

Public Land Auction

North Central Lower Peninsula

August 8th, 2024

Crawford, Crawford (Dnr), Kalkaska, Missaukee, Missaukee (Dnr), Montmorency, Ogemaw, Ogemaw (Dnr), Oscoda, Otsego, Otsego (Dnr), Roscommon, and Roscommon (Dnr) Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Crawford
- Kalkaska
- Missaukee
- Montmorency
- Ogemaw
- Oscoda
- Otsego
- Roscommon

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:

- Crawford DNR
- Missaukee DNR
- Ogemaw DNR
- Otsego DNR
- Roscommon DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Crawford

Lot #	Lot Information	Address	Min. Bid
7600	Parcel ID: 010-13-013-15-030-00; Legal Description: COM SE/COROF SW/4 SE/4 SEC 13 T28N R2W; TH N 1 DEG 19'W 625FT; TH N 89 DEG 36'W 440FT; TH N 1 DEG 19'W 225FT TO POB; TH N 89DEG 36'W 213.1 FT; TH N 1 DEG 17'W 20 FT; TH S 89 DEG 36'E 213.1 FT; TH S 1 DEG 19'E 20 FT TO POB CONT 0.098 AC WD 60/189 DATED 8/17/1959 Comments: ~213 ft long, ~20 ft tall. South of Loeffler Dr, west of Twin Bridge Rd. May have been providing access to state land. May have structure/encroachment. Additional Disclosures: 7; 9; 39 (see key for full text) Summer Tax Due: \$7.59	LAND LOCKED GRAYLING MI	\$440.85
7601	Parcel ID: 010-14-400-00-047-00; Legal Description: LOT 47 NORTHERN HTS. Comments: ~94 ft road frontage on Trail Ridge to the south, ~120 ft deep. Vacant, unimproved, generally flat, wooded land. Electric utility runs across roadside. Adjacent to auction Lot 7602. ~0.28 Acres Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$24.83	TIMBERLANE TRL GRAYLING MI	\$515.58
7602	Parcel ID: 010-14-400-00-048-00; Legal Description: LOT 48 NORTHERN HTS. Comments: ~58 ft road frontage on Timberlane Trl to the south, ~213 ft deep. Vacant, unimproved, generally flat, wooded land. Electric utility runs along roadside. Adjacent to auction Lot 7601. ~0.28 Acres Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$24.83	TIMBERLANE TRL GRAYLING MI	\$515.58
7603	Parcel ID: 010-14-400-00-159-00; Legal Description: T27N R1W SEC 13 LOT # 159 NORTHERN HEIGHTS SUB Comments: ~160 ft on Timberlane Trl to the west, ~114 ft on Trail Ridge to the south. Vacant, flat, unimproved wooded land. ~0.26 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.27	TIMBERLANE / TRAILS RIDGE GRAYLING MI	\$559.37
7604	Parcel ID: 010-14-400-00-160-00; Legal Description: LOT 160 NORTHERN HTS. Comments: ~94 ft road frontage on Trail Ridge to the south, ~120 ft deep. Vacant, flat, unimproved, wooded land. ~0.27 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.27	TRAIL RIDGE GRAYLING MI	\$559.37
7605	Parcel ID: 010-14-402-00-409-00; Legal Description: LOT 409 NORTHERN HTS. #3 Comments: ~60 ft road frontage on Hideaway Dr to the east, ~150 ft deep. ~0.21 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$34.56	HIDEAWAY DR GRAYLING MI	\$491.16
7606	Parcel ID: 010-14-800-00-234-00; Legal Description: LOTS 234 & 235 WARBLER'S HIDEAWAY Comments: Double lot, roughly 120 ft on E Down River Road to the north, with a depth of ~200 ft more or less. At the tee of Timberlane Trl. Vacant, unimproved, wooded land, behind a roadside culvert. ~0.50 Acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$64.78	E NORTH DOWN RIVER RD GRAYLING MI	\$696.88
7607	Parcel ID: 032-101-000-023-00; Legal Description: LOT 23 OF UPP NORTHE SUB #1 Comments: ~100 ft road frontage on N Uppnorthe Dr to the south, ~195 ft deep. There is a foundation and floor joists remaining from a former structure on the property. It appears driveway access has been cut in, but is now overgrown. Summer Tax Due: \$79.80	6312 N. UPPNORTH DR. FREDERIC MI	\$708.61
7608	Parcel ID: 032-101-000-073-00; Legal Description: LOT 73 OF UPP NORTHE SUB # 1 Comments: ~122 ft road frontage on Birch Ln to the north, ~380 ft median depth. Unimproved, wooded land, grading up from the roadside. Lot across the road is developed. Summer Tax Due: \$79.49		\$785.32
7609	Parcel ID: 032-102-000-211-00; Legal Description: LOT 211 OF UPPNORTHE SUB #2. Comments: ~113 ft road frontage on Bradford Dr to the east, ~155 ft deep. Vacant, unimproved, generally flat and wooded land. Not much company out here. Summer Tax Due: \$23.77		\$626.41

7610	<p>Parcel ID: 040-40-008-09-022-00; Legal Description: THE E/2 OF N/2 OF N/2 OF NE/4 OF SW/4 & THE W/2 OF N/2 OF S/2 OF NE/4 OF SW/4 ALSO THE W/2 OF S/2 OF N/2 OF N/2 OF NE/4 OF SW/4 ALL IN SEC 8 T26N R2W SPLIT FROM 40-008-09-020-00 Comments: ~330 ft road frontage on S Stephan Bridge Rd to the east. Easiest to think of the shape of this parcel as two ~330x650 rectangles, joined end to end and offset. The home on this parcel is set back in the trees and is not very visible from the road. The western portion is moderately wooded, easily walkable. There is a dirt clearing near one of the interior corners. Some land is cleared near the road and structure. Numerous pieces of junk and debris surround the structure, behind which there is a small shed, outhouse, and camper trailer. There is definitely no active septic here. Well appears in tact. Lots of issues with this little cabin. Interior is full of stuff, and is grimy. Clear signs of water damage coming from the roof. Interior may be contaminated with pesticides as well. Additional Disclosures: 72; 66; 21; 5; 50 (see key for full text) Summer Tax Due: \$201.37</p>	1486 S STEPHAN BRIDGE RD GRAYLING MI	\$5,775.64
7611	<p>Parcel ID: 040-41-005-16-050-00; Legal Description: PART OF THE SE/4 OF SEC 5 T26N R3W COMMAT SE COR OF SD SEC TH N 1DEG 26MIN 14SEC E (ALG SEC LINE) 1817.07 FT TH S 89DEG 46 MIN 51 SEC W 40 FT TO POB; TH CONT S 89DEG 46MIN 51SEC W 400 FT TH N 1DEG 26MIN 14SEC E 150 FT TH N 89DEG 46MIN 51SEC E 400 FT TH S 1DEG 26MIN 14SEC W 150 FT TO POB CONT 1.38 AC M/L - SUR L229 P585 Comments: ~176 ft road frontage on W Down River Rd. ~434 deep. Just south of Transit Authority. There are two driveways, the north being the most obvious. Land is generally flat and clear. Property appears to have last been utilized as a tow yard. Both of the large structures are shabby. There is window damage, siding damage, missing overhead doors, etc. However, the two primary structures are steel framed and appear to be solid, as do the slabs. Both of the larger barns are basically bird houses, with feathers and scat nearly covering the floor. Bathroom plumbing may be affected by freeze damage. There is also a semi trailer with flat tires in the rear. Additional Disclosures: 21; 63; 35 (see key for full text) Summer Tax Due: \$1,473.84</p>	W NORTH DOWN RIVER RD GRAYLING MI	\$7,209.76
7612	<p>Parcel ID: 040-41-036-05-030-00; Legal Description: THE E/2 OF THE E/2 OF THE E/2 OF THE NE/4 OF THE NW/4 SEC. 36 T26N R3W. Comments: ~180 ft road frontage on W Timber Trl to the south, ~1321 ft deep. South portion grades up into woodland. Clear near the north, thinning towards the middle. Gravel drive with turnaround leading to the structures, with drivable path to a campsite in the rear. The single story house needs some TLC. Roof appears to be sagging between joists, and shows many issues otherwise. The interior does not look to be greatly affected at this point, but there are certainly indications of damp drywall on the ceiling, as well as fallen drop ceiling tiles and insulation. Interior is full of scattered personal belongings. Block foundation looks to be in great shape. This probably looks like a bigger mess than it is. Trash and debris dot the landscape around the building, onto the campsite in the south. The large shed could function as a garage if the approach was sloped. It's an all-steel design, looks to be fairly modern and in great shape. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$1,521.93</p>	477 W TIMBER TRL GRAYLING MI	\$7,723.49
7613	<p>Parcel ID: 040-44-028-13-020-03; Legal Description: PARCEL-4 COMM AT THE SW COR OF LOT 158 OF AUSABLE WOODS #5 FOR A POB TH S27D 26M 11S E 557 FT TH N60D 26M 33S W 323.64 FT TH S45D 27M 06S W 495.16 FT TH N60D 00M W 13.90 FT TH N30D 00M E 779.56 FT TO THE POB OF SEC 27&28 T27NR3W CONT 2.51 AC. Comments: Irregular shaped parcel, resembling an arrowhead. Pinewood Dr passes through the south and central portions of this parcel for ~620 ft. About 1/2 acre lies south of the drive. Land is generally wooded, with circle drive leading to a clearing with some sheds. A good dumpster load of debris is scattered across the property. The structures on this property are little more than shacks. They all have some issues; luckily they're small in size so repairs shouldn't be excessive in cost. These sheds are daisy chained together with what would best be described as jury rigged wiring. If there was actual electric service coming, it was not found; this may have been fed by a generator or pirated. The assessor indicates well and septic; surface well was located (outdoors), and the septic may have been opened up. There is likely buried cable running along the roadside. Adjacent lots to this parcel have been developed to great quality. Additional Disclosures: 30; 72; 21 (see key for full text) Summer Tax Due: \$205.53</p>	3024 PINEWOOD DR GRAYLING MI	\$4,784.52
7614	<p>Parcel ID: 040-44-032-04-121-00; Legal Description: PARCEL-A THE E/2 OF E/2 OF S/2 OF S/2 OF SE/4 OF NE/4 OF SEC 32 T27N R3W CONT 2.5 ACRES SURVEY ON FILE Comments: ~361 ft road frontage on N Wilcox Bridge Rd, and ~393 ft on Lucy Ln to the south. Wilcox Bridge Rd is paved, with culverts along roadside. Natural gas appears to be running on the west side of the road. Lucy Ln is gravel, with electric utility running along the north side through the parcel. Land is relatively flat and wooded. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$119.56</p>	LUCY LN GRAYLING MI	\$932.86

7615	Parcel ID: 052-520-000-428-00; Legal Description: LOT 428 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6 Comments: ~105 ft road frontage on W Forest Way to the east, ~240 ft median depth. Generally wooded land, although it appears portions may have been cleared for a campsite once upon a time. Summer Tax Due: \$5.90	W FOREST WAY ROSCOMMON MI	\$442.05
7616	Parcel ID: 052-520-000-474-00; Legal Description: LOT 474 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6 Comments: ~124 ft road frontage on Deerwood Trl to the west, ~220 median depth. Vacant, unimproved, wooded land. Summer Tax Due: \$13.43	DEERWOOD ROSCOMMON MI	\$578.58
7617	Parcel ID: 062-024-010-040-01; Legal Description: THE N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 24 T25N R2W COM AT THE W 1/4 COR OF SD SEC 24; TH S0Â°23'E ALG SEC LINE 661.8 FT TO THE POB; TH S89Â°19'05E 658.8 FT; TH S0Â°23'E 165.65 FT; TH N89Â°18'03W 658.8; TH N0Â°23'W ALG SEC LINE 165.45 FT TO THE POB. 2.5 AC. SUB TO EXISTING CTY RD ROW OVER THE W 33 FT. Comments: ~170 ft road frontage on Willows Rd to the west, ~655 ft deep. Willows Rd may run north-south through the west end of the property. There is a chance the driveway access for the adjacent parcel to the south partly runs through this. Electric utility passes along the roadside. Land coverage is flat, thinned woodlands, most tree coverage are young pines. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$35.80	ROSCOMMON MI	\$883.86
7618	Parcel ID: 064-220-000-022-00; Legal Description: LOT 22 DEERHEART VALLEY. Comments: ~116 ft road frontage on Deerheart Valley Rd, ~207 ft on Hillis Dr to the south. Northern most portion of this land is swampy, with standing algae covered water. Generally wooded. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$26.69	ROSCOMMON MI	\$761.97

Crawford DNR

Lot #	Lot Information	Address	Min. Bid
10022	Parcel ID: 031-035-009-280-00; Legal Description: Comm 203 ft West of the SE corner of the NE 1/4 of the SW 1/4 of Sec 35 T28N R4W for a pob th N 50 ft th E 101.5 ft th N 40 ft th NWLY approx 105 ft th N 58 ft th W 44.5 ft th S 181.5 ft th E 44.5 ft to the pob Comments: The property is zoned General Residential and consists of forested land. The property is surrounded by private landowners. Gabriel Street provides road access through the northern part of the property. Near 7535 Gabriel St Frederic MI 49733. Aprox. 0.31 Acres Additional Disclosures: 75; 30 (see key for full text) Summer Tax Due: TBA		\$2,500.00

