Public Land Auction

North Central Lower Peninsula

August 19th, 2026

Crawford, Crawford (Dnr), Kalkaska, Kalkaska (Dnr), Missaukee, Montmorency, Ogemaw, Ogemaw (Dnr), Oscoda, Oscoda (Dnr), 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.

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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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend 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-liable 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
- Kalkaska DNR
- Ogemaw DNR
- Oscoda 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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend 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-liable 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
7500	**Parcel ID:** 010-11-026-05-200-00; **Legal Description:** SURVEY (L154P247) PART OF THE NE/4 OF THE NW/4 OF SEC 26 T27N R1W. COMM AT THE N/4 COR OF SAID SEC 26 TH W ALG THE SEC LINE 980.3' TH S 474' TO THE POB. TH CONT. S 02 03 E 125' TH N 87 57 E 100' TH N 4 20 W 97.35 FT; TH N 76 01 W 100' TO THE POB. CONT .25 AC. ML. **Comments:** ~104 ft frontage on Cherry Crk Rd (to N). Slightly out of square in shape, generally 100' x 100'. Vacant, unimproved, wooded land. Just south of, but not in, Warbler's Hideaway Association. One corner appears to be staked (NE). Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $23.90	CHERRY CREEK RD	$503.92
7501	**Parcel ID:** 010-11-027-10-030-00; **Legal Description:** W 500' OF S/2 OF SW/4 OF SW/4 SEC 27 T27N R1W CONT 7.71 AC. ML. **Comments:** Generally 500' x 600'. Maps indicates portions could be wet/mucky. Direct access is from N Conners Marsh Rd south from F-32. The path is two track; some parts are washed out, others are wet and muddy. Be prepared. This is out in the literal sticks. Wooded land with an ancient enclosed camper trailer that is considered personal property and is not included in the sale. Underground electric runs down the pathways. There may be other ways to access this parcel, but we only tried the one mentioned above. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7; 41; 21 (see key for full text) **Summer Tax Due:** $214.77	GORSKI TRL GRAYLING MI	$1,367.64
7503	**Parcel ID:** 010-14-151-00-062-00; **Legal Description:** LOT 62 CREEKVIEW #2 **Comments:** ~0.50 acre vacant lot located in Warbler's Hideaway Association, unimproved land. Generally wooded, with a good amount of open area. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.96	WYNNEWOOD RD GRAYLING MI	$499.30
7504	**Parcel ID:** 010-14-151-00-063-00; **Legal Description:** LOT 63 CREEKVIEW #2 **Comments:** ~0.38 acres. Vacant out of square shape lot, unimproved land. Generally wooded, with a fair amount of open area. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.96	WYNNEWOOD RD GRAYLING MI	$499.30
7505	**Parcel ID:** 010-14-400-00-218-00; **Legal Description:** LOT 218 NORTHERN HTS. **Comments:** ~60' x 200' . Vacant, lightly wooded land. Fairly flat. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $36.11	TIMBERLANE TRL GRAYLING MI	$481.44
7506	**Parcel ID:** 010-14-800-00-072-00; **Legal Description:** LOTS 72, 73, 74 WARBLER'S HIDEAWAY. **Comments:** The Assessor Card and GIS map indicate this is ~1.36 acre vacant, unimproved, wooded land, however when looking into this, the measurements from the plat map and mapping software calculate ~0.75 acres. Do your research on this lot. Each lot measures ~60' X 180' depth. Generally flat. Three platted lots. Should be big enough to do something. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $78.34	ALPENHOF DR GRAYLING MI	$740.24
7507	**Parcel ID:** 010-14-802-00-415-00; **Legal Description:** LOT 415 WARBLER'S #3 **Comments:** ~ 85' x 150'. Vacant, unimproved, wooded land. A corner may be marked. ~0.28 acres. Located in Warbler's Hideaway Association. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $36.11	KIRKLAND DR GRAYLING MI	$515.86

7508	**Parcel ID:** 020-016-005-070-00; **Legal Description:** PARCEL C COMM AT N1/4 COR OF SEC 16 T28N R3W TH NORTH 89 DEG 38'MN WEST 814.46 FT. TO POB THENCE SOUTH 0 DEG 19 MN E 671 FT TH NORTH 89 DEG 38 MN WEST 165 FT TH NORTH 0 DEG 19 MN WEST 671 FT TH SOUTH 89 DEG 38 MN EAST 165 FT TO POB 2.54 AC **Comments:** ~165 ft frontage on W Babbitt Rd (to N), ~750 ft deep. Vacant wooded land, terrain rolling. Driveway is cut in at the NW corner, but will need some clearing before it's usable. Nothing in here except for... a large amount of interlocking foam pieces. May be Geofoam? Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $207.97		$1,382.34
7509	**Parcel ID:** 020-075-000-107-00; **Legal Description:** LOT NO. 107 TWIN PEAKES #1. **Comments:** ~95 ft frontage on Wayland Dr (to W), ~220 ft deep. Flat and wooded vacant land. Neighborhood is rural residential, heavy on the rural. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $33.19		$534.11
7510	**Parcel ID:** 020-100-000-381-00; **Legal Description:** LOT 381 UPPNORTHE NO. 3. **Comments:** ~100 ft frontage on Elmwood (to E), ~160 ft deep. Land is generally flat (if rough) and wooded. Neighborhood is rural residential, heavy on the rural. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $20.38		$522.18
7511	**Parcel ID:** 031-021-011-024-02; **Legal Description:** PARCEL B PART OF W 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SEC. 21 T28N R4W. COMM. AT SW COR TH E ALONG S LINE AND CL OF CAMERON BRIDGE RD 657.41 FT; TH N 00D04'48" E 659.43 FT; TO POB TH N 00D04'48" E 659.43 FT; TH N 89D42'24" E 164.73 FT; TH S 00D05'56" W 659.85 FT; TH S 89D51'12" W 164.52 FT TO POB. 2.49 ACRES. **Comments:** ~165 x 660 ft m/l. North of Cameron Bridge Rd, on Johns Dr (private). Johns Dr may run along/through this parcel. Generally flat land, mostly grassy. The north central portion of the property was full of junk at the time of visit. It is our understanding that the county will be cleaning up the debris with the notable exception of the semi trailer. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 30 (see key for full text) **Summer Tax Due:** $290.14	JOHNS RD	$13,045.36
7512	**Parcel ID:** 031-024-004-009-00; **Legal Description:** PARCEL 9-PART OF THE E 1/2 OF SEC 24 T28N R4W COM AT THE NE COR OF SD SEC TH N 89D38M20S W ALG THE SEC LN 673.65 FT TH S 0D13M37S E 662.48 FT FOR POBTH CONT S 0D13M37S E 662.48 FT TH N 89D42M30S W 671.75 FT TH N 0D18M35S W 662.91 FT TH S 89D40M25SE 672.7 FT TO POB 10.23A PHASE 2 **Comments:** 660' x 670' m/l. Deep down some two track. We accessed from the south via Wolf Rd, but there appears to be access from the north per mapping. Aerial imagery suggests there might be some kind of object in the center of the parcel - possible hunting blind? We didn't explore into the forest. GIS maps appear to be a little off for this area. This and other local roads appear to be private. Maps also suggest that there is a trail running through this parcel. That does not appear to be true visually, but you'd do well to verify if that's of concern. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $277.59		$1,526.46
7513	**Parcel ID:** 032-101-000-106-00; **Legal Description:** LOT 106 OF UPP NORTHE SUB #1 **Comments:** Frontage on Maple Forest Dr (to S). Parcel dimensions are generally 155' wide by 210' deep. ~0.79 acres. Land is Wooded and on a grade. Neighborhood is rural residential, heavy on the rural. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $116.87		$1,108.25

