it could be a terrific place in the right hands. The Fox River is right across the street. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$637.49	2363 W FOX RIVER RD SENEY	\$3,355.77
6002	Parcel ID: 008-217-002-00; Legal Description: SEC 17 T40N R17W NW 1/4 OF NE 1/4. 40 A Comments: Square 40 acre parcel in Thompson Township. This parcel has no improved road, public or private to reach it. It is also pretty much all marshlands and is unlikely to yield a home site that will "perk" for a septic system. Power may also be unavailable here. But this may make an excellent camp property if you can arrange access over adjacent property ... or if you already own adjacent. Additional Disclosures: 41; 43 (see key for full text) Summer Tax Due: \$107.86	(off) S LITTLE HARBOR RD MANISTIQUE	\$1,861.12
6003	Parcel ID: 008-220-009-00; Legal Description: SEC 20 T40N R17W SE 1/4 OF SW 1/4. 40 A. Comments: Square 40 acre recreational parcel in Thompson Township. This parcel has no improved road access, either public or private, that access it. It is also primarily marshlands and will probably not yield a home site that will "perk" for a septic system. Great recreational parcel if you already own, or can arrange access through, adjoining property. Additional Disclosures: 41; 43 (see key for full text) Summer Tax Due: \$30.56	(off) S LITTLE HARBOR RD MANISTIQUE	\$809.96
6004	Parcel ID: 051-345-008-00; Legal Description: LOTS 8, 9 & 10 BLK 5 MCCANNA CLARK & CAREY'S ADD TO VILL (NOW CITY) OF MANISTIQUE. Comments: Older mobile home on a quiet sidestreet in Manistique. Pretty standard mobile home fare. It appears that this was winterized at one point, however we can't guarantee that work. There are some ceiling/roof issues in one bedroom. Overall appears that it could be put back into merchantable condition with some work, but it has been let go and has been sitting for a while. There is also infrastructure here (water, sewer, power), so those improvements and the land make this something to consider if you're looking for a site for new construction in Manistique City. City service, natural gas. Triple lot! Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$213.95	N SEVENTH ST MANISTIQUE	\$1,841.67
6005	Parcel ID: 051-402-011-00; Legal Description: LOT 10, 11 & 12 BLK 2 RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Nice open, level, dry triple lot on Center Street in Manistique. Municipal water and sewer as well as natural gas are available here! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$234.15	201 CENTER ST MANISTIQUE	\$3,563.06
6006	Parcel ID: 051-566-023-00; Legal Description: LOT 23,24,25,26 BLK 6 WEST END ADD TO CITY OF MANISTIQUE. Comments: Located juuuuuuust on the outskirts of town, in an area where there is no other development. There is municipal water 5 here, but we did not see signs of power real nearby. Brushy, dense growth, 4 lots! Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$41.58	THOMPSON HIGHWAY MANISTIQUE	\$686.50

6007	Parcel ID: 051-584-007-20; Legal Description: LOTS 8 BLK 4 W RIVERSIDE ADD TO CITYOF MANISTIQUE. Comments: Vacant Lot in Manistique Summer Tax Due: \$8.87	TULLY ST MANISTIQUE	\$505.94
6008	Parcel ID: 051-700-214-00; Legal Description: SEC 12 T41N R16W PRT OF GOV'T LOT 2 BEG 164.9' E OF INT OF S LN OF BADGER ST & E LN OF NEW DELTA AVE TH E 120', TH S 50', TH W 120', TH N 50' TO POB, ALSO BEG 596.9' E OF TH INT OF S LN OF BADGERST & E LN OF HOUGHTON AVE TH SLY 50' TO POB TH WLY PARALLEL TO BADGER ST 120' THSLY PARALLEL TO HOUGHTON AVE 45' TH ELY 120' TH NLY 45' TO POB. Comments: Vacant Lot in Manistique Summer Tax Due: \$10.18	BADGER ST MANISTIQUE	\$497.57
9996001	Parcel ID: 007-218-006-70; Legal Description: SEC 18 T46N R13W W1/2 OF FRL SW1/4 OF SW1/4. 16.55 A. Comments: This is a 16+ acre parcel that is 660' (E-W) x 1320' (N-S) except that part that is used for county road. A small part of the parcel sits east of the road, but it is mostly to the west. The property is level and has been at least partly timbered in recent years, leaving mostly younger growth. Topo maps indicate a little low area near a small unnamed creek, but for the most part this is level dry uplands. There is a cottage here that could be restored with some effort. It has been vandalized and is open to the elements, but structurally it appears to be worth saving. It was never quite finished and lacks floor coverings and some of the trim, but the basic shell seems solid. There was a large deck on the west side of the building that has collapsed (snow load?) exposing some decay in the sill plate area of that wall. The roof is steel and seems generally solid. The interior is cedar or pine and in decent condition, though never fully trimmed out. There is a 4" submersible well and a shed to the rear. There is no power out here adn we assume this was operated with solar, gas and a genet as it is wired. This is somewhat spartan accommodation but seems like it could be a terrific place in the right hands. The Fox River is right across the street. Additional Disclosures: 43 (see key for full text) Summer Tax Due: TBA	2363 W FOX RIVER RD SENEY	\$3,355.77

Additional Disclosures Key

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

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

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

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

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

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

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

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

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One

advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

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

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

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

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

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.

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

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.