Kalkaska

Lot #	Lot Information	Address	Min. Bid
3200	Parcel ID: 003-029-020-05; Legal Description: PARCEL E: THAT PART OF THE NE 1/4 OF SEC 29 T26N R8W DESC AS: COMM AT THE NE COR OF SD SEC; TH S 1 DEG 29'42"W ALG THE E LINE OF SD SEC 29 1280.27 FT TO THE POB; TH CONT S 1 DEG 29'42"W ALG SD E SEC LINE 150.00 FT; TH N 88 DEG 47'55"W 300.00 FT; TH N 1 DEG 29'42"E PARALLEL WITH SD E SEC LINE 150.00 FT; TH S 88 DEG 47'55"E 300 FT TO THE POB CONT 1.03 AC M/L SUB TO R-O-W OF HUDSON RD AND EASEMENTS AND RESTRICTIONS OF RECORD SPLIT FROM 003-029-001-10 OCT 2014 Comments: ~150 ft road frontage on Hudson Rd to the east, ~300 ft deep. US-131 intersects about 1/2 north. Bordering RV resort to the west. Fairly clear at the roadside, with tall pines beyond the electric utility easement. Most corners appear to be marked. An old ambulance and trailered boat sit on the property. Additional Disclosures: 21; 30 (see key for full text) Summer Tax Due: \$41.26		\$1,300.00
3201	Parcel ID: 005-021-001-45; Legal Description: PARCEL 45: COMM AT THE W 1/4 COR OF SEC 21 T28N-R6W TH S 295.54 FT ALG THE W LI OF SD SEC 21 TH E 891.67 FT TO POB TH N 277.52 FT TH S 77 DEG 06'35"E 1000 FT TH S 36 DEG 51'44"W 548.95 FT TH N 53 DEG 45'17"W 91 FT TH W 440 FT TH S 66 DEG 22'41"W 140 FT TH N 392 FT TO POB BEING PART OF THE S 1/2 OF SD SEC 21 CONT 10.01 ACRES M/L Comments: Near 550 feet of winding road frontage on S Maple Valley Rd to the north. Irregular shaped; tallest at ~271 ft at the west side, and ~980 wide to the narrowest point. Road is rutted up, and may be private. There's an appreciable clearing at the roadside leading to a gate. Beyond the gate, there's some electrical hookups, so it's likely this was a former camp site. A storage shed sits nearby. There is an ATV trail cutting through east end of the parcel, heading north into the adjacent parcel. Nice chunk of a land in quiet area. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$337.78	6287 S MAPLE VALLEY RD NE MANCELONA	\$3,100.00
3202	Parcel ID: 005-141-003-00; Legal Description: LOTS 3 & 5 BLOCK B SECOND ADD TO CHIPPEWA BEACH SEC 35 T28N-R6W Comments: Two lots, each fronting ~50 ft on Bass Ave NE, ~335 ft deep. These two lots are ~50 feet apart. No legal road access available, found roughly between Toat Dr and E Shore Dr Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$77.91		\$1,000.00
3203	Parcel ID: 008-016-025-01; Legal Description: PARCEL A: THAT PART OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 SEC 16 T27N-R7W COM AT THE SE COR OF SD SEC 16 TH S 89 DEG 45'44" W ALG THE S LI OF SD SEC 1121.80 FT TO POB: TH CONT S 89 DEG 45'44"W 200 FT TO THE E 1/8 LI OF SD SEC 16 TH N 01 DEG 04'35"E ALG SD E 1/8 LI 250 FT TH N 89 DEG 45'44"E 200 FT TH S 01 DEG 04'35"W 250 FT TO POB CONT 1.14 AC M/L Comments: ~200 ft road frontage on Lynn St to the north, ~250 ft deep. Paved circle drive on the west end. Grounds are nicely landscaped, although the lawn is getting deep. Plenty of mature and younger trees on the grounds. There is not a lot to dislike about anything here. For the most part, everything is as it should be. Notable exceptions are the carpeted master bath, and the two punctures in the west exterior wall on the mobile. The interior of this doesn't even yet have any kind of musty smell. Three more storage sheds in the rear of the property, all of which are also in good condition. Interiors are fairly clean and well organized all around. Garage has wood heat, looks like the interior has a couple of gas (propane) fireplaces. The skylight above the master bath could be a spot of trouble. It could also just be covered to block the light. This is probably turn-key, or very close to it. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$864.34	802 KETTLE LK RD NE KALKASKA	\$4,800.00
3204	Parcel ID: 008-103-003-03; Legal Description: THAT PART OF THE SW 1/4 OF THE NE 1/4 OF SEC 3 T27N R8W LYING SOUTH OF HWY M-72 Comments: ~325 feet bordering the M-72 ROW to the north. ~81 ft tall at the west end, narrowing to zero at the east. This is parcel is unlikely to be of practical use to most. Most of the land is behind a guard rail, grading down sharply from the roadside. May be buried cable running through Additional Disclosures: 9; 30 (see key for full text) Summer Tax Due: \$35.87		\$900.00
3205	Parcel ID: 009-100-001-12; Legal Description: LOTS 2-6 & 13-16 VILLAGE OF SIGMA SEC 9 T26N-R6W Comments: ~0.6a with ~100 ft road frontage on N Sigma Lane, about 250 ft deep. Another ~0.49a, roughly 200 x 100 nearby to west, across unbuilt road. The ground seems a little damp through the north portions of this property. There's a little storage shed near the roadside. Additional Disclosures: 21; 30; 41 (see key for full text) Summer Tax Due: \$104.06		\$1,100.00

3206	Parcel ID: 010-021-119-54; Legal Description: UNIT #54 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: ~165 wide x ~480 deep. Blue Heron Drive fronts to the south. Driveway clearing at the east end of the property, running almost all the way north. Land coverage is fairly clear, with a wooded portion towards the center. Rear of the property looks to have been excavated. Price Lake is located some 450 ft to the south. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$28.13	247 BLUE HERON DR SE KALKASKA	\$1,100.00
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Missaukee

Lot #	Lot Information	Address	Min. Bid
4403	<p>Parcel ID: 003-550-084-00; Legal Description: . SEC 26, 34 & 27 T22N R5W LOT 84 PARADISE BEND NO 2. Comments: Way down some dirt road network. Butterfield Creek nearby to east. Pere Marquette State Forest to SE. ~55 feet road frontage on Paradise Rd, 140+ deep. Land is woody, and fairly clear already. Most of the properties here are used seasonally. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$48.99</p>	PARADISE RD MERRITT	\$781.25
4404	<p>Parcel ID: 009-022-019-00; Legal Description: SEC 22 T22N R8W (0*2020) PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 31. .76A. SPLIT ON 08/25/2020 INTO 009-022-019-10; Comments: Road frontage on W Lotan road to the south. Gravel circle drive. Plenty of mature trees. Quiet area, nice properties nearby. There's a newer pole barn that is in good structural shape. Some damage to the bottom of the overheard door, and service door is gone. Interior is covered in refuse and debris. Older pole barn has a rusty steel roof, battered siding, and is also full of refuse and debris, doors are also damaged. To complete the trifecta: the house also has damaged doors, and is full of refuse and debris. Unsure if the caution tape around the structure is decorative or intentional. It's warranted in either case. If the septic/water worked, the last occupants didn't use them. Floors don't feel great. It smells around the building, stronger inside, and even stronger in the small block basement area. Animals probably have gone inside too. There's likely to be other issues, but the trash and sanitation are enough. It is straight up not a good time in there. Additional Disclosures: 47; 63; 21; 72; 66 (see key for full text)</p> <p>Summer Tax Due: \$353.32</p>	8230 W LOTAN RD LAKE CITY	\$11,768.10

Missaukee DNR

Lot #	Lot Information	Address	Min. Bid
10064	Parcel ID: 57-014-006-009-95; Legal Description: That part of N1/2 of NW1/4 of SW1/4 lying S of Clam River Comments: The parcel is irregular in shape bordering the Clam River. There is NO legal road frontage to the property. The topography is mostly level and wooded with a mixture of balsam birch and poplar. Consult the Riverside Township Zoning Administrator to determine suitability for any proposed use. Aprox 4.2 Acres Additional Disclosures: 75; 41; 42 (see key for full text) Summer Tax Due: TBA		\$4,700.00

Montmorency

Lot #	Lot Information	Address	Min. Bid
4700	Parcel ID: 001-130-000-210-00; Legal Description: T29N R2E SEC 30 N 95 FT OF S 970 FT OF W 28 RDS OF E 40 RDS OF NW 1/4 OF NE 1/4 Comments: ~95 ft road frontage on Gee Trl to the east, ~465 deep. Fairly clear on the east end, excepting all the junk and debris. Wooded to the west. The debris is plentiful, and continues into adjacent lots to the north. Multiple accessory structures in various states of disrepair, packed with more stuff. The single story house is incomplete inside and out. The only thing looking good here is the block foundation. Windows are boarded from within. Fridge was likely full when the place went dark. Interior smells something awful. Also numerous litter boxes beyond capacity, and perhaps other critters have gained access. Interior also seems to be incomplete, but through the junk and filth it's hard to discern to what extent. Additional Disclosures: 50; 66; 21; 63 (see key for full text) Summer Tax Due: \$265.02	2923 GEE TRL LEWISTON	\$919.30
4701	Parcel ID: 005-017-000-010-00; Legal Description: T29N R3E SEC 17; N 1/2 OF NE 1/4 Comments: ~80 acre parcel, east of CR 487, just south of Harwood Rd. Sage Creek runs through the north portion, with Hunt Creek branching south through the central area. No known legal access, although it does border state land to the north. There will be utility easements across portions of this property. Absolutely gorgeous land. North portion grades down into Sage Creek, which was flowing strong at the time of this visit. Auction lot 4702 is adjacent to the South. There are indications that there may be structure(s) and/or personal property on this parcel, which we were unable to verify during the visit. Potential buyers are strongly encouraged to do their own independent research and verification. Additional Disclosures: 41; 21; 7; 30 (see key for full text) Summer Tax Due: \$1,523.04	4175 CO RD 487 ATLANTA	\$7,386.11
4702	Parcel ID: 005-017-000-020-00; Legal Description: T29N R3E SEC 17; S 1/2 OF NE 1/4; LESS COM AT E 1/4 COR TH W 495 FT TH NERLY 700 FT TO PNT 495 FT N OF POB TH S TO POB Comments: Hunt Creek runs north-south through the middle of the property. Portions of the land may accordingly be wet. There are likely easements for utility use. Land has no direct road frontage, but does border state land to the west and southeast. This is big, beautiful wooded acreage with water flowing through it. Assessor records indicates there is developed portion of land with a house somewhere within. Auction lot 4701 is adjacent to the North. There are indications that there may be structure(s) and/or personal property on this parcel, which we were unable to verify during the visit. Potential buyers are strongly encouraged to do their own independent research and verification. Additional Disclosures: 41; 30; 7; 21 (see key for full text) Summer Tax Due: \$2,363.32	4499 CO RD 487	\$12,181.27
4703	Parcel ID: 008-055-000-221-00; Legal Description: T30N R1E SEC 22 LOT 221 GAYLANTA HILLS NO.1 Comments: ~35 ft frontage on Gaylanta Lake to the east. ~75 ft road frontage on W Gaylanta Dr to the west. ~100 ft deep. Unimproved wooded land, sloping gently down to the water. Not a great view of the lake as the land sits, but that could be improved. Very cozy developed properties around the lake. This may not buildable, please confirm with township zoning that this lot is suitable for whatever you intend to use it for. Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: \$105.97		\$1,445.34
4704	Parcel ID: 044-065-000-014-02; Legal Description: The East 60 feet of Lot 14 of Hillman Industrial Park, a subdivision in the South 1/2 of the Northwest 1/4 of section 24, T31N, R4E, according to the Plats pages 32-34 MontmorencyCounty Records Comments: ~57 ft road frontage on Progress Rd to the north, ~285 ft deep. Electric substation borders to the west, and appears to be pallet manufacturing to the east. The pallet operation may be using this parcel as a drainfield. There is also a roadside culvert and a bike path along the roadside. In any case, portions of this land are very wet, drying out in the south. Additional Disclosures: 41; 39 (see key for full text) Summer Tax Due: \$123.41		\$919.30