7514	**Parcel ID:** 040-40-017-13-060-00; **Legal Description:** COMM. AT A POINT 20 RODS S OF NE COR. OFNE 1/4 OF SE 1/4 OF SEC. 17 W 40 RODS S10 RODS E 40 RODS TH. N 10 RODS TO P.O.B. SEC. 17 T26N R2W **Comments:** ~165' frontage on Sandy Trl (to E), 665' deep. The road may be private. Right near the road is a Single story home that appears to have received multiple additions. Land is cleared near the road side, turning into flat piney woods in the rear. This looks like an old hunting shack that's been added onto. Still appears to run on fuel oil heat. This place isn't remarkable, but is certainly solid and usable. The floor in the kitchen area seems to sinking in. There is some observed settlement in the foundation in that area. The next door neighbors appear to breed dogs, so hopefully the periodic barking doesn't bother you. Behind the house is a sheds worth of foam insulation panels. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,113.68	2668 SANDY TRL GRAYLING MI	$6,715.12
7515	**Parcel ID:** 040-40-019-16-001-01; **Legal Description:** SW/4 OF SW/4 OF SE/4 OF SE/4 SEC 19 T26N R2W 2.5 A AKA PARCEL A **Comments:** ~330 x 330 ft. Fronting Parma Rd (to S). Just west of S Stephans Bridge Rd. Land is flat and thinly wooded. Access is two track/gravel, following the utility poles. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $151.18	PARMA RD	$1,076.14
7516	**Parcel ID:** 040-44-027-08-040-00; **Legal Description:** T27N R3W SEC 27 NE 1/4 OF SE 1/4 OF NE 1/4 OF SW 1/4. 2.5 AC M/L **Comments:** ~290' x ~339' m/l. Uncertain of access - may be possible through trails on DNR owned land to E (accessed via W Jones Lake Rd, N of subject parcel). ~2.5 acres. If these trails are usable for access, it's still a difficult ride. It's also doubtful there is electricity available. This is right by the munitions range. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 43 (see key for full text) **Summer Tax Due:** $279.48	W JONES LAKE RD GRAYLING MI	$1,704.85
7517	**Parcel ID:** 040-44-033-12-020-03; **Legal Description:** THE W/2 OF W/2 OF SW/4 OF SE/4 OF SW/4 OF SEC 33 T27N R3W CONT 2.5 AC. **Comments:** ~145 ft frontage on W North Down River Rd (to S), ~660 ft deep. ~2.5 acre Vacant Lot. This was the site of a burnt mobile home which was recently removed. The well and septic system remain and the septic system has been pumped. The natural gas has been capped and is available at the road. Rear of the parcel is wooded, bordering a residential subdivision to the west. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $192.66	3740 W NORTH DOWN RIVER RD GRAYLING MI	$11,904.87
7518	**Parcel ID:** 040-45-764-01-042-00; **Legal Description:** LOT 42 BLK. 1 PORTAGE LAKE PARK 4TH ADD. **Comments:** ~25' x 125'. ~0.07 acres. North of Lake Margrethe, west of Grayling. Off of Eagle Point Rd. It might be called a boulevard, but it's more of a two track. Vacant, wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $8.78	BATTALION BLVD GRAYLING MI	$410.21
7519	**Parcel ID:** 040-45-764-03-010-00; **Legal Description:** LOTS 10-11-12 BLK. 3 4TH. ADD. PORTAGE LAKE PARK **Comments:** ~75 ft frontage on (platted) Beech Terrace (to S), ~125 ft deep. ~0.22 acres. North of Lake Margrethe, West of Grayling, in the McIntyre Landing community. We were unable to find constructed road access. It may exist, but many platted roads in the area are vacated or partially constructed, if at all. It's difficult to get around through here. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $18.27	BEECH TERRACE GRAYLING MI	$464.36
7520	**Parcel ID:** 040-45-765-09-035-00; **Legal Description:** LOT 35 THRU 39 BLK. 9 5TH ADD. P.L.P. T26N R4W **Comments:** ~126' x ~98'. Uncertain of access. Holly Rd appears platted to the north. In reality, it looks like a driveway just west of Eagle Point Rd; near the M72 intersection. Just north of Lake Margrethe, West of Grayling. ~0.28 acres. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $222.43	W M-72 HWY GRAYLING MI	$1,404.47