4705	<p>Parcel ID: 003-131-000-030-00; Legal Description: T31N R2E SEC 31 NW 1/4 OF NW 1/4 Comments: 45 acres of vacant wooded land. Nearest named road is Beechler with two track leading to the parcel from there. Shape is roughly square. Land is predominately rolling and wooded. There are some trails cut through the property wide enough for a truck to crawl through. Large clearing in the northeast corner with gas utility equipment and it seems likely there would be an easement for access. Great piece of land tucked away from the rest of the world. Please note that there is a cabin near this property that some aerial imagery shows as being within the boundaries but the aerial imagery is skewed and the cabin is NOT on this parcel. Please respect the privacy of the adjacent property owners if investigating this property in person. We have been informed by a third party that people were camping on this property when they visited. Please use caution when inspecting this property. Additional Disclosures: 43; 30 (see key for full text)</p> <p>Summer Tax Due: \$1,066.07</p>		\$12,890.99
4706	<p>Parcel ID: 004-340-000-010-03; Legal Description: T31N R3E SEC 9 LOT10 TA-HO-MI TRAILS SUB #1 Comments: County maps indicate this parcel has ~100 ft road frontage on Ottawa Ct to the east, with a depth of ~128 ft. Aerial mapping also suggests that a pole barn encroaches onto this property several feet across the north line. An included picture demonstrates where that line is believed to be. This is a dense, heavily wooded, vacant parcel, with no known utility service. Little Brush Lake is under 800 ft to the south, as the bird flies. Additional Disclosures: 39 (see key for full text)</p> <p>Summer Tax Due: \$93.76</p>		\$1,051.78

Ogemaw

Lot #	Lot Information	Address	Min. Bid
5000	Parcel ID: 001-015-023-10; Legal Description: CH-15 09-EB 254-259 SEC 15 T22N R3E. 2.5 A N 1/2 OF W 1/2 OF S 10.01 ACRES OF N 50.05 ACRES OF E 1/2 OF SW 1/4. Comments: ~161 x ~658, Roughly between Gerald Miller and Quigley roads. Seems likely portions of this property will be wet. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$36.20		\$1,021.00
5001	Parcel ID: 001-290-222-00; Legal Description: CH-H 1022 LAKE OGEMAW #9 LOT 1022. Comments: ~60 ft road frontage on Menominee Trl to the west, with a depth of ~120 ft. May be a sideyard parcel for the adjacent lot to the west. Grounds look somewhat maintained. Located in the Lake Ogemaw Summer Resort Association. Website is linked below for more information on the Association. Additional Disclosures: 16; 44 (see key for full text) Summer Tax Due: \$19.67		\$724.00
5002	Parcel ID: 001-290-252-00; Legal Description: CH-H 1052 LAKE OGEMAW #9 LOT 1052. Comments: 60 ft road frontage on Onondaga Trl, 131 ft deep to the north. Vacant, unimproved, wooded land. This parcel seems dry, but land gets wet to the east. Located in the Lake Ogemaw Summer Resort Association. Website is linked below for more information on the Association. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$12.64		\$738.00
5003	Parcel ID: 005-023-003-00; Legal Description: 7/85 GR-23 01-B SEC 23 T24N R4E 2 AC M/L S 16 RDS OF W 20 RDS OF NE 1/4 OF NE 1/4. Comments: ~330 ft road frontage on E Heath Rd to the south, ~264 ft deep. In the Huron Nat'l Forest. Gated drive over roadside culvert, leading to an overgrown clearing. Small asphalt pad near clearing. Some debris hiding in the overgrowth, including an abandoned camper, grill, etc. A small shed and outhouse in the NW area. Electrical service pole is in tact. Assessor indicates there is a well here, somewhere. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$103.50		\$1,837.00
5004	Parcel ID: 006-020-011-30; Legal Description: HL-20 SEC 20 T23N R4E 2 AC M/L COM AT SW COR OF NW 1/4 OF SW 1/4 TH N ALONG W SEC LINE 273.00 FT TO POB TH E 252.00 FT TH N 345.00 FT TH W 252.00 FT TH S 345.00 FT TO POB. Comments: ~2 acre parcel with abandoned cottage in disrepair. ~345 ft on Shady Shores Dr to the west, ~252 ft deep. About 1/2 mile due north of Twin Lakes. Sage Lake ~1 mi to SE. Flowering bushes in the front smell wonderful. There's a line of pines in front of the hidden drive. Nice large lot, although quite overgrown. The garage has been crushed by a tree. The cottage has a host of issues, including severe roof damage, and a settling stone foundation. Floors are obviously sloping. Inside has plenty of contents amongst the fallen ceilings, insulation and what not. Additional Disclosures: 21; 34; 5 (see key for full text) Summer Tax Due: \$240.71	1164 SHADY SHORES ROAD LUPTON	\$3,352.00
5005	Parcel ID: 010-015-033-00; Legal Description: ML-15 13 SEC 15 T21N R3E. 5 A N 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4. Comments: ~190 ft road frontage on Timberlane Rd to the west, with a depth of ~1316 ft. Timberlane is not much better than a two track, and is the only real point of access, regardless of what GPS or maps tell you. There may be an easement running along/through the property to the north. Mobile home appears to have been abandoned for some time. It is vandalized, moldy, and animal damaged. So are the garage and the shed/bunk house. The real value is the land. Additional Disclosures: 17; 30; 32; 47; 63 (see key for full text) Summer Tax Due: \$204.28	4437 TIMBER LANE ALGER	\$3,538.00
5006	Parcel ID: 010-025-019-10; Legal Description: ML-25 SEC 25 T21N R3E S 566 FT OF W 33 FT OF SW 1/4 OF NW 1/4. Comments: ~33 ft wide between E 2nd St and E Greenwood Rd, ~566 ft long. South ~350 ft appears to be used as private drive or connector to 1st St. Skidway Park and Lake is less than 1500 ft to west. Feeding Ground Lake is less than 500 ft to the east. Private roadway. Will likely have easements, ingress, egress access. Additional Disclosures: 30; 52 (see key for full text) Summer Tax Due: \$13.43		\$718.00
5007	Parcel ID: 010-180-042-00; Legal Description: ML-O 42 PINE LODGE SUBD LOT 42. Comments: 50 ft road frontage on Van St to the north, ~85 ft deep. Skidway lake is under 700 ft due east. Lot is fairly flat and clear, dotted with some mature trees. Grounds are overgrown, with debris surrounding the structure. Primary structure is a cabin with addition(s). This place is clearly facing several issues, but may be able to be rehabilitated. Well looks to be intact, with an open trench leading from there to the house. Additional Disclosures: 21; 5; 50 (see key for full text) Summer Tax Due: \$74.60	2204 VAN STREET PRESCOTT	\$2,001.00

5008	Parcel ID: 010-190-002-00; Legal Description: 279/39 ML-P 02 R-72 202-325 TURNER & SONS SUB LOT 2 & 3. Comments: ~96 ft road frontage on Russel St to the east, 180 ft on James St to the north. Located roughly between Skidway, Bush, and Lost Lakes. Skidway being the closest at ~500 ft to the south. There's a tiny old cabin hiding in the overgrown lot. It doesn't appear it ever had septic or water. It's got some roof issues, with some mold showing. Inside smells like raccoon scat. Electric meter was still spinning during visit. Roof looks fairly new, with a bundle of shingle still inside, so water damage could be old. Additional Disclosures: 63; 21; 32; 5 (see key for full text) Summer Tax Due: \$70.81	5079 RUSSELL AVENUE PRESCOTT	\$1,967.00
5009	Parcel ID: 010-225-057-00; Legal Description: ML-V 57 HEDLEY L & DOROTHY M TURNER SUB NO. 2 LOTS 57 & 58. Comments: ~100 ft road frontage on Greenwood Rd to the south, ~235 ft deep. Good size lot, seems like a nice location. Shops are walkable nearby, and Skidway Lake is under a half mile down the road to the east. Lot is overgrown, with plenty of junk in the rear. The house is beat up, and the roof looks like it's holding on for dear life. Interior is gutted, and packed wall to wall with contents. Some clear evidence of roof leaks, with some subfloor spongy. It's going to take considerable effort to get this ready for occupancy, but it seems doable. Additional Disclosures: 32; 5; 21; 50 (see key for full text) Summer Tax Due: \$286.15	2071 GREENWOOD ROAD PRESCOTT	\$6,326.00
5010	Parcel ID: 010-233-003-00; Legal Description: 267/75 ML-X 03-3 205-372 GREENWOOD VILLAGE LOT 3 BLK 3. Comments: ~50 ft road frontage on Pinecrest Ln to the west, ~145 ft deep. Skidway Lake about is located ~1000 ft NE of this parcel. Summer Tax Due: \$6.91		\$698.00
5011	Parcel ID: 010-250-039-00; Legal Description: ML-Z 39 TIMBERLANE 2 LOT 39 & 40. Comments: ~50 ft road frontage on Beals Dr to the east, with a depth of ~150 ft. Just down the road from the True Value and Pizza Pad. Skidway Lake is ~2000 ft WNW. Relatively flat and clear lot, with numerous mature trees providing shade. Some sheds, dog houses, minor debris. Septic is open. Probably not a good sign. The mobile itself seems in serviceable condition. Some waviness in the floor. Some of the open outlet/switch boxes raise questions about the quality of the work. Slightly unpleasant odor inside. Well appears to be intact. Additional Disclosures: 17; 72; 21 (see key for full text) Summer Tax Due: \$77.99	5316 BEALS DRIVE PRESCOTT	\$2,481.00
5012	Parcel ID: 010-286-005-00; Legal Description: *ML-AI 05 HEDLEY L & DOROTHY M TURNER SUB NO. 6 LOT 5. Comments: ~60 ft road frontage on Georgia Edna Ln, ~145 ft deep. Wooded vacant lot. Summer Tax Due: \$11.09		\$749.00
5013	Parcel ID: 010-290-032-00; Legal Description: ML-AK 31 2006 SPLIT FROM 290-031-00 WALTERS OAK PARK SUBD #2 3054225-26 360-822 LOT 32. Comments: ~60 ft of road frontage, ~150 ft deep. Lot is fairly flat and clear, with mature trees lining the east and south. Lake views from the front yard through vacant lots. Skidway Lake under 300 ft to the north. This property seems to have been abandoned for some time. There are extensive roof issues present in both structures, such that neither seem salvageable. Interior is full of fallen ceiling, insulation, and wet contents. Additional Disclosures: 33; 36; 17; 32; 21; 5 (see key for full text) Summer Tax Due: \$152.41	2296 RIDGE DRIVE PRESCOTT	\$3,163.00
5014	Parcel ID: 010-340-044-00; Legal Description: ML-AP 44 242-239 HOOKS NORTH WOODS SUBD #2 LOT 44. Comments: ~60 ft road frontage on Teddy Bear Ln to the south, ~150 ft deep. Partially behind split rail fence. This appears to be a former sideyard parcel to for the lot adjacent to the west, which looks to be a former mobile home site. Ground disturbance indicates there may currently or formerly be a septic/drainfield on this lot. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$11.09		\$749.00
5015	Parcel ID: 010-340-050-00; Legal Description: ML-AP 50 HOOKS NORTH WOODS SUBD #2 LOT 50. Comments: 60 ft road frontage on Teddy Bear Rd to the south, ~150 ft deep. Thinly wooded with overgrowth. Looks to be a former campsite. There is an electrical service pole on site, but service has been cut. Summer Tax Due: \$11.09		\$749.00
5016	Parcel ID: 010-360-010-10; Legal Description: 2014 CORRECT ID # 280/431 3018430 ML-AR 10 182-326 SILVER CREEK SUBD #4. LOT 10. Comments: ~100 ft road frontage on W 2nd St to the north, ~200 ft deep. It appears there are campsites in the area and this may be being used as one. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$14.65		\$592.00