7521	**Parcel ID:** 052-200-000-016-00; **Legal Description:** DEERFIELD ESTATES LOT 16 **Comments:** ~230 ft on Maurer Dr (to N), ~170 ft on Deerfield (to W). In a small subdivision south of W 4 mile Rd, roughly between Higgins Lake and Lake Margrethe. Vacant, unimproved, wooded land. ~1 acre. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $172.51	DEERFIELD GRAYLING MI	$1,440.78
7522	**Parcel ID:** 052-520-000-292-00; **Legal Description:** LOT 292 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 5 **Comments:** On a cul-de-sac, roughly 120' x 190'. In subdivision east of Billman Rd, just north of Roscommon. Area is rural-residential. Developed parcels consist of everything from campsites to modern permanent structures. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 68 (see key for full text) **Summer Tax Due:** $7.72	TRIBAL ROSCOMMON MI	$481.88
7523	**Parcel ID:** 064-280-000-002-00; **Legal Description:** LOT 2 ELL-DEW. **Comments:** ~175 ft frontage on Deerheart Valley Rd, ~300 ft deep. NE of Roscommon. Beautiful wooded lot with house set well back and obscured from the roadside. Property corners appear to be staked. House appears to be in generally sound condition. Some lintel blocks above a basement window are popping. The gambrel roof is in need of repairs or replacement; several leaks are evident from within, with spots of black mold starting up, and a portion of ceiling collapse. The interior was in some degree of remodeling prior to the foreclosure; carpet has been ripped up, there are signs that copper pipes were being replaced, some minor framing and drywall work, etc. Hot water boiler appears to be on the modern end of the spectrum. Well and septic are indicated. Tried to take a peek in the well pit, but the lid and block are falling apart. Interior of house is still full of contents, as well as a vehicle parked off the driveway. This is a seemingly solid structure that shouldn't take a lot of work to make right. Auction Lot 7524 is adjacent if you want more space. **Additional Disclosures:** 50; 32; 5; 21 (see key for full text) **Summer Tax Due:** $436.01	11587 DEERHEART VALLEY RD ROSCOMMON MI	$6,344.47
7524	**Parcel ID:** 064-280-000-003-00; **Legal Description:** LOT 3 ELL-DEW. **Comments:** ~140 ft frontage on Deerheart Valley Rd (to W), ~300 ft deep. ~0.98 acres. Vacant, wooded, unimproved land. Generally flat. Property corners appear to be staked. Adjacent to Auction Lot 7523. Northeast of Roscommon. Nice looking area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $22.21	ROSCOMMON MI	$692.89
7525	**Parcel ID:** 064-400-000-563-00; **Legal Description:** LOT 563 INDIAN GLENS OF THE AU SABLE NO. 6. **Comments:** ~400 ft frontage on E Forest Way (to NNW), ~220 on Sugar Bush (to WSW). ~2 acres. Vacant, wooded land in a rural subdivision. Developed parcels here include camp sites, mobile homes, pole barns, and expensive looking homes. This one seems like it was used for camping in the past. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $38.06	ROSCOMMON MI	$916.04
7526	**Parcel ID:** 070-182-014-011-00; **Legal Description:** FRT'L LOTS 9 & 10 BLOCK 29 ROFFEE'S ADDITION TO THE VILLAGE (NOW CITY) OF GRAYLING. ALSO FRT'L LOTS 11 & 12 BLOCK 14 HADLEYS SECOND ADDITION TO THE VILLAGE (NOW CITY) OF GRAYLING. **Comments:** ~120 ft on Park st (to NE), ~120 on Lake St (to SE). ~0.33 acres. Modern looking two story. Attached garage. Looks great. Right in the heart of Grayling. Nice structure, nice location. Almost unbelievable. ~1312 sq ft footprint, ~1760 sq ft living area. 400 sq ft garage. Records indicate this structure was built around 2016. Very little to complain about on the exterior. Interior is grimy and strewn with remaining personal possessions, but this place may be just about ready to rock after a clean up. Split level design; kitchen, full bath and two beds on the top level, and a living area, bed, and full bath below. It would appear the heat throughout is in-floor radiant. The only real oddity is that the garage does not have a door into the house. Please note that the power to this parcel has been turned off since September of 2025. **Additional Disclosures:** 2 1 (see key for full text) **Summer Tax Due:** $3,776.62	701 PARK ST GRAYLING MI	$25,353.12
9997524	**Parcel ID:** 064-280-000-003-00; **Legal Description:** LOT 3 ELL-DEW. **Comments:** ~140 ft frontage on Deerheart Valley Rd (to W), ~300 ft deep. ~0.98 acres. Vacant, wooded, unimproved land. Generally flat. Property corners appear to be staked. Adjacent to Auction Lot 7523. Northeast of Roscommon. Nice looking area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** TBA	ROSCOMMON MI	$692.89

Crawford DNR

Lot #	Lot Information	Address	Min. Bid
10033	**Parcel ID:** 040-42-001-08-040-00 040-42-001-07-020-00;**Legal Description:** The part of the N1/2 of the S1/2 of the S 1/2 of the NW1/4 lying E of the Au Sable River and W of Penn Central Railroad **Comments:** The subject property is a vacant ~10-acre parcel fronting the Au Sable River and is surrounded by 6 private landowners. The parcel is located mostly on the west side of Yorke Trail northwest of the Kimberly Lane (private) intersection about 3 miles northwest of downtown Grayling MI. Yorke Trail is a Crawford County maintained road per the Act 51 map. The eastern property boundary is the RR tracks located east of Yorke Trail. The western boundary is the easterly bank of the Au Sable River. The property has about 390 feet of frontage on the Au Sable River and is comprised of well drained sandy soil with 0 to 6% slopes. The parcel is zoned within the R-1: Single Family Residential District which requires a minimum of 12000 sq. feet (0.28 acre) and 80 ft. of width to meet local zoning to build requirements. The subject property is 330 feet wide and does meet local zoning to build as a stand-alone parcel. Near the Au Sable River the property is zoned within the NRD Natural River District which is more restrictive. ~10 acres. PLEASE NOTE any docks or structures seen in the photos are across the river and not included in the sale. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$97,500.00