5017	<p>Parcel ID: 010-390-074-00; Legal Description: ML-AV 74 T-75 8/83 312-871 322-204 425-804 493-559 3068479 3080484 3080825 3101608 SHADY PINES SUBD LOTS 74, 75 & 76. Comments: ~180 ft road frontage on Ronald Dr to the north, with a depth ~136 ft. Nice looking lot, flat and clear, with mature trees dotting the landscape. A mobile home sits center of property, with garage in SE corner. The mobile suffers from the beginnings of roof collapse. Ceiling is dropping within, and floorboards underneath are soaked and coated with moss. Front deck is also collapsing. Some hole in the skirting show cats or others critters living underneath. The garage is in decent shape, with the notable exception of the overhead door being absent. Neighbors may be utilizing the driveway and/or parking on the west end of the lot. Additional Disclosures: 17; 5; 32 (see key for full text)</p> <p>Summer Tax Due: \$155.77</p>	2410 RONALD DRIVE PRESCOTT	\$2,162.00
5018	<p>Parcel ID: 010-390-107-00; Legal Description: ML-AV 107 SHADY PINES SUBD LOT 107. Comments: ~60 ft road frontage on Ronald Dr to the south, ~120 feet deep. Relatively flat, unimproved woodlands. The shoulder is being mowed.</p> <p>Summer Tax Due: \$12.80</p>		\$743.00
5019	<p>Parcel ID: 010-515-020-00; Legal Description: *ML-BO 20 PONDEROSA LOTS 20 & 21. Comments: Double corner lot, roughly 134 ft on Kathie Dr to the east, and ~121 on Kristie Cir to the north. Wooded around the borders, inside is cleared and occupied by vehicles, trailers, other things with wheel and/or motors. This appears to a sideyard parcel for the parcel adjacent to the west, and may still be in use. Additional Disclosures: 44; 21 (see key for full text)</p> <p>Summer Tax Due: \$23.47</p>		\$868.00
5020	<p>Parcel ID: 010-655-051-00; Legal Description: ML-CK 51 R-76 RIVER BEND SUBD LOT 51. Comments: ~80 ft road frontage on River Valley Dr to the west with a depth of ~160 ft. Overgrown driveway crosses roadside culvert, with the remnants of a split rail fence visible at roadside. There's a shanty hiding in the brush towards the rear.</p> <p>Summer Tax Due: \$14.65</p>	5753 RIVER VALLEY DRIVE PRESCOTT	\$1,480.00
5021	<p>Parcel ID: 013-136-020-00; Legal Description: 302/708 349-964 449-50 RS-36 19 226-458 SEC 36 T24N R3E. .35 A COM 75 FT S OF SW COR OF BLK 32 PLAT OF LUPTON TH S 100 FT E 128.4 FT N 100 FT W 128.4 FT OF SW 1/4 OF NW 1/4 & ALSO COM AT SE COR OF BLK 33 TH S 75 FT E 16 FT FOR POB TH E 50 FT S 100 FT W 50 FT N 100 FT TO POB. EX E 8 FT THEREOF. Comments: ~178 ft road frontage on Michigan Ave to the north, ~100 ft deep. Looks like the remains of a burnt structure, 24x24 pad still in place. A driveway leads to a still standing garage in the NE corner of the property, with some personal contents still inside. The garage seems in serviceable condition. A paved basketball court is just east of the property line. There may be well and septic from a previous structure. This parcel is adjacent to Auction Lot# 5022 Additional Disclosures: 62; 42; 21 (see key for full text)</p> <p>Summer Tax Due: \$108.62</p>	2550 E MICHIGAN AVENUE	\$1,978.00
5022	<p>Parcel ID: 013-220-002-00; Legal Description: RS-A 01-20B 332-37 351-224 449-50 PLAT OF LUPTON N 1/2 OF W 1/2 OF BLK 20 EX S 10 FT. Comments: This vacant lot is almost square and is roughly 117 Ft x 130 Ft. This lot sits off the road behind a house and does not have any developed road frontage. Consists of flat grassy area with some shrubbery. It seems that it used to be utilized as part of the backyard for the house that is on Wabash Ave. This parcel is also adjacent to the lot on Michigan Ave that we are also selling as Auction Lot# 5021 Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$24.22</p>		\$895.00
5023	<p>Parcel ID: 041-201-007-00; Legal Description: RL-B 06-2 PIERCE'S ADDITION LOT 7, BLOCK 1. Comments: ~132 ft road frontage on Elizabeth St to the west, ~66 ft on Grant St to the north. Culverts run along the roadside. Land is being mowed.</p> <p>Summer Tax Due: \$34.86</p>		\$834.00
5024	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 041-344-002-00; Legal Description: 2/84 RL-E 02-4 GEORGE EYMER'S ADD LOT 2, BLOCK 4. Comments: This auction includes two contiguous parcels. First parcel has ~60 ft road frontage on Harrison St, ~120 ft deep. Fairly flat and clear. Neighbor is keeping it mowed. Second parcel is adjacent directly to the South, roughly 120x120 ft. An abandoned car may be on the property.</p> <p><i>(2 of 2)</i> Parcel ID: 041-344-015-00; Legal Description: CT 11-83 RL-E 15-04 GEORGE EYMER'S ADD LOTS 15 & 16, BLOCK 4.</p> <p>Summer Tax Due: \$73.08</p>	304 HARRISON STREET PRESCOTT;	\$1,801.00

5026	Parcel ID: 041-422-010-00; Legal Description: L305-P431 3019420 RL-22PR LNP-09A 235-324 SEC 22 T21N R4E COM 66 FT N & 138 FT W OF NE COR OF BLK 6 PIERCES ADD TH W 60 FT N 132 FT E 60 FT S 132 FT TO POB. Comments: ~60 ft road frontage on Sheridan to the south, ~132 ft deep. Not sure if this mobile is on or across the line. Looks to be just inside east boundary. Adjacent parcel to east looks like sideyard/parking/junk storage. Additional Disclosures: 39; 17; 11; 42 (see key for full text) Summer Tax Due: \$151.00	308 SHERIDAN STREET PRESCOTT	\$2,146.00
9995022	Parcel ID: 013-220-002-00; Legal Description: RS-A 01-20B 332-37 351-224 449-50 PLAT OF LUPTON N 1/2 OF W 1/2 OF BLK 20 EX S 10 FT. Comments: This vacant lot is almost square and is roughly 117 Ft x 130 Ft. This lot sits off the road behind a house and does not have any developed road frontage. Consists of flat grassy area with some shrubbery. It seems that it used to be utilized as part of the backyard for the house that is on Wabash Ave. This parcel is also adjacent to the lot on Michigan Ave that we are also selling as Auction Lot# 5021 Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA		\$895.00

Ogemaw DNR

Lot #	Lot Information	Address	Min. Bid
10065	<p>Parcel ID: 001-033-022-00; Legal Description: SW1/4 of the SW1/4 except flowage rights Comments: The subject property has approximately 1500 feet of frontage on the West Branch Rifle River located near Van Poppelen Trail about 10 miles southeast of West Branch MI. The subject property consists of forested land adjacent to 5 private landowners. There is no legal road access to the property. The only way to legally access the parcel without a private road easement from an adjacent landowner is to float the West Branch Rifle River which flows through the center of the property. The subject property has flat relief with somewhat poorly drained sandy loam soils. Soils are more gravely loam on non-floodplain parts of the property (i.e. much of the northern part of the property). The subject property is zoned CD "Conservancy District (likely A/RP "Agriculture / Rural Preservation District if privately owned). Parcels zoned in the Conservancy District require a minimum of 10 acres a width/depth ratio greater than 1:4 and 50-to-75-foot setbacks. If the buyer obtained road access it is assumed the property would be zoned to build. Aprox. 40 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$74,000.00
10066	<p>Parcel ID: 001-033-001-00; Legal Description: SW1/4 of the NE1/4 Comments: The subject property has approximately 600 feet of frontage on the Rifle River located near Van Poppelen Trail about 10 miles southeast of West Branch MI. The subject property consists of forested land adjacent to 3 private landowners. Van Popelen Trail is not legal road access to the property (private road; not listed as county maintained via Act 51 maps). The only way to legally access the parcel without a private road easement from an adjacent landowner is to float the Rifle River which flows through the NW corner of the property. The subject property has flat relief with somewhat poorly drained sandy loam soils near the stream. Soils are well drained gravely sandy loam in the SW part of the property. The subject property is zoned CD "Conservancy District (likely A/RP "Agriculture / Rural Preservation District if privately owned). Parcels zoned in the Conservancy District require a minimum of 10 acres a width/depth ratio greater than 1:4 and 50-to-75-foot setbacks. If the buyer obtained road access it is assumed the property would be zoned to build. Aprox. 40 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$78,000.00
10067	<p>Parcel ID: Parcel ID is TBD Ogemaw; Legal Description: S 33 ft of SE1/4 of the SE1/4 of the SW1/4 lying E of Elk Lake Comments: The subject property has 33 ft. of frontage on the east side of Elk Lake located near the intersection of Sargent Road and Elk Lake Road about 13 miles southwest of West Branch MI. The subject property is only 33 ft. wide and is a continuation of Sargent Road to the lakeshore. The parcel is adjacent to 1 private landowner to the north and a platted subdivision road to the south (in Gladwin County). Sargent Road is not a county-maintained road all the way to the lakeshore per Act 51 maps. In addition the State of MI has not granted an easement to the county for this use since owning the property (obtained in 1909 via tax reversion). The subject property has well drained sandy soils on eastern part of the property and poorly drained muck soils near lakeshore. The subject property is zoned R-1 Residential per Township Zoning Admin. Due to how narrow and small the property is the property is not zoned to build and is to be used for lake access and non-permanent uses. Ogemaw County doesn't have a tax-id # setup for the State of MI parcel. That being said the adjacent landowner to the north (003-031-022-00) Sutter omits our 33 ft legal in their tax description. Aprox. 0.03 Acres Additional Disclosures: 75; 9; 7; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$6,200.00

10068	<p>Parcel ID: 006-011-010-00, 006-014-008-00; Legal Description: Section 11: SE 1/4 of the SW 1/4 AND Lot 2 EXCEPT that part of Government Lot 2 of Section 11 described as: Commencing at the Northeast Corner of said Section 11; thence S02°57'23E along the East Section line 2570.05 feet to the East ¼ Corner of said Section 11; thence S86°14'42W along the East-West ¼ line 1293.08 feet to the Northwest Corner of Government Lot 1; thence S00°16'59E 1578.01 feet to the Northwest Corner of Lot 26 of Chippewa Heights Subdivision according to the plat thereof as recorded in Liber 3 of Plats on Page 35 of the Ogemaw County Michigan Public Records; thence S01°20'00E along the West line of said Subdivision 59.90 feet to the Northwest Corner of Lot 25 of said Subdivision and the Point of Beginning; thence continuing S01°20'00E along the West line of said Subdivision 865.88 feet; thence along the Easterly side of an existing canal on the following 5 courses: N16°08'09W 338.32 feet; thence N10°04'04W 181.79 feet; thence N05°33'32E 266.73 feet; thence N18°28'26W 44.80 feet; thence N42°34'57W 23.74 feet; thence N05°52'38E 33.99 feet; thence N88°42'15E along the extension of the Northerly line of Lot 25 of said Subdivision 106.63 feet to the Point of Beginning. Parcel is to extend Westerly to the Easterly side of the canal. Survey done by Larry Steinley PS44285 of Lapham Associates on May 10 2011 Job No. N-110019 ALSO Section 14: NE 1/4 of the NW 1/4 Comments: The subject property has around 1900 ft. of frontage on South Dease Lake. The property is located near Ridge Road north of Townhall Road (County Highway 18) about 6 miles west of Hale MI. The subject property is 115 acres and has frontage on Au Gres Creek but does not have legal road access. The property is adjacent to 13 private landowners. The subject property has well drained rolling terrain with sandy loam soils on western part of the property. The eastern half of property has poorly drained muck soils near the lakeshore. The subject property is zoned CD "Conservancy which requires at least 10 acres and a width of 330 ft. to build per zoning. Once the property gets legal road access there should be no building limitations. Aprox. 115 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$129,500.00
10069	<p>Parcel ID: 006-015-001-00; Legal Description: NE 1/4 excluding the SW 1/4 of the NE 1/4 Comments: The subject property is located SE of the Chrvia Road and Thayer Road curve about 7 miles west of Hale MI. The subject property is 120 acres and has Au Gres Creek flowing through the center of the parcel. The property is adjacent to 6 private landowners and does not have legal road access. The subject property has well drained rolling terrain with sandy loam soils in the NW corner and eastern part of the property. The center of the property has poorly drained muck soils near Au Gres Creek. The subject property is zoned CD "Conservancy which requires at least 10 acres and a width of 330 ft. to build per zoning. Once the property gets legal road access there should be no building limitations. Aprox. 120 Acres Additional Disclosures: 75; 41; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$90,000.00
10070	<p>Parcel ID: 007-029-001-00; Legal Description: NE1/4 of the NE1/4 Comments: The subject property is located south of Wickes Road east of the Cook Road intersection 7.5 miles south of West Branch MI. The subject property is 40 acres and has Spring Creek flowing through the center of the parcel. The property is adjacent to 5 private landowners and has legal road access on Wickes Road. The subject property has poorly drained sandy or muck (eastern part) soils. The subject property is zoned CD "Conservancy which requires at least 10 acres and a width of 330 ft. to build per zoning. Once the property gets legal road access there should be no building limitations. Aprox. 40 Acres Additional Disclosures: 75; 41; 43; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$40,500.00
10071	<p>Parcel ID: 008-029-021-00; Legal Description: Commencing 21 rods South and 32 rods East of NW corner Sec. 29 thence East 8 rods South 10 rods; West 8 rods North 10 rods to beginning Comments: The subject property is located southeast of W Sage Lake Road and N Fairview Road intersection 6 miles north of West Branch MI. The subject property is 1/2 acre and has 4 adjacent private landowners. The subject property has well drained sandy soils with rolling terrain. The subject property is zoned A/RP "Agricultural / Rural Preservation District which requires at least 1 acre and a width of 200 ft. to build per zoning. Since the property is less than an acre and does not have legal road access (landlocked) it does not meet zoning to build. Property Dimensions: 132' (east-west) X 165' (north-south). Aprox. 0.5 Acres Additional Disclosures: 75; 7; 9; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,500.00

10072	<p>Parcel ID: 008-029-028-00, 008-029-034-00;Legal Description: Commencing 80 rods S & 32 rods E of NW corner thence E 8 rods S 10 rods W 8 rods N 10 rods to POB ALSO a parcel described as Commencing 85 rods S & 40 rods E of NW corner thence E 33 rods S 5 rods W 33 rods N 5 rods to POB ALSO a parcel described as The N'ly 20 rods of that part of the SW 1/4 of SNW 1/4 described as Comm 110 rods S and 80 rods E of NW corner thence N 30 rods W 7 rods S 30 rods E 7 rods to POB Comments: The subject property is landlocked (no road access) and located southeast of W Sage Lake Road and N Fairview Road intersection 6 miles north of West Branch MI. The subject property is 2.4 acres and has 9 adjacent private landowners. The subject property has well drained sandy soils with rolling terrain. The subject property is zoned A/RP " Agricultural / Rural Preservation District which requires at least 1 acre and a width of 200 ft. to build per zoning. Once the property secures legal road access it will likely meet zoning to build (pending local unit review). Aprox. 2.4 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,750.00
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Oscoda