Kalkaska

Lot #	Lot Information	Address	Min. Bid
3502	**Parcel ID:** 004-004-053-00; **Legal Description:** COM AT THE S 1/4 COR SEC 4 T28N-R8W TH W 164.46 FT N 33 FT TO INTERSECTION OF N'LY LINE OF PLUM VALLEY RD AND SW'LY LINE OF CO HWY 593 FT TO POB TH W 335.05 TO A PT ON E'LY LI OF PERE MARQUETTE RR TH N 1287 FT TH E 193.68 FT TO W'LY LI OF CO HWY TH S'LY ALG HWY ON A CURVE TO THE LEFT 813.75 FT (RADIUS CURVE 1698 FT & CHORD BEARS S 1 DEG 11'41" E 805.98 FT) TH S 14 DEG 55'25" E ALG HWY 500.09 FT TO POB BEING A PART OF SE 1/4 OF SW 1/4 SEC 4 T28N-R8W EXC: THE S 300 FT THEREOF **Comments:** Rapid City area, about halfway to Torch Lake. ~4.77 acres. Fronting Rapid City Rd to the east (950'+), 282 ft deep. Just north of Plum Valley Rd intersection. Two story w/attached garage on a big ol' piece of land. What an unexpected course of events. The fire department had to make a trip here as a result of the visit. The gas fireplace had been running for an indeterminate amount of time. Interior is sooty, and had reached in excess of 300 degrees. Some damage as a result of that and the mitigation efforts. It didn't need to be hosed down, but some walls needed to be opened up. No further interior access obtained. Usually we get to these things well after they've cooled off, and this was too hot to explore. That being said, this place wasn't actively ablaze, and the heat damage may be localized, but the true extent is unknown. Looks cute from the outside. Newer siding. Steel roof on garage and porch. Architectural shingle over the house seems good. Might have a stone foundation under that siding, and looks like come critters have gotten in. A well pit looks to be disturbed (perhaps a new well was dug, or this is now on a municipal supply). There's also a camper trailer with some missing exterior panels. **Additional Disclosures:** 21; 11 (see key for full text) **Summer Tax Due:** $1,623.70	9181 RAPID CITY RD NW RAPID CITY	$3,600.00
3503	**Parcel ID:** 008-116-018-00; **Legal Description:** PART OF GOV'T LOT 2 COM AT A PT 36 RDS N OF SW COR OF GOV'T LOT 2 TH E 4 RDS TH S 2 RDS TH W 4 RDS TH N 2 RDS TO POB SEC 16 T27N-R8W CONT 0.05 ACRE **Comments:** ~33' x 65'. ~0.05 acres No apparent access. North of Island Lake Rd NW, north of Island Lake itself. Might be some junk on it. Hard to tell out here. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $18.75		$800.00
3505	**Parcel ID:** 010-800-050-00; **Legal Description:** LOT 51, AND N 1/2 OF LOT 50, TWENTY EIGHT LAKES PARK SUB SEC 29 T26N-R7W **Comments:** Twentyeight Lakes Frontage, South of Boardman. ~95' frontage on the water. ~0.63 acres. Mostly lily pads along the shore, with an open channel beyond. A nearby parcel has a dock out. There appears to be a drain in the SW corner, running to the lake. Electric utility passes through the west end of the parcel. Terrain is rolling. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $114.34		$1,000.00
3506	**Parcel ID:** 012-031-017-00; **Legal Description:** PART OF W 1/2 OF SE 1/4 COM AT SE COR TH W 20 RDS TH N 8 RDS TH E 20 RDS TH S 8 RDS TO BEG SEC 31 T25N-R8W CONT 1 ACRE **Comments:** ~130' x 330', ~1.0 acres. Frontage on W Shippy Rd to south, surrounded on other 3 sides by one parcel/owner. South of Fife Lake, near the Manistee River. Parcel generally lies below road grade. The westernmost end seems a bit mucky. Land is generally flat and clear, with tree line around the boundaries. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $26.08	7506 W SHIPPY RD SW FIFE LAKE	$900.00

3507	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 041-160-038-02; **Legal Description:** PART OF SW 1/4 OF NW 1/4 SEC 16 T27N-R7W DESC AS COM 792 FT E OF W 1/4 COR TH N ALG THE E'LY ROW LI OF ESSEX ST 364 FT TO THE POB TH CONT N 572.45 FT TO THE E'LY ROW LI OF GR & I RR TH N 30 DEG 32' E 1054.05 FT TH S 1844.36 FT TO THE E/W 1/4 LI OF SD SEC TH W 133.36 FT TH N 233 FT TH W 100 FT TH N 70 FT TH W 188 FT M/L TH N 50 FT TH W 100 FT TO POB EXC: PARCEL 041-160-051-00 DESC AS PART OF THE SW 1/4 OF NW 1/4 OF SD SEC 16 COM 1122 FT E & 274.5 FT N OF 1/4 POST ON W SIDE OF SD SEC TH RUNNING N 247.5 FT TH E 99 FT TH S 247.5 FT TH W 99 FT TO THE POB CRIPPEN'S ADDITION **Comments:** This property is a bundle of 2 tax parcels located in Kalkaska, just northeast of Dresden and US-131. The larger parcel is an approximately 13.5-acre, very oddly shaped tract bordered by a railroad line to the northwest. It has approximately 134 feet of frontage on E. Dresden Road and may have additional frontage from N. Essex. The parcel apparently includes the entirety of a separate 0.5-acre residential parcel within its boundaries, and there is likely an easement involved. Situated on the property is a large commercial structure of approximately 12,000 square feet, evidently used as a commercial marijuana facility. The building appears to be no more than 7 years old and is in great repair. Infrastructure associated with its prior use appears to remain in place. It would appear that all plants have been removed, while virtually everything else has been left behind. There is ample electrical service available. Interested bidders should evaluate what may be required to reconfigure the facility for another use. An image of the building layout can be found in the photos. There was evidently some intent to construct two additional identical structures on the site, and portions of that site work appear to have commenced. Also included in this bundle is an adjacent vacant parcel of approximately 0.12 acres (roughly 50' x 100'). The parcel is generally flat and consists primarily of gravel. Interested bidders should contact the local unit of government regarding possible development, camping, zoning, or other use restrictions, including minimum square footage requirements, utility availability, and similar considerations. **Additional Disclosures:** 21; 30 (see key for full text) *(2 of 2)* **Parcel ID:** 041-160-046-00; **Legal Description:** PART OF SW 1/4 OF NW 1/4 COM 789 1/2 FT E AND 314 FT N OF 1/4 POST TH N 50 FT TH E 100 FT TH S 50 FT TH W 100 FT TO BEG SEC 16 T27N-R7W CRIPPEN'S ADDITION **Summer Tax Due:** $31,034.24	319 E DRESDEN ST KALKASKA; 112 N ESSEX ST KALKASKA	$71,500.00
9993507	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 041-160-038-02; **Legal Description:** PART OF SW 1/4 OF NW 1/4 SEC 16 T27N-R7W DESC AS COM 792 FT E OF W 1/4 COR TH N ALG THE E'LY ROW LI OF ESSEX ST 364 FT TO THE POB TH CONT N 572.45 FT TO THE E'LY ROW LI OF GR & I RR TH N 30 DEG 32' E 1054.05 FT TH S 1844.36 FT TO THE E/W 1/4 LI OF SD SEC TH W 133.36 FT TH N 233 FT TH W 100 FT TH N 70 FT TH W 188 FT M/L TH N 50 FT TH W 100 FT TO POB EXC: PARCEL 041-160-051-00 DESC AS PART OF THE SW 1/4 OF NW 1/4 OF SD SEC 16 COM 1122 FT E & 274.5 FT N OF 1/4 POST ON W SIDE OF SD SEC TH RUNNING N 247.5 FT TH E 99 FT TH S 247.5 FT TH W 99 FT TO THE POB CRIPPEN'S ADDITION **Comments:** This property is a bundle of 2 tax parcels located in Kalkaska, just northeast of Dresden and US-131. The larger parcel is an approximately 13.5-acre, very oddly shaped tract bordered by a railroad line to the northwest. It has approximately 134 feet of frontage on E. Dresden Road and may have additional frontage from N. Essex. The parcel apparently includes the entirety of a separate 0.5-acre residential parcel within its boundaries, and there is likely an easement involved. Situated on the property is a large commercial structure of approximately 12,000 square feet, evidently used as a commercial marijuana facility. The building appears to be no more than 7 years old and is in great repair. Infrastructure associated with its prior use appears to remain in place. It would appear that all plants have been removed, while virtually everything else has been left behind. There is ample electrical service available. Interested bidders should evaluate what may be required to reconfigure the facility for another use. An image of the building layout can be found in the photos. There was evidently some intent to construct two additional identical structures on the site, and portions of that site work appear to have commenced. Also included in this bundle is an adjacent vacant parcel of approximately 0.12 acres (roughly 50' x 100'). The parcel is generally flat and consists primarily of gravel. Interested bidders should contact the local unit of government regarding possible development, camping, zoning, or other use restrictions, including minimum square footage requirements, utility availability, and similar considerations. **Additional Disclosures:** 21; 30 (see key for full text) *(2 of 2)* **Parcel ID:** 041-160-046-00; **Legal Description:** PART OF SW 1/4 OF NW 1/4 COM 789 1/2 FT E AND 314 FT N OF 1/4 POST TH N 50 FT TH E 100 FT TH S 50 FT TH W 100 FT TO BEG SEC 16 T27N-R7W CRIPPEN'S ADDITION **Summer Tax Due:** TBA	319 E DRESDEN ST KALKASKA; 112 N ESSEX ST KALKASKA	$71,500.00

Kalkaska DNR

Lot #	Lot Information	Address	Min. Bid
10062	**Parcel ID:** 008-270-012-00; **Legal Description:** Assessor's Plat of Just-A-Mere Village: Lot 12 **Comments:** The subject property is ~0.38 acre in size and is located on the north side of Just-A-Mere-Trail between North and South Selkirk Lakes about 3 miles east of Kalkaska MI. The property is 113 feet (east-west) X 150 feet (north-south) and is surrounded by three adjacent landowners. The northern adjacent property landowner is Kalkaska County which provides access to North Selkirk Lake. The area is mostly comprised of somewhat poorly drained sand soil with 0 to 3% slopes. The subject property does have legal road access to Just-A-Mere Trail. The property is zoned within the Forest Recreational District which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Since the property was plated and approved by the local units approval to build may be grandfathered in. Interested buyers are encouraged to contact Kalkaska County regarding zoning/building inquiries. A follow up prior to public auction revealed that the road access is chained over approx. 130 ft to the west of the subject parcel. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$1,500.00
10063	**Parcel ID:** 008-014-048-10; **Legal Description:** Part of Gov't Lot 1 commencing at the W 1/4 corner, th E along E-W 1/4 line 1331.83 ft to NW cor of Lot, th S 01d09' W 495 ft th E 369 ft to POB, th S 01d49'W 13.08 ft to pt on Traverse Lie along shore of S Selkirk Lake, th S 38d44' E156.47 ft, th S 01d31' W 181.65 ft th S 57d13' E 532.44 ft, th S 63d20' E 167.73 ft, th N 75.01 ft, th N 47d54' E 88.02 ft, th N 27d59' W 260.15 ft, th N 06d16' W 160 ft, th N 44d56' E 33.59 ft, th W 346.08 ft, th N132 ft, th W 297 ft to POB. **Comments:** The subject property is ~5.7 acres in size and is located on the northern shore of South Selkirk Lake past Just-A-Mere-Trail about 3 miles east of Kalkaska MI. The property is tucked between South Selkirk Lake and the pond to the east. The area is mostly comprised of poorly drained muck soil with 0 to 3% slopes. The subject property does not have legal road access. The Assessorâ€™s Plat of Just-A-Mere Village does not provide access to the property via plated road(s). The subject property is surrounded by 4 private landowners and is zoned within the Lakefront Residential District which requires a minimum of 20000 sq. foot (0.46-acre) and 100 ft. of width to meet local zoning to build. The subject property would likely require legal road access and drier soils to get a local building permit. Interested buyers are encouraged to contact Kalkaska County regarding zoning inquiries. **Additional Disclosures:** 41; 7; 75; 42 (see key for full text) **Summer Tax Due:** TBA		$40,000.00
10064	**Parcel ID:** Part of 011-026-001-10 (A); **Legal Description:** SW1/4 of the NE1/4 of the NW1/4 lying northwesterly of a parcel described as commencing at the N 1/4 corner said Section 26, thence S00D14'20"W along N-S 1/4 line 160.89 feet, S43D54'50"W 962.47 feet to POB, S43D54'50"W 637.95 feet to N 1/8 line, S89D55'27"W along said 1/8 line 221.53 feet to W 1/8 line, N00D15'48"E along said 1/8 line 247.24 feet, N43D54'50"E 567.67 feet, N89d53'34"E 269.94 feet, S00D15'09"W 196.82 feet to POB. **Comments:** The subject property is ~1.9 acres in size and is located southeast of the Wood and Day Road intersection along the north side of the Consumers Energy ROW about 6 miles north of Kalkaska MI. The property is surrounded by four adjacent landowners. The area is comprised of well drained sandy soil with 0 to 6% slopes. The subject property does not have legal road. The Consumers Energy ROW adjacent to the property is not a legal way to access the parcel. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Rapid River Township regarding zoning/building inquiries. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$3,500.00
10065	**Parcel ID:** Part of 011-026-001-10 (B); **Legal Description:** SW1/4 of the NE1/4 of the NW1/4 lying southeasterly of a parcel described as commencing at the N 1/4 corner said Section 26, thence S00D14'20"W along N-S 1/4 line 160.89 feet, S43D54'50"W 962.47 feet to POB, S43D54'50"W 637.95 feet to N 1/8 line, S89D55'27"W along said 1/8 line 221.53 feet to W 1/8 line, N00D15'48"E along said 1/8 line 247.24 feet, N43D54'50"E 567.67 feet, N89d53'34"E 269.94 feet, S00D15'09"W 196.82 feet to POB. **Comments:** The subject property is ~2.7 acres in size and is located southeast of the Wood and Day Road intersection along the south side of the Consumers Energy ROW about 6 miles north of Kalkaska MI. The property is surrounded by two adjacent landowners. The area is comprised of well drained sandy soil with 0 to 6% slopes. The subject property does not have legal road. The Consumers Energy ROW adjacent to the property is not a legal way to access the parcel. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Rapid River Township regarding zoning/building inquiries. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$5,000.00