Lot #	Lot Information	Address	Min. Bid
5300	Parcel ID: 001-301-283-00; Legal Description: T26N R2E SEC 01 - E 132' OF N 274 1/2' OF S 1297.5' OF W 1/2 OF SW 1/4 OF SE 1/4. .83 A. Comments: ~132 ft road frontage on Savage Dr to the north, ~275 deep. Mobile home sits proud along the roadside. Fairly clear and open lot. Mature trees along the boundaries, with a few in the lot giving some shade. Some abandoned boats and such in the rear of the lot, with a burn pit full of garbage. The mobile home looks like it needs to get put out of its misery. The tires holding down a roll of rubber on the roof aren't helping. Mold and other interior damage is visible from outside. Standing water visible around the hand pump well. Additional Disclosures: 17; 33; 21; 5 (see key for full text) Summer Tax Due: \$120.26	207 SAVAGE DRIVE MIO	\$1,045.75
5301	Parcel ID: 001-319-003-00; Legal Description: T26N R2E SEC 19 - PAR IN N 1/2 OF NE 1/4 BEG 300' W OF NE COR, TH S 300'; W 138.2'; N 300'; E 146.8' TO BEG. .98 A. Comments: ~146 ft road frontage on Randall Rd to the north, ~300 ft deep. Driveway access at NE corner, which appears to be mowed by neighbors. North portion of the property is a honeysuckle field. Nice lot, not too far from a County road. Roofed over Mobile sits near the south of the property, with a nearby shed. Mobile is not in the best of shape. Floors are a little springy, with the occasional void hidden under carpet. Some window issues. Some evidence of localized roof leaks; however, interior seemed dry and this could have been before the new roof. It's a little shabby, but it's probably usable with some work. The outbuilding is nothing fancy, but seems solid. Within Huron Nat'l Forest. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$363.49	2535 RANDALL ROAD LUZERNE	\$2,691.10
5302	Parcel ID: 001-380-015-01; Legal Description: T25N R2E SEC 36 - ISLAND LAKE SHORES LOT 15. 1/2 INT. Additional Disclosures: 57; 16 (see key for full text) Summer Tax Due: \$122.81		\$937.55
5303	Parcel ID: 003-250-111-00; Legal Description: T27N R3E SEC 18 - SMITH LAKE HEIGHTS SUBD. LOT 111. Comments: ~63 ft road frontage on Bunny Dr to the south, ~143 ft deep. Smith Lake is under 600 feet due east. It takes a bit of doing to get here: You're going to want to come in through Smith Lake Rd, and all the way to the end of Bunny Ln (The east portion of Bunny Ln is closed). This is thinly wooded land, but it looks like it's had some parking/turnaround use. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.99	BUNNY DRIVE MIO	\$494.22
5304	Parcel ID: 005-124-001-68; Legal Description: T28N R1E SEC 24 - BEG AT NE COR OF NE 1/4 OF NE 1/4, TH W 320', TH S 95', TH E 150', TH S 50', TH E 170', TH N 145', TO POB. Comments: ~145 ft road frontage on Town Line Rd to the east, ~320 ft road frontage on Lyle Rd to the north. An additional ~95 ft on Pine Rd to the west. Roughly panhandle shaped, with the missing chunk in the SW corner. This piece is way out there. Mostly flat and clear, with some pines dotting the landscape, with a solid treeline along the south. There's some camping trailers on site, neither of which look in great shape, but the wheels are still on them. There's also a shed, outhouse, and some minor debris and personal possessions. There looks to be some natural gas pipelines in the area, but it may not be for consumer use. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$32.23	4493 TOWNLINE ROAD LEWISTON	\$444.31
5305	Parcel ID: 005-675-196-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES # 2 LOT 196. Comments: ~65 ft road frontage on Crestwood Rd, ~200 ft deep. West half of lot is fairly clear, lined with pines. Rear is wooded. Minor debris/personal property. This is could be a sideyard for the adjacent parcel to the north. Additional Disclosures: 16; 44 (see key for full text) Summer Tax Due: \$29.24	5078 CRESTWOOD DRIVE LEWISTON	\$502.65
5306	Parcel ID: 005-783-023-00; Legal Description: T28N R1E SEC 23- GARLAND SOUTH ESTATES LOT 23. 2007 Split of 005-122-013-00 & 005-123-002-00 & 005-123-006-00 & 005-123-010-00 & 005-123-011-00 on 12/15/2006 Comments: Many portions of the Garland area are undeveloped, may not have completed roads, and might be gated. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$60.38		\$639.23
5307	Parcel ID: 005-783-038-00; Legal Description: T28N R1E SEC 23- GARLAND SOUTH ESTATES, LOT 38. 2007 SPLIT FROM 005-122-013-00 & 005-123-002-00 & 005-123-006-00 & 005-123-010-00 & 005-123-011-00 Comments: Many portions of the Garland area are undeveloped, may not have completed roads, and might be gated. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 8; 16 (see key for full text) Summer Tax Due: \$60.38		\$639.23

5308	Parcel ID: 005-783-118-00; Legal Description: T28N R1E SEC 23 -GARLAND SOUTH ESTATES LOT 118. 2008 SPLIT FROM 005-123-002-01 & 005-123-010-01. Comments: Many portions of the Garland area are undeveloped, may not have completed roads, and might be gated. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$66.56		\$577.91
5309	Parcel ID: 005-786-014-00; Legal Description: T28N R1E SEC 16 - LOT 14 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE II 1995 SPLIT FROM 005-116-001-20 Comments: ~0.48 acre vacant parcel off of Maple View Lane. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$42.25		\$619.56
5310	Parcel ID: 005-787-039-00; Legal Description: T28N R1E SEC 16 - LOT 39 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 Comments: ~145 ft on Klarich Way to the north, ~225 ft deep m/l. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$61.77		\$645.19
5311	Parcel ID: 005-788-023-00; Legal Description: T28N R1E SEC 16 - UNIT 23 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2004 SPLIT FROM 005-116-001-33 Comments: At NW of Wolverine Ct cul-de-sac. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$61.77	119 WOLVERINE COURT LEWISTON	\$640.53
5312	Parcel ID: 005-788-151-00; Legal Description: T28N R1E SEC 16 - UNIT 151 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: ~120 ft x ~225 deep. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$68.27	195 FIELDSTONE DRIVE LEWISTON	\$788.48
5313	Parcel ID: 005-788-185-00; Legal Description: T28N R1E SEC 16 - UNIT 185 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: ~100 x ~285 deep off of Redpine Court. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$65.02	530 RED PINE COURT LEWISTON	\$763.96
5314	Parcel ID: 005-792-101-00; Legal Description: T28N R1E SEC 22- LOT 101 GARLAND WOODLANDS 2006 SPLIT FROM 005-122-002-01 & 002-02 & 005-122-002-10 & 005-122-014-00. Comments: Many parts of the Garland properties are undeveloped, may not have improved roads, and may be behind gated access. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$65.02	LONGVIEW COURT LEWISTON	\$679.53
5315	Parcel ID: 005-800-082-00; Legal Description: T28N R1E SEC 22- LOT 82 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-05 10,15,20, 25,30,40,50,55,60. Comments: Many parts of the Garland properties are undeveloped, may not have improved roads, and may be behind gated access. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$16.25		\$530.86
5316	Parcel ID: 005-800-200-00; Legal Description: T28N R1E SEC 22 - LOT 200 GARLAND SUMMERWOOD RIDGE. MASTER DEED 1/9/06 LIBER 206, PAGE 546. 2006 SPLIT FROM 005-122-005-00 & 05 & 10 & 40 & 45 & 50 & 55 & 60 & 65 & 70 & 75 Comments: Many parts of the Garland properties are undeveloped, may not have improved roads, and may be behind gated access. Located near Garland Lodge and Golf Resort. Please do thorough research prior to bidding if interested, Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$29.24		\$530.86

5317	<p>Parcel ID: 006-318-090-00; Legal Description: T26N R3E SEC 18 - S 68.75' OF N 1581.25' OF W 22 RDS OF SW 1/4. Comments: ~68 ft road frontage on Geesey Ave to the east, ~160 ft deep. West end abuts M-33 ROW. Just south of Mio proper. If you're following GPS, you're going to want to access Geesey off M33 to to the south; the north will not get you there. Fairly large, open lot. M33 is way up on a berm, with minimal road noise. Electrical utility looks to run along M33. Structure looks like a one room cabin that's been added onto sequentially. Exterior is getting a bit rough. Exterior cladding on the base of a south portion is rotting out. Some similar issues with soffit/fascia in parts. Electric was either in progress or partially harvested; either way the service panel is gone. Bathroom appears to also be in progress. Interior and exterior are packed with all manner of tools, toys, mechanical parts, and all sorts of things on wheels. Some rooflines are sagging, perhaps opening up the floor plan required more planning for load bearing. Some of the interior appointments are very much the rustic cabin feel. Slab floors on the additions feel solid, and is visibly good in the garage. It appears there is ductwork ran; furnace is not visible on ground level, and likely in attic if it exists. Additional Disclosures: 5; 50; 21 (see key for full text)</p> <p>Summer Tax Due: \$260.39</p>	1376 GEESEY AVENUE MIO	\$1,911.68
5318	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 006-318-026-25; Legal Description: T26N R3E SEC 18 - E 337.32' OF N 1/3 OF S 2/3 OF N 3/4 OF S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4. 2007 SPLIT FROM 006-318-026-00 Comments: ~75 ft road frontage on Cauchy Rd to the west, ~850 ft deep. Overgrowth is dense along the roadside; parking is not apparent, but it's there. Super cute frontage, with the structure behind a winding creek. The footbridges crossing the creek are old and rickety. There is a VERY steep incline behind the cottage; essentially, the structure is at the bottom of a wooded hill. Speaking of rickety... This cottage is not doing well. The chimney appears to be falling apart. Roof damage is evident from the exterior, and severe and prolonged enough to cause floor damage. Some portions of the floor are spring loaded, some are ready to punch through. Foundation appears to be block, mostly hidden behind facade. This place has some very cute features, but it may be too much trouble to save. It's also small enough that repairs may be manageable. Additional Disclosures: 21; 32; 22; 5 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 006-318-027-00; Legal Description: T26N R3E SEC 18 - S 1/3 OF N 3/4 OF S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 LYING E OF CAUCHY RD.</p> <p>Summer Tax Due: \$561.92</p>	1307 CAUCHY ROAD MIO; 1307 CAUCHY ROAD MIO	\$5,180.24
9995302	<p>Parcel ID: 001-380-015-01; Legal Description: T25N R2E SEC 36 - ISLAND LAKE SHORES LOT 15. 1/2 INT. Additional Disclosures: 57; 16 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$937.55