10066	**Parcel ID:** 011-027-024-00 011-027-025-00 011-027-026-00;**Legal Description:** Commencing at the SE corner of NE1/4 of the SW1/4, W 39 rods 3 feet to W line of highway thence parallel to G.R. & I.RR, N on W line of hwy 48 rods to POB, thence W 8 rods; S 36 rods; E 8 rods; N 36 rods to POB, ALSO, a parcel Commencing at SE cor of NE1/4 of the SW1/4, thence W 39 rods 3 feet to W line of highway as POB, thence W 26 2/3 rods N 12 rods E 26 2/3 rods to W line of highway S along highway 12 rods to POB. **Comments:** The subject property is ~3.8 acres in size and is located south of the Phelps and Leetsville Road intersection along the west side of the railroad tracks about 5 miles north of Kalkaska MI. The property is surrounded by one adjacent landowner and State of Michigan property to the south. The State of MI will be retaining the adjacent property to the south. The area is comprised of well drained sandy soil with 0 to 6% slopes. The subject property does not have legal road. The adjacent railroad is not a legal way to access the parcel. The property is zoned within the Agricultural-Residential District which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Rapid River Township regarding zoning/building inquiries. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$7,000.00
10068	**Parcel ID:** Part of 011-027-032-00 Part of 011-027-033-00 (B); **Legal Description:** That part of the SE 1/4 of the SW 1/4 AND SW 1/4 of the SE1/4 lying East of the Pennsylvania Railroad and lying Northerly of a parcel described as Beginning at the SW corner of Section 27, thence North 30â€™ 42â€ East 2,923.17 feet to North-South Â¼ line, South 00D 21â€™ 09â€ West along North-South Â¼ line 363.65 feet, South 65D 30â€™ 42â€ West 2,205.27 feet to South section line, North 89D 59â€™ 14â€ West along South section line 651.52 feet to POB, except Pennsylvania Railroad right of way, and Part of NE Â¼ of SE Â¼, Beginning at East Â¼ corner of said section, thence South 00D 19â€™ 42â€ West along East section line 302.39 feet, South 43D 51â€™ 50â€ West 557.73 feet, South 65D 30â€™ 42â€ West 307.2 feet, North 00D 20â€™ 04â€ East 167.72 feet, South 89D 58â€™ 27â€ West 429.3 feet, North 65D 30â€™ 42â€ East 564.46 feet, North 43D 51â€™ 50â€ East 596.69 feet to East-West Â¼ line, North 89D 57â€™ 41â€ East along East-West Â¼ line 168.94 feet to POB, and Part of SW Â¼ of SE Â¼ , Commencing at South Â¼ corner of said section, thence North 00D 21â€™ 09â€ East along North-South Â¼ line 914.57 feet to POB, North 00D 21â€™ 09â€ East along North-South Â¼ line 363.65 feet, North 65D 30â€™ 42â€ East 116.75 feet to South 1/8 line, North 89D 59â€™ 13â€ East along South 1/8 line 796.52 feet, South 65D 30â€™ 42â€ West 994.46 feet to POB. **Comments:** The subject property is ~1.9 acres in size and is located south of the Phelps and Leetsville Road intersection along the east side of the railroad tracks about 5 miles north of Kalkaska MI. The property is surrounded by three adjacent landowners. The area is comprised of well drained sandy soil with 0 to 6% slopes. The subject property does not have legal road. The adjacent railroad is not a legal way to access the parcel. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Rapid River Township regarding zoning/building inquiries. The State of MI has granted an easement to Consumers Power Company over a portion of the parcel. **Additional Disclosures:** 74; 7; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$3,500.00
10069	**Parcel ID:** 008-116-007-00;**Legal Description:** Part of Govt Lot 2 commencing at a point 2 rods East of SW corner of Govt Lot 2 and running North 8 rods, East 2 rods, South 8 rods, West 2 rods to place of beginning. **Comments:** The subject property is ~0.1 acre in size and is located along Island Lake Road east of the Dockery Road intersection about 6 miles west of Kalkaska MI. The property is surrounded by two adjacent landowners. The area is comprised of well drained sandy soil with 6 to 18% slopes. The subject property does have legal road access to Island Lake Road which cuts through the northern part of the property. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Kalkaska County regarding zoning/building inquiries. Property dimensions are 32 feet X 132 feet. The State of MI is retaining the larger tract of property surrounding this area to the north east and west. This State of MI land is not legal access to the property. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$300.00

10070	**Parcel ID:** 008-116-014-00 008-116-016-00 008-116-017-00;**Legal Description:** Part of Govt Lot 2 commencing at a point 30 rods N of SW corner of Govt Lot 2, thence North 4 rods thence East 4 rods, thence South 4 rods, thence West 4 rods to the POB, ALSO Part of Govt Lot 2 commencing at a point 28 rods North of SW corner of Govt Lot 2, thence East 4 rods thence South 2 rods thence West 4 rods thence North 2 rods to the POB. **Comments:** The subject property is ~0.15 acre in size and is located north of Island Lake Road east of the Dockery Road intersection about 6 miles west of Kalkaska MI. The property is surrounded by two adjacent landowners. The area is comprised of well drained sandy soil with 6 to 18% slopes. The subject property does not have legal road access to Island Lake Road. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Kalkaska County regarding zoning/building inquiries. The listing is comprised of two non-contiguous properties. The State of MI is retaining the larger tract of property surrounding this area to the north east and west. This State of MI land is not legal access to the property. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$450.00
10071	**Parcel ID:** 008-116-028-00 008-116-032-00 008-116-030-00 008-116-029-00 008-116-031-00; **Legal Description:** Part of Govt Lot 2 commencing at a point 9 rods East and 26 rods North of SW corner of Govt Lot 2, thence West 4 rods, thence North 10 rods, thence East 4 rods, thence South 10 rods to the POB. **Comments:** The subject property is ~0.25 acre in size and is located north of Island Lake Road east of the Dockery Road intersection about 6 miles west of Kalkaska MI. The property is surrounded by two adjacent landowners. The area is comprised of well drained sandy soil with 6 to 18% slopes. The subject property does not have legal road access to Island Lake Road. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Kalkaska County regarding zoning/building inquiries. Property dimensions are 66 feet X 165 feet. Kalkaska County GIS has local parcel # 008-116-027-00 listed as State of MI owned. The State of MI sold this parcel to Shannon O'Brien in 2014. The State of MI is retaining the larger tract of property surrounding this area to the north east and west. This State of MI land is not legal access to the property. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$750.00
10072	**Parcel ID:** 008-116-019-00 008-116-020-00 008-116-034-00;**Legal Description:** Part of Gov't Lot 2 commencing at a point 36 rods North of SW corner of Gov't Lot 2, thence East 4 rods, thence North 4 rods, thence W 4 rods to POB, ALSO Part of Govt Lot 2 commencing at a point 9 rods East and 40 rods North of SW corner of Govt Lot 2, thence West 4 rods thence South 2 rods, thence East 4 rods, thence North 2 rods to POB. **Comments:** The subject property is ~0.15 acre in size and is located north of Island Lake Road east of the Dockery Road intersection about 6 miles west of Kalkaska MI. The property is surrounded by two adjacent landowners. The area is comprised of well drained sandy soil with 6 to 18% slopes. The subject property does not have legal road access to Island Lake Road. The property is zoned within the Forest-Recreational District (F-R) which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Kalkaska County regarding zoning/building inquiries. The listing is comprised of two non-contiguous properties. The State of MI is retaining the larger tract of property surrounding this area to the north east and west. This State of MI land is not legal access to the property. **Additional Disclosures:** 75; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$450.00

Missaukee

Lot #	Lot Information	Address	Min. Bid
4900	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 004-033-001-93; **Legal Description:** SEC 33 T23N R8W THAT PART OF PCL LYING IN SEC 33 DESC AS: BEG N 2 DEG 08'52"E 100.04 FT FROM SE COR OF SEC 33, TH N 71 DEG 27'27"W 75 FT, N 25 DEG 53'38"E 100.83 FT, S 71 DEG 27'27"E 75 FT, S 25 DEG 53'38"W 100.83 FT TO POB LYING IN SEC 33. .12A. SPLIT/COMBINED ON 02/11/2020 FROM 004-033-001-00; **Comments:** Bundle of two parcels north side of Crooked Lake. ~0.36 acres. ~150' frontage on W Oak Dr. This is likely in some form of an association. This would appear to be the Indian Lake Properties, specifically the Crooked Lake Association. Beautiful lakeshore neighborhood. Large Pole Barn, Two overhead doors, and a 14 foot slider. This might be the biggest barn on the road. You can probably fit any of your toys in here. 200 amp electric service. Concrete apron all the way to the road. This is a recent build in great shape. Full of personal property inside (and some outside). It is our understanding that the County Treasurer is attempting to contact the former owners so they can retrieve the contents. Accordingly, those contents may not even be inside at the time of the auction. In any case, this auction is for the REAL ESTATE ONLY. Personal property is not included. Lake views from across the street. This is a great toy box. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 004-034-003-97; **Legal Description:** THAT PART OF PCL LYING IN SEC 34 T23N R8W DESC AS: THAT PART BEG N 2 DEG 08'52"E 100 FT FROM SE COR OF SEC 33, TH N 71 DEG 27'27"W 75 FT, N 25 DEG 53'38"E 100.83 FT, S 71 DEG 27'27"E 75 FT, S 25 DEG 53'38"W 100.83 FT TO POB LYING IN SEC 34. .05A. AND PCL DESC AS: SEC 34 T23N R8W BEG S 71 DEG 27'26"E 150 FT FROM NW COR OF CROOKED LAKE ANEX, TH N 25 DEG 53'38"E 100.83 FT, S 71 DEG 27'26"E 57.07 FT, S 41 DEG 59'27"E 38.62 FT, S 37 DEG 15'04"W 101.79 FT, N 41 DEG 59'27"W 31.32 FT, N 71 DEG 27'26"W 43.68 FT TO POB. .19A. SEC 34 T23N R8W .24A. 2023 COMBINATION OF 004-034-003-98 & 004-034-003-99 ON 09/28/2022. **Summer Tax Due:** $435.37		$7,456.84
4902	**Parcel ID:** 008-029-009-00; **Legal Description:** . SEC 29 T21N R5W E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 & W 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4. 20 A. **Comments:** ~660' x 1333'. Frontage on E Stoney Corner Rd to N. ~20 acres. It's a cabin on a hill in the woods. It appears a utility easement passes through a good amount of the east portion of the parcel. Natural gas substation across the street. Land is hilly and wooded otherwise. Mapping suggests a fair portion of the land is wooded wetlands. The cabin is on a high point, with a raised gravel driveway leading to it. This is your typical cabin/bunkhouse. Looks like a membrane roof, which appears to mostly still be doing a good job. Some local leaks in the bathroom area, and some mold is starting to sprout. Primary structure seems to be on a slab, and a small addition (bath and bedroom) on post. Addition seems to be settling, slab still feels solid. Looks like there's a well. Septic is assumed given the toilet, but that's a just a guess. Doesn't look like there's much by way of heating, but it's doubtful this was ever intended for cold weather use. This cabin might need some work, but no more than you'd expect for the type of build, age, and use. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 30; 41 (see key for full text) **Summer Tax Due:** $440.26	7134 E STONEY CORNERS RD FALMOUTH	$2,783.00
4903	**Parcel ID:** 009-012-015-00; **Legal Description:** SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT, W & 235.5 FT, S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT, TH W 150 FT, TH N 50 FT, TH E 150 FT TO POB. .1722A. **Comments:** This parcel is OCCUPIED. Please respect their privacy and keep your observations to the roadside, at best. In Lake City, south of the lake. ~50' x 150', fronting M66 (S Morey) to E, S Kathleen Dr to W. ~0.17 acres. Access to south Kathleen is blocked by rocks. The older single wide mobile home and grounds appear to be cared for, and it's sitting on a sturdy-looking block foundation. A dog was heard barking inside. No further details obtained due to nature of occupancy. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 33; 17; 21 (see key for full text) **Summer Tax Due:** $166.58	1800 S MOREY RD LAKE CITY	$3,606.99