Otsego

Lot #	Lot Information	Address	Min. Bid
5400	Parcel ID: 011-470-000-002-00; Legal Description: LOT 2. MAPLE GROVE ESTATES & OUTLOT A. MAPLE GROVE ESTATES NO 2. Comments: Corner lot, ~100 ft road frontage on Grove St to the north, and ~100 on Orange Grove Ave to the west. East of I-75, south of the airport. Land coverage is mostly clear, wooded along the north and west boundaries. Summer Tax Due: \$49.51	GAYLORD	\$716.76
5401	Parcel ID: 011-520-000-811-01; Legal Description: LOTS 811 & 812. MICHAYWE NO. 3 Comments: Vacant, unimproved, wooded land. Grading up from the roadside. Nearby lots are developed, and look to be fairly nice. ~0.79 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$30.95	CHEYENNE CIR GAYLORD	\$682.78
5402	Parcel ID: 011-520-000-956-00; Legal Description: LOT 956. MICHAYWE NO. 3 Comments: ~0.34 acre vacant lot in the Michaywe Association. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.43	GAYLORD	\$533.93
5403	Parcel ID: 011-520-000-961-00; Legal Description: LOT 961. MICHAYWE NO. 3 Comments: ~0.33 acre vacant lot located in the Michaywe Association. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.29	GAYLORD	\$444.21
5404	Parcel ID: 011-520-000-989-00; Legal Description: LOT 989. MICHAYWE NO. 3 Comments: ~0.42 acre vacant lot located in the Michaywe Association. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.50	ARAWAK PASS GAYLORD	\$542.43
5405	Parcel ID: 011-690-011-018-00; Legal Description: LOTS 18 & 19, BLK 11. PLEASANT VIEW Comments: ~88 ft road frontage on Flora Dora to the north, same deep. Otsego Lake is less than 500 ft to the west. Lot is uphill, with gravel driveway towards the east. Lake views can be had from the front yard and sun room. Land is generally clear, with some mature trees around the structure. Structure is in pretty good shape. Vinyl siding is in good condition. There are minor issues with soffit/fascia. Block foundation on the porch addition may need some attention. Front porch/steps are fairly rickety. Interior is also in good shape. Numerous items of personal property remain, however, the interior is generally clean. Electrical looks to have been updated in recent years, but some older remnants remain. Well pump looks ancient. This place is likely turn key or very close; shouldn't be much work involved in making it move in ready. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$307.75	627 FLORA DORA ST GAYLORD	\$1,425.18
5406	Parcel ID: 011-730-000-083-00; Legal Description: LOT 83. SANDY BEACH No.2. Comments: ~0.91 Acre vacant lot located in the Sandy Beach/ Perch Lakes area. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$50.60	N VAIL LN GAYLORD	\$733.02
5407	Parcel ID: 011-735-000-012-00; Legal Description: LOT 12. SEMINOLE LAKE Comments: ~68 ft road frontage on Ramona Trail to the south, median depth of ~320 ft. ~73 ft frontage on Seminole Lake to the north. Chain O Lakes area, many other lakes nearby. Fairly narrow lot, with gravel driveway leading to a single wide mobile with addition. Looks to be a '70s model, addition seems recent with vinyl siding. The mobile looks good for its age, but it does look its age. Grounds are well taken care of. No real issues to be seen on the exterior. We believe this property is occupied, and the interior was not viewed during the visit. Additional Disclosures: 17; 21; 33; 6 (see key for full text) Summer Tax Due: \$185.82	1778 RAMONA TRL GAYLORD	\$1,610.04
5408	Parcel ID: 011-750-000-006-00; Legal Description: NÂ½ OF LOT 6. SKI VIEW. Comments: ~0.40 Acre vacant parcel located in the Michaywe Association. This lot has access issues and should be researched accordingly prior to bidding. Additional Disclosures: 16; 7 (see key for full text) Summer Tax Due: \$14.36	GAYLORD	\$498.15
5409	Parcel ID: 023-160-000-017-00; Legal Description: LOT 17 ELMAC HILLS Comments: Just ~500 ft north of lake Nineteen. Current understanding is that this and the surrounding properties are now wholly privately owned, formerly part of the now defunct Tyrolean Hills Resort. Buyers should investigate association status prior to bidding. Vacant, unimproved, wooded land, at the bend of a gravel road. ~0.93 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$43.84	GAYLORD	\$607.92

5410	Parcel ID: 031-023-400-030-00; Legal Description: W 1/2 OF E 1/2 OF E 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SEC. 23, T30N R2W Comments: ~82 ft road frontage on Finnegan Rd to the south, ~2630 ft deep. Deep parcel, mostly wooded. Utilities run across the roadside. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$161.30	JOHANNESBURG	\$1,172.49
5411	Parcel ID: 042-027-400-055-00; Legal Description: COMM 18 RDS S OF NW COR OF SW 1/4 OF SE 1/4 TH S ALG US 27 39 1/2 RDS TH E TO MCRR R/W TH N 39 1/2 RDS, W TO P.O.B. SEC 27 T32N R3W Comments: ~650 ft road frontage on N Central State Trl to the east, ~310 wide. Abuts North Central State Trl to the west. Stream/drain crosses property, likely some or all wetlands. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$157.68	VANDERBILT	\$1,152.26
5412	Parcel ID: 043-100-000-017-00; Legal Description: 97 SPLIT FROM 042-011-100-005-00 & 042-011-200-050 -00 UNIT 17 BLACKBEAR ESTATES SEC 11 T32N-R3W Comments: ~0.12 Acre vacant lot located in Black Bear Estates Association. Please note that the aerial images for this are skewed. It appears that way on the County GIS as well, however regardless of the aerial images, these are vacant lots located at the end of Bears Paw Trail. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$37.71	VANDERBILT	\$700.73
5413	Parcel ID: 043-100-000-018-00; Legal Description: 97 SPLIT FROM 042-011-100-005-00 & 042-011-200-050 -00 UNIT 18 BLACKBEAR ESTATES SEC 11 T32N-R3W Comments: ~0.14 acre vacant lot located in Black Bear Estates Association. Please note that the aerial images for this are skewed. It appears that way on the County GIS as well, however regardless of the aerial images, these are vacant lots located at the end of Bears Paw Trail. Additional Disclosures: 68 (see key for full text) Summer Tax Due: TBA	VANDERBILT	\$700.73
5414	Parcel ID: 045-150-002-002-00; Legal Description: LOTS 2 & 3 BLK. 2 WARREN ADD TO VANDERBILT T32N R3W Comments: ~148.5 ft road frontage on E Main St to the south, ~130 ft deep. Driveway is located on the center of property line, house in the SW corner. Two car garage sits in the center of property. Debris scattered around the property. Wasn't able to get a great look as this property is occupied. ~0.45 acres Additional Disclosures: 6; 33; 21; 5 (see key for full text) Summer Tax Due: TBA	847 EAST MAIN ST VANDERBILT	\$9,121.07
5415	Parcel ID: 050-009-400-005-06; Legal Description: DOVER ESTATES PARCEL 6-COMM AT CTR 1/4 COR, TH S 1655.2 FT FOR POB; TH N 89 DEG E 1316.37 FT, TH S 331.4 FT, TH N 89 DEG W 1315.86 FT, TH N 331.4 FT TO POB. SEC 9 T31N R2W. Comments: ~331 ft road frontage on either Taylor or Kim Trl (Road names may be swapped on maps), ~1320 ft deep. Looks to be a former mobile home site. Two cars sitting in the clearing. This is way back down a two track, no real traffic or neighbors. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$286.45	GAYLORD	\$1,348.69
5417	Parcel ID: 070-029-300-015-02; Legal Description: COMM AT THE SW CORNER OF THE NE 1/4 of the SW 1/4 of sec 29, th n 329.69 ft., the 660.63 ft., TO POB TH N 165.50 FT., THE 660.41 FT., TH S 164.51 FT., TH W TO THE POB CONT 2.5 ACRES BEING PART OF TRACT 29-11 WILDERNESS VALLEY SEC 29 T29N R4W Comments: ~654 wide, ~65 tall. East of Geronimos Trl, on White Cloud Trail. Road travels east-west through property, intersecting with Delaware Trl near the center. Adjacent property to south appears to be in use by gas utility. Electric utility also on property. Only the east of half this parcel seems of great use. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$61.73		\$794.51
5418	Parcel ID: 072-110-000-012-00; Legal Description: LOT 12 ARENAC TRAILS T30N R4W SEC 33 T30N R4W Comments: ~0.17 Acre vacant lot located in the Lake Arrowhead Association. Auction lot 5419 is adjacent to the North. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.30		\$482.91
5419	Parcel ID: 072-110-000-013-00; Legal Description: LOT 13 ARENAC TRAILS SEC 33 T30N R4W Comments: ~0.16 Acre vacant lot located in the Lake Arrowhead Association. Auction lot 5418 is adjacent to the South. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.30		\$482.91
5420	Parcel ID: 072-110-000-055-00; Legal Description: LOT 55 ARENAC TRAILS SEC 33 T30N R4W Comments: ~0.19 Acre vacant lot located in the Lake Arrowhead Association. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.50		\$520.51

5421	Parcel ID: 072-270-000-129-00; Legal Description: LOT 129 OKEMOS TRAILS SEC 33 T30N R4W Comments: ~0.17 Acre vacant lot located in the Lake Arrowhead Association. Auction lot 5422 is adjacent to the East. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.37	GAYLORD	\$522.20
5422	Parcel ID: 072-270-000-130-00; Legal Description: LOT 130 OKEMOS TRAILS SEC 33 T30N R4W Comments: ~0.18 Acre vacant lot located in the Lake Arrowhead Association. Auction lot 5421 is adjacent to the West and auction lot 5423 is adjacent to the East. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.37	GAYLORD	\$522.20
5423	Parcel ID: 072-270-000-131-00; Legal Description: LOT 131 OKEMOS TRAILS SEC 33 T30N R4W Comments: ~0.17 Acre vacant lot located in the Lake Arrowhead Association. Auction lot 5422 is adjacent to the West. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.05	GAYLORD	\$507.50
5424	Parcel ID: 072-280-000-016-00; Legal Description: LOT 16 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.72 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87		\$549.51
5425	Parcel ID: 072-280-000-018-00; Legal Description: LOT 18 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.50 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87		\$549.51
5426	Parcel ID: 072-280-000-023-00; Legal Description: LOT 23 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.64 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87		\$549.51
5427	Parcel ID: 072-280-000-052-00; Legal Description: LOT 52 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.49 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87	ELMIRA	\$519.55
5428	Parcel ID: 072-280-000-064-00; Legal Description: LOT 64 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.40 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87		\$549.51
5429	Parcel ID: 072-280-000-120-00; Legal Description: LOT 120 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.51 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87		\$549.51
5430	Parcel ID: 072-280-000-185-00; Legal Description: LOT 185 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.42 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87	ELMIRA	\$549.51
5431	Parcel ID: 072-280-000-198-00; Legal Description: LOT 198 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.47 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87	ELMIRA	\$549.51
5432	Parcel ID: 072-280-000-199-00; Legal Description: LOT 199 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.46 Acre vacant lot located in the Lakes of the North Association. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$26.25	ELMIRA	\$570.60

5433	Parcel ID: 072-280-000-244-00; Legal Description: LOT 244 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.62 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87	ELMIRA	\$549.51
5434	Parcel ID: 072-280-000-537-00; Legal Description: LOT 537 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: ~0.53 acre vacant lot located in the Lakes of the North Association. More information on Lakes of the North Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.87	ELMIRA	\$446.19
5435	Parcel ID: 072-300-000-174-00; Legal Description: LOTS 174 & 175 SOUTHERN TRAILS SEC 32 T30N R4W Comments: ~0.31 Acre vacant lot located in the Lake Arrowhead Association. More information on the Association can be found in the related links section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.82	GAYLORD	\$555.15
5436	Parcel ID: 090-009-200-042-00; Legal Description: PARCEL "B" COM NW COR SEC 9; TH S 01D 03M 30S E 1638.07FT; TH S 89D 17M 29S E 275.13FT TO POB; TH N 01D 03M 30S E 260.06FT; TH S 89D 17M 29S E 317.91FT; TH S 03D 00M 29S W 260.14FT; TH N 89D 17M 29S W 299.45FT TO POB. SEC 9 T29N R3W, CONT 1.84 ACRES Comments: State park 1/2 mi to NW. Roughly ~300 wide at the north, ~260 ft deep. Vacant, unimproved, wooded land. Generally flat. Looks like there are some nice developed properties out here. Near a dead end. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$172.66	GAYLORD	\$1,790.16
5437	Parcel ID: 091-190-000-086-00; Legal Description: LOT 86 ENCHANTED FOREST Comments: ~0.63 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$27.25	FREDERIC	\$592.15
5438	Parcel ID: 091-190-000-158-00; Legal Description: LOT 158 ENCHANTED FOREST Comments: ~0.96 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$31.15	FREDERIC	\$619.01
5439	Parcel ID: 091-190-000-275-00; Legal Description: LOT 275 ENCHANTED FOREST Comments: ~1.11 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$31.74	FREDERIC	\$622.96
5440	Parcel ID: 091-200-000-342-00; Legal Description: LOT 342 ENCHANTED FOREST NO. 2 Comments: ~0.46 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$19.35	FREDERIC	\$537.82
5441	Parcel ID: 091-200-000-395-00; Legal Description: LOT 395 ENCHANTED FOREST NO 2 Comments: ~0.96 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.86	FREDERIC	\$531.59
5442	Parcel ID: 091-210-000-558-00; Legal Description: LOT 558 ENCHANTED FOREST NO 3 Comments: ~0.40 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the replated link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.02	FREDERIC	\$536.58
5443	Parcel ID: 091-210-000-559-00; Legal Description: LOT 559 ENCHANTED FOREST NO 3 Comments: ~0.37 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the replated link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$26.23	FREDERIC	\$545.93
5444	Parcel ID: 091-210-000-560-00; Legal Description: LOT 560 ENCHANTED FOREST NO 3 Comments: ~0.48 Acre vacant lot located in Guthrie Lakes/Enchanted Forest Association. More information on the Association can be found in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.85	FREDERIC	\$524.38

5445	Parcel ID: 091-300-000-048-00; Legal Description: LOT 48 MICHAYWE NO. 1 Comments: ~0.44 Large lot on the golf greens. Vacant, unimproved, generally flat wooded lot. Nearby lots are developed and look nice. Located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$73.16	GAYLORD	\$809.73
5446	Parcel ID: 091-300-000-068-00; Legal Description: LOT 68 MICHAYWE NO. 1 Comments: ~0.39 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$500.94
5447	Parcel ID: 091-310-000-142-00; Legal Description: LOT 142 MICHAYWE NO. 2 Comments: ~0.58 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$32.01	GAYLORD	\$547.83
5448	Parcel ID: 091-310-000-263-00; Legal Description: LOT 263 MICHAYWE NO. 2 Comments: ~0.39 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$500.94
5449	Parcel ID: 091-310-000-293-00; Legal Description: LOT 293 MICHAYWE NO. 2 Comments: ~0.37 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$524.74
5450	Parcel ID: 091-310-000-526-00; Legal Description: LOT 526 MICHAYWE NO. 2 Comments: ~0.41 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$502.10
5451	Parcel ID: 091-310-000-615-00; Legal Description: LOT 615 MICHAYWE NO. 2 Comments: ~0.34 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$519.10
5452	Parcel ID: 091-320-001-075-00; Legal Description: LOT 1075 MICHAYWE NO. 4 Comments: ~0.36 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.02	GAYLORD	\$572.13
5453	Parcel ID: 091-390-001-676-00; Legal Description: LOT 1676 MICHAYWE NO. 13 Comments: ~0.34 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.27	GAYLORD	\$463.12
5454	Parcel ID: 091-391-001-823-00; Legal Description: LOT 1823 MICHAYWE NO 14 T29N R3W Comments: ~0.72 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	GAYLORD	\$524.74
5455	Parcel ID: 091-391-001-927-00; Legal Description: LOT 1927 MICHAYWE NO 14 T29N R3W Comments: ~0.56 acre vacant lot located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$20.94	GAYLORD	\$526.60
9995445	Parcel ID: 091-300-000-048-00; Legal Description: LOT 48 MICHAYWE NO. 1 Comments: ~0.44 Large lot on the golf greens. Vacant, unimproved, generally flat wooded lot. Nearby lots are developed and look nice. Located in the Michaywe Association. More information on the Association can be found on their website in the related link section below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	GAYLORD	\$809.73

Otsego DNR

Lot #	Lot Information	Address	Min. Bid
10074	<p>Parcel ID: 011-735-000-059-00; Legal Description: Plat of Seminole Lake: Lot 59</p> <p>Comments: The subject property is a vacant 0.17-acre platted parcel that is surrounded by 2 private landowners. The parcel has 65 feet of water frontage on Seminole Lake and is located on Pocahontas Trail near the Mohawk Trail intersection about 7 miles southeast of Gaylord MI. The area consists of well drained sandy soils. The parcel is zoned within the RR "Residential Recreation district which requires a minimum of 0.46-acre and 100 ft. of width to meet local zoning to build requirements. The subject property is not large enough to meet local zoning to build based on the local zoning ordinance. A zoning variance may be requested with Bagley Township if potential buyers are interested. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 0.17 Acres Additional Disclosures: 75; 74; 9; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$6,750.00
10075	<p>Parcel ID: 030-007-400-010-00; Legal Description: NW1/4 of the SE1/4 Comments: The subject property is a vacant 40-acre parcel that is surrounded by 4 private landowners. The subject parcel is located on Emerald Lake Trl in Ostego County and Gaylord School District. The parcel is located approximately ½ mile north of 3592 Old State Rd roughly 13 miles southeast of Gaylord MI. The property consists primarily of excessively drained sandy soils and sparse areas of poorly drained mucks in the northeast part of the property. The parcel is zoned within the FR "Forest Recreation district which requires a minimum of 2 plus acres and 150 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. The State of Michigan will be retaining the mineral rights to the property. There is currently a substation located on the eastern part of the property which is related to these rights being leased. Aprox. 40 Acres Additional Disclosures: 75; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$60,000.00
10076	<p>Parcel ID: 031-026-100-050-00; Legal Description: E 1/2 of the W 1/2 of the E 1/2 of the W 1/2 of the NE 1/4 Comments: The subject property is a vacant 10-acre parcel that is surrounded by 2 private landowners. The property is 165 ft (east-west) X 2640 ft (north-south) and is located on the south side of Finnegan Road east of the Turtle Lake Road intersection about 4 miles southwest of Johannesburg MI. The area consists of level terrain with well drained sandy soils. The property is zoned within the FR "Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property does meet local zoning to build based on the local zoning ordinance. Lastly the southern part of the property has a pipeline easement. The property is adjacent to DNR managed property to the south which is being retained by the State of MI. Aprox. 10 Acres Additional Disclosures: 75; 74; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$12,000.00
10077	<p>Parcel ID: 031-026-100-075-00; Legal Description: W 1/2 of the W 1/2 of the W 1/2 of the W 1/2 of the NE 1/4 Comments: The subject property is a vacant 10-acre parcel that is surrounded by 2 private landowners. The property is 165 ft (east-west) X 2640 ft (north-south) and is located on the south side of Finnegan Road east of the Turtle Lake Road intersection about 4 miles southwest of Johannesburg MI. The area consists of level terrain with well drained sandy soils. The property is zoned within the FR "Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property does meet local zoning to build based on the local zoning ordinance. The property is adjacent to DNR managed property to the south which is being retained by the State of MI. Aprox 10 Acres Additional Disclosures: 75; 74 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$12,000.00

10078	<p>Parcel ID: 69-071-036-300-015-02; Legal Description: SE1/4 of the SW1/4 Comments: The subject property is a vacant 40-acre parcel that is surrounded by 5 private landowners. The parcel is located on the south side of Lake Manuka Road near the Manuka Trail intersection about 8.5 miles southwest of Gaylord MI. Manuka Trail goes through the center of the property but the trail is not county maintained. The State of MI does not have a legal road easement to supply legal access to Lake Manuka Road. Interested buyers should do their due diligence regarding access. The property consists of well drained sandy soils with level terrain. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property does meet local zoning to build based on the local zoning ordinance. Interested buyers should still contact the local unit regarding building plans if interested in constructing a structure on the parcel. There are several granted easements on file (appear to go through the center of the property). Lastly there is a mineral well with an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 40 Acres Additional Disclosures: 75; 74; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$36,000.00
10079	<p>Parcel ID: Part of 090-017-400-020-00 (A); Legal Description: That part of the S ½ of the S ½ of the SE ¼ of the SE ¼ lying westerly of the I-75 ROW Comments: The subject property is a vacant 3.4-acre parcel that is surrounded by 6 private landowners. The parcel is located along the west side of the I-75 ROW east of the Dodge Lake Road and Old Highway 27 intersection about 2.5 miles north of Waters MI. The property does not have legal road access and is landlocked. The end of Dodge Lake Road is not county maintained and the State of MI does not have an access easement to the property. The area consists of well drained sandy soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property may meet local zoning to build based on the local zoning ordinance " legal road access will likely be a local unit requirement. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 3.4 Acres Additional Disclosures: 75; 74; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,825.00
10080	<p>Parcel ID: Part of 090-017-400-020-00 (B); Legal Description: That part of the S ½ of the S ½ of the SE ¼ of the SE ¼ lying easterly of the I-75 ROW Comments: The subject property is a vacant 3.2-acre parcel that is surrounded by 2 private landowners. The parcel is located along the east side of the I-75 ROW northeast of the Kenyon Trail and Arthur Schnell Drive intersection about 5 miles northeast of Waters MI. The property does not have legal road access and is landlocked. Kenyon Trail is not county maintained and the State of MI does not have an access easement to the property. The area consists of well drained sandy soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property may meet local zoning to build based on the local zoning ordinance " legal road access will likely be a local unit requirement. The State of MI is retaining the large tract adjacent to the east of the property. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 3.2 Acres Additional Disclosures: 75; 7; 74 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,600.00
10081	<p>Parcel ID: Part of 090-017-200-005-00; Legal Description: That part of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 which lies W½ly of a line 115 ft W½ly (measured at right angles) and parallel to the southbound survey line of Highway US-27 relocation (also known as I-75). This line is described as beginning at a point which is N87D38" 46.5"W along the south line of said Section 17 a distance of 720.22 feet from the SE corner of said Section 17; thence N17D09" 31.5"W 1464.2 ft to a point of curve; thence N"ly along the arc of a 1D30" curve to the right for a distance of 3037.87 ft to the point of tangent of said curve; thence N28D24" 33.5"E 500 ft to a point of ending. Comments: The subject property is a vacant 0.75-acre triangular parcel that is surrounded by 2 private landowners. The parcel is located along the west side of the I-75 ROW northeast of the Dodge Lake Road and Old Highway 27 intersection about 2.5 miles north of Waters MI. The property does not have legal road access and is landlocked. The area consists of well drained sandy soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property does not meet local zoning to build based on the local zoning ordinance. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 0.75 Acres Additional Disclosures: 75; 74; 7; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$850.00

10082	<p>Parcel ID: 091-260-012-056-00; Legal Description: Heart Lake Subdivision - Block 12: Lot 56 Comments: The subject property is a vacant 0.11-acre platted parcel that is surrounded by 1 private landowner. The parcel is located west of Kenyon Trail northwest of the Sherman Road intersection about 2 miles east of Waters MI. The parcel is not on a constructed road but does have legal road access via non-constructed platted road corridor. The area consists of 6-20% sloping terrain with well drained sandy soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property do not meet local zoning to build based on the local zoning ordinance. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Property dimensions are 111 ft X 45 ft. Aprox. 0.11 Acres</p> <p>Additional Disclosures: 75; 74; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10083	<p>Parcel ID: 091-260-015-001-00; Legal Description: Heart Lake Subdivision - Block 15: Lot 1 Comments: The subject property is a vacant 0.11-acre platted parcel that is surrounded by 1 private landowner. The parcel is located west of Kenyon Trail northwest of the Sherman Road intersection about 2 miles east of Waters MI. The parcel is not on a constructed road but does have legal road access via non-constructed platted road corridor. The area consists of 6-20% sloping terrain with well drained sandy soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property do not meet local zoning to build based on the local zoning ordinance. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Property dimensions are 111 ft X 45 ft. Aprox. 0.11 Acres</p> <p>Additional Disclosures: 75; 9; 74 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10084	<p>Parcel ID: 090-025-300-090-00; Legal Description: SE1/4 of the SW1/4 Comments: The subject property is a vacant 40-acre parcel that is surrounded by 8 private landowners. The parcel is located on the west side of Fascination Drive south of the Marlette Road intersection about 5 miles east of Waters MI. The property consists of well drained sandy soils with considerable relief in the western part. Much of the property was recently harvested for timber in the center and eastern parts of the parcel. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of 2+ acres and 150 ft. of width to meet local zoning to build requirements. The subject property does meet local zoning to build based on the local zoning ordinance. Interested buyers should still contact the local unit regarding building plans if interested in constructing a structure on the parcel. In 1965 the DNR granted an easement to the Otsego County Road Commission for the Fascination Drive ROW. Lastly the subject has an active mineral lease. As a result the State of MI is retaining the mineral rights to the property. Aprox. 40 Acres</p> <p>Additional Disclosures: 75; 74; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$60,000.00

Roscommon

Lot #	Lot Information	Address	Min. Bid
5700	Parcel ID: 002-024-014-0021; Legal Description: L-904 P-457 L-614P-420L-674P-344222 5687 BUTLER RDN 1/2 OF NW 1/4 OF SE 1/4 SEC 24 T22N R2W L-1041 P-1234 L-1051 P-1269 Comments: ~635 ft tall, ~1328 ft wide. Located at the end of a private drive. Gravel driveway slopes downhill, and is washing out. East half the property is thinned, tree coverage thickest in the west, particularly the south corner. There are some two tracks cut through the woods, one exiting the through west. Numerous piles of trash and debris line these paths. There are likely to be many piles of buried trash, with one pit still open. Multiple abandoned vehicles. Primary structures are a small mobile with additions, and detached garage. The garage is in a state. The residence has seen better days, probably the result of tree damage. Shingles are missing, there are low spots in the roof, siding damage, etc. Interior looks like it was being remodeled, and incomplete. Radiant heating appears to run through the flooring in the addition. A new bathroom is not complete, and looks to also be the room taking the most of the water damage. Heat appears to be provided via boiler, heated by solid fuel. No visible freeze damage to any of the lines or manifolds. Additional Disclosures: 66; 21; 5; 17; 50 (see key for full text) Summer Tax Due: \$1,439.31	5687 BUTLER ROAD SAINT HELEN	\$8,635.57
5720	Parcel ID: 003-235-215-0000; Legal Description: L-767 P-487-489 223 LOT 215 DEER RUN ESTATES. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$76.70	113 ARROWOOD DR PRUDENVILLE	\$17,774.68
5722	Parcel ID: 003-290-019-0000; Legal Description: (L-836 P-105&L-831 P-616-617&L-801P-159)(L-947 P-1387&L-896P-362-367&L-878P-275)L-959 P-625-626 223 139 FOREST PARK CT LOT 19 FOREST PARK Comments: ~63 ft road frontage on Forest Park Ct to the west, ~123 ft deep. ~0.34 acres. At the end of the cul-de-sac. About 1 mi east of East Bay Houghton Lake. Adjacent lots have mobile homes on them. Lot is fairly flat and clear, with some mature trees, with a smattering of stumps and trunks near the center of the property. There's a pond across the street. Looks like a well is somewhere. This seems likely to be a former mobile or camper site, and a septic hook up is likely as well. Summer Tax Due: \$47.43	139 FOREST PARK CT VACANT PRUDENVILLE	\$805.62
5726	Parcel ID: 003-793-200-0000; Legal Description: L-671 P-639 223 LOT 200 WOODLAND HILLS #3. Comments: ~60 wide and ~220 ft deep on the north side of Ridgeview Dr. Also bordering on West Nestle Rd to the north, without ingress/egress.~0.29 acres. Houghton Lake under a mile due north, Houghton Lake Schools about 1 mile to NW. Lot is fairly clear, with mature trees providing shade. Structures are mobile home with addition, and detached single car garage. Both are weathered. It's likely this place was on the market for some time before the foreclosure. Mobile is sitting on block foundation that looks in great shape. The mobile itself is not doing so well; some portions of the ceiling are sagging, and the roofline reflects that. Evidence of roof leaks inside. Otherwise, the interior is fairly clean and clear. Looks like all the mechanicals are intact, although a note from 1999 says the furnace doesn't work. No access to the garage, but it looks solid in spite of the weathering. Block foundation looks good on that one too. Additional Disclosures: 17; 5 (see key for full text) Summer Tax Due: \$350.79	622 RIDGEVIEW DR PRUDENVILLE	\$2,899.71
5730	Parcel ID: 004-230-081-0000; Legal Description: L-742 P-104 243 LOT 81 HIGGINS LAKE MANOR. Comments: 75 ft road frontage on Black Squirrel Ct,155 ft deep. Near the intersection of E Higgins Lake Dr, with the lake itself ~3500 ft down the road. Many developed lots nearby, mostly modern builds. Land is fairly flat, wooded, and walkable. Summer Tax Due: \$101.47	BLACK SQUIRREL COURT ROSCOMMON	\$989.78
5731	Parcel ID: 004-397-034-0000; Legal Description: L-257 P-600 243 LOT 34 BLK 7 MAPLEHURST. Comments: Small Lot. ~30 ft road frontage on Eagle Ave, ~67 ft deep. Higgins Lake is about 2000 ft due east. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: \$11.21	EAGLE AVE ROSCOMMON	\$641.07
5732	Parcel ID: 004-765-045-0000; Legal Description: L-447 P-551 243 LOT 45 BLK 35 WOODLAWN. Comments: ~25 ft road frontage on Roosevelt Blvd, 100 ft deep. May not have road access, nearest legal road on St Louis Ave. Higgins Lake about 1500 ft due east. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: \$5.11	ROOSEVELT/ST LOUIS ROSCOMMON	\$602.71

5733	Parcel ID: 006-010-003-0250; Legal Description: L-1011 P-156 (L-281 P-609) 234 COM AT NE COR GOV'T LOT 2 SEC 10 TH S 825.5 FT TH W 50 FT FOR POB TH W 50 FT TH S 110 FT TH E 50 FT TH N 110 FT TO POB PART OF GOV'T LOT 2 SEC 10 T23N R4W. Comments: 45' road frontage on E Houghton Lake Dr to the south, ~110 ft deep. OCCUPIED Small cottage with attached garage, paved driveway. North Bay of Houghton Lake is visible across the street, some 300 ft to the south. House and grounds appear to be in fair condition. However, the real attraction here is the location. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$358.19	12320 E HOUGHTON LAKE DR HOUGHTON LAKE	\$7,524.88
5750	Parcel ID: 008-430-553-0000; Legal Description: L-806 P-554-555 233 LOT 553 HIGGINS LAKE FOREST ESTATES #3. Comments: 75 feet road frontage on N Flint road, ~200 ft deep, in the Au Sable State Forest. Relatively flat and wooded. Many nearby lots are developed, and it looks like a nice area. Some lots are just pole barns, so it seems that's also an option. Electrical utility along the roadside. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$75.56	N FLINT RD	\$976.08
5756	Parcel ID: 010-233-012-0020; Legal Description: L-565 P-480 221 SE1/4 OF SW1/4 SEC 33 T22N R1W 40 A Comments: 40 acres, east of Twin Lakes. Sandy Trail runs through property. Best accessed from Twin Lakes Rd. This is way down a two track. If you don't want issues with neighbors, you likely won't even see any here. Beautiful wooded lot, with natural clearings. The north portion is little more dense, with saplings growing between the older trees. Drives for vehicles have been cut in, but are overgrown. Numerous fallen trees on the property, with a handful more that look about ready to follow. Structures are a garage, shed, and mobile home with addition. Garage is a newer build, with a great looking slab. In general, the garage is great, with the notable exception of a roof corner that took a tree. It does look quite fixable, and the interior has yet to be greatly affected. The shed is totally smashed. The mobile and addition have not suffered apparent tree damage, but some roof leaks clearly exist. Electrical service mast may need replacement, or at least some attention. The breezeway attaching the two is rotting. It's not lovely, but it might be savable. If it's not, the garage is a great base for demo and a new build. Bathroom and kitchen are in the mobile. Addition is essentially living area and extra bedrooms. Wellhead located. Several abandoned vehicles tucked in the woods, some may have been decorative. Electric utility runs into the property from the east Additional Disclosures: 30; 21; 5; 17 (see key for full text) Summer Tax Due: \$1,306.69	8398 SANDY TRAIL SAINT HELEN	\$8,494.83
5759	Parcel ID: 010-327-016-0290; Legal Description: L-486 P-105 231-27-16-4D S 1/2 OF W 1/2 OF S 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4 SEC 27 T23N R1W. .62 A. Comments: ~160 x 155, no apparent road access. Roughly between Jones Trl and Mosher Dr. Wooded, unimproved lot. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$26.46	MOSHER DR SAINT HELEN	\$1,018.79
5762	Parcel ID: 010-372-020-1000; Legal Description: 1162/952 1162/951 L268/P203 231 LOT 20 BLK 12 AU SABLE RIVER PARK Comments: ~50 ft road frontage on Norway Rd to the east, ~130 ft deep. Way down the end of a narrow private drive. Cute little neighborhood down here. West edge borders South Branch of Au Sable River property, but does not have direct frontage. The ground gets wet towards the river, with standing water visible. If you intend to build, please check with the Township regarding what is allowable. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$28.44	RIVERSIDE DR SAINT HELEN	\$1,769.99
5763	Parcel ID: 010-388-010-0000; Legal Description: L-974 P-2673 (L-760 P-564) 231 LOT 10 BASKERVILLE ESTATES OF BIRCH POINTE. Comments: At intersection of Bluetick Rd and Hound Dog Trl. Near 115 ft of road frontage, roughly 200 ft deep to the South-Southeast. True width is probably closer to 90 ft near the roadside, narrowing to 66 at the rear. Lake St Helen is under 1 mi to the north. Parcel to west is developed. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$66.88	BLUETICK LANE SAINT HELEN	\$1,805.30
5772	Parcel ID: 010-542-036-0000; Legal Description: (L-960P-1057&L-849P-519&L-679 P-106) 231 L-1055 P-1571 (L-996P-1502) LOT 36 RICHFIELD ESTATES #2. Comments: At the end of Red Fox Ct. Irregular shape, but the usable area looks to be about 80x100. Formerly the site of a mobile home, with some wreckage still on site. Lake St Helen under 2000 ft to west. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$83.18	9644 RED FOX CT SAINT HELEN	\$2,213.72

5776	Parcel ID: 011-202-012-0330; Legal Description: L-320 P-188 224 COM AT PT 1032.8 FT S OF NW COR OF LOT 3 SEC 2 TH E 33 FT TH N 30 FT FOR POB TH E 77FT TH N 30 FT TH W 77 FT TH S 30 FT TO POB BEING PART OF GOVT LOT 3 SEC 2 T22N R4W .06A Comments: 30 x 77. No roads, probably too small to build. Behind a landscaping business at the SW end of Houghton Lake, which is ~1000 ft due east. Adjacent to Auction Lot 5777 with similar access issues. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$18.64	R.O.W. HOUGHTON LAKE	\$654.48
5777	Parcel ID: 011-202-012-0350; Legal Description: L-320 P-188 224 COM 1032.8 FT S & 110 FT E OF NW COR OF LOT 3 SEC 2 TH N 60 FT TH E 120 FT TH S 60 FT TH W 120 FT TO POB PART OF GOVT LOT 3 SEC 2 T22N R4W Comments: 60 x 120, no road access. Behind a landscaping business near SW Houghton Lake, which is ~1000 ft due east.. Adjacent to Auction Lot 5776 with similar access issues. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$18.64	R.O.W. HOUGHTON LAKE	\$867.61
5780	Parcel ID: 011-450-221-0000; Legal Description: L-698 P-101 224 LOT 221 LAKEVIEW HEIGHTS. Comments: 50 ft road frontage on Marquette Ave to the east, ~130 ft deep. About 1/2 mile SW of Houghton Lake. Neighbor has chain link fence to the north. Fairly flat with mature trees. Auction Lot 5781 is adjacent if you want to double up. Summer Tax Due: \$67.48	MARQUETTE HOUGHTON LAKE	\$936.35
5781	Parcel ID: 011-450-222-0000; Legal Description: L-698 P-101 224 LOT 222 LAKEVIEW HEIGHTS. Comments: 50 feet road frontage on Marquette Ave to the east, ~130 feet deep. About 1/2 mile southwest of Houghton Lake. Fairly flat, with some mature trees. Auction Lot 5780 is adjacent if you want to double up. Summer Tax Due: \$67.48	MARQUETTE HOUGHTON LAKE	\$936.35
5782	Parcel ID: 011-500-037-0000; Legal Description: 224 L-632 P-377 LOT 37 R N ROBINSON PARK. Comments: 50 ft road frontage on Spruce St to the south, ~100 ft deep. 705 to the lake. Small block cottage, surrounded by commercial property. Houghton Lake about 700 ft to the NE on the other side of M55. The block is the best thing about this place; these walls are standing strong and proud. Rooflines are sagging. Floor is springy and pitching noticeably towards center, as are ceilings. One visible area of the floor shows separation packed with spray foam. The rear of this lot is fenced in, and packed wall to wall with dilapidated sheds and junk. You can nearly walk to the roofline from the trash pile on the narrow strip of land to the side of the house at the south. Additional Disclosures: 21; 66; 22 (see key for full text) Summer Tax Due: \$265.89	118 SPRUCE ST HOUGHTON LK	\$3,329.82
5783	Parcel ID: 011-541-205-0000; Legal Description: L-439 P-353 224 LOT 205 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: Corner lot, slightly out of square, ~125 ft fronting on Goldenrod Dr to the north, ~135 ft on Snowflake Way to the east. Vacant wooded lot in a nice looking neighborhood. Near Town Line Rd for easy egress/ingress to the subdivision. Summer Tax Due: \$68.18	GOLDENROD HOUGHTON LAKE	\$940.80
5784	Parcel ID: 011-541-446-0000; Legal Description: L-481 P-345 224 LOT 446 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: ~80 ft road frontage on Peperell Ave to the west, ~175 feet deep. Vacant, flat, wooded lot between two developed lots. Really nice looking neighborhood. Some of the south portion is being mowed. Summer Tax Due: \$68.18	PEPPERELL HOUGHTON LAKE	\$940.80
5795	Parcel ID: 003-700-027-0000; Legal Description: L-948 P-866 (L-828P-563&L-621P-557) 223 LOT 27 SUNNYBROOK ESTATES Comments: Ranch home with attached garage on Arrowhead Dr in Prudenville. Home was occupied during our visit so we were unable to view the interior. Exterior of home appears to be in good overall repair. ~600 south of Houghton Lake. Irregular shaped lot, ~0.27 acres. Structure detail provided below is from the Denton Township assessor's office. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$357.49	215 ARROWHEAD DR PRUDENVILLE	\$6,993.27

Roscommon DNR

Lot #	Lot Information	Address	Min. Bid
10088	<p>Parcel ID: 006-024-005-0020, 006-013-012-0160;Legal Description: Section 13: Commencing at SW corner of SE1/4 SW1/4 Section 13 thence E 448 feet for point of beginning thence E 100 feet thence N 750 feet thence W 100 feet thence S 750 feet to point of beginning part of SE1/4 SW1/4 ALSO Section 24: Com at 1/4 corner common to Sec 13 & 24 thence S 0d 25m W 583.64 ft thence S 79d 54m 23s W 857.97 ft thence N 0d 44m 53s E 733.61 ft thence S 89d 56m E along sec line 839.34 ft to POB part of Gov't Lot 3</p> <p>Comments: The subject property is a vacant 14.5-acre L-shaped ½ parcel that is surrounded by 20+ private landowners. The parcel is located northeast of the E Houghton Lake Drive and Long Point Drive intersection near the northern shore of Houghton Lake. There may be a platted or private drive coming off E Houghton Lake Drive that supplies access to the property. Interested buyers should do their due diligence regarding access. The property consists of poorly drained muck soils with level terrain. The parcel is zoned within the FR ½ Forest Recreation district which will be rezoned once private to the same zoning district as the abutting properties. The abutting properties are currently zoned within the Residential 2 and Agriculture districts. Interested buyers should contact Lake Township regarding their zoning plans. Aprox. 14.5 Acres Notes from visit: the mentioned platted drive off E Houghton Lake Rd appears to be marked, and is submerged woodlands. No vehicle will be crossing that terrain anytime soon, even were it permissible. Additional Disclosures: 75; 41; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$11,000.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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

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

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

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

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

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

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

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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

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

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

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

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluated it or consult with the local health department for additional information.

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.