4904	**Parcel ID:** 011-031-006-50; **Legal Description:** SEC 31 T24N R7W (0*2019) PCL IN SW 1/4 DESC AS COMM AT W 1/4 COR, TH S 01 DEG 34'00"W ALONG W SEC LINE 843.47 FT TO POB, TH S 87 DEG 54'19"E PARALLEL WITH S 1/16 LINE 397.41 FT, TH S 01 DEG 34'00"W PARALLEL WITH W SEC LINE 153 FT, TH N 87 DEG 54'19"W PARALLEL WITH S 1/16 LINE 397.41 FT TO W SEC LINE, TH N 01 DEG 34'00"E 153 FT TO POB. 1.4A. SPLIT/COMBINED ON 08/27/2019 FROM 011-031-006-00; **Comments:** This parcel is OCCUPIED. Please respect their privacy and limit your observations to the roadside, at best. North of Lake City. ~150' x 400', ~1.4 acres, Fronts M66 to W. Hard to see the house from the roadside. Going up the driveway reveals a camper trailer (likely in active use) behind the roadside tree line. Up a hill is the house itself. The driveway wraps around to the rear and appears to be shared with the adjacent parcel to the north. Uncertain if the nearby concrete pad is on this parcel or the adjacent parcel. The house appears to have a lot of deferred maintenance. Debris and personal property around the exterior. No opportunity for more details given the occupancy. The former owner appears to split time in the adjacent parcel to the south, and the driveways of the two parcels are visually and effectively conjoined in the rear. Dogs are milling about through both parcels. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 33; 21; 30 (see key for full text) **Summer Tax Due:** $329.42	6320 N MOREY RD LAKE CITY	$3,423.97

Montmorency

Lot #	Lot Information	Address	Min. Bid
5200	**Parcel ID:** 001-033-000-140-00; **Legal Description:** T29N R1E SEC 33 BEG 397.5 FT W OF SE COR OF GOVT LOT 1 AS POB, TH N 22DEG 20MIN W 261 FT, W 50 FT TH S 22DEG 20MIN E 261, TH E 50 FT TO POB **Comments:** ~50 ft frontage on Fleming Rd (to S), ~250 ft deep. At/near Memory Lane intersection. Near the West side of the East Twin Lake, ~400 ft to shore. This parcel did not receive a visit post-foreclosure. Please refer to the attached assessor card for more details. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $15.18	ALBERT TOWNSHIP VACANT LAND	$1,960.85
5201	**Parcel ID:** 001-033-000-150-00; **Legal Description:** T29N R1E SEC 33 BEG AT N 1/4 POST, TH S 32 RDS, E 10 RDS, N 32 RDS, W 10 RDS TO POB PART OF GOV LOT 1 **Comments:** ~500 Ft frontage on Fleming Rd to W, ~132 on Cobb Ln to N. Near the west shore of East Twin Lake, about 1/4 mile inland. This is vacant, wooded land. Roads to the north and south are private, with no outlet. The legal description indicates this parcel is not a part of the subdivision accessed through those private roads (Harmony Hill Sub). Electric utility passes east-west near through the parcel near center. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $68.78	ALBERT TOWNSHIP VACANT LAND	$2,244.22
5202	**Parcel ID:** 001-250-000-074-00; **Legal Description:** T29N R1E SEC 26 LOT 74 DEER TRAILS SUB **Comments:** ~100 ft frontage on Big Antler Rd (to E), ~400 ft deep. Roughly between Big Wolf and East Twin Lakes, SE of Lewiston. This parcel is generally wooded, with a house and shed at the end of the blocked gravel driveway. Structure is a small house/cottage with faux log siding, on a block foundation. It appears to be in good shape from the exterior. Steel roof, with some branches on it. No observed punctures, but the whole roof is not visible from the ground. All manner of junk and debris is around the house. The interior might have even more. No real walk through was accomplished. It's difficult to get a sense of how bad (or good!) of condition the interior is in, but it seems like there could be a pretty decent place under all the filth. There's one observed bedroom, and likely another and a bathroom in there somewhere. The open breaker box certainly raises some questions about the wiring, but there aren't any signs of harvesting, at least. First order of business will be dealing with that limb blocking the driveway. Second will be getting a 30 yard dumpster to clear the yard. Then, you might need a second to clear the house. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 66; 39 (see key for full text) **Summer Tax Due:** $1,016.19	2340 BIG ANTLER RD LEWISTON	$7,262.07
5203	**Parcel ID:** 001-560-000-048-00; **Legal Description:** T29N R1E SEC 19 LOT 48 WEST TWIN MOBILE HOME SUB **Comments:** ~100 ft frontage on Parkwood Rd (to W). ~170 ft deep. West of Lewiston, north of West Twin Lake. Mobile home up on a hill, near the end of a sleepy dead end drive. Some degree of roof damage is evident on the mobile home. It is difficult to get a good sightline, but there are several downed tree limbs/branches on a portion of the roof. Otherwise, exterior appears to be in generally good condition, and the block foundation looks great. The county treasurer reports there was a ruptured water line at some point in the past. Whether because of that or the roof damage, the interior has significant mold growth, as well as other interesting forms of fungal life. Rehabilitation efforts will be significant, if even worthwhile. Some personal contents within. Garage appears in fair condition, although it too has a tree limb on it. The overhead door appears to have damage. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 35; 32; 5 (see key for full text) **Summer Tax Due:** $229.51	3425 PARKWOOD RD LEWISTON	$3,188.58

5204	**Parcel ID:** 001-565-000-033-00; **Legal Description:** T29N R1E SEC 14 LOT # 33 WILDWOOD SUB # 2 **Comments:** ~100 ft frontage on Pinecrest Dr, ~295 ft deep. Vacant wooded land. Unsure where the boundaries are in the real world, but this appears to have a driveway and clearing cut in. Plenty of logs stacked up. There's a hole with a ladder in it close to the center of the parcel; this might be an attempt to drive a well. Some or all of a camper trailer may be in the southwest portions of this parcel. The adjacent parcel to the southwest once shared common ownership, and it would appear the driveway generally leads to that adjacent parcel. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 39; 21 (see key for full text) **Summer Tax Due:** $84.65	ALBERT TOWNSHIP VACANT LAND	$2,375.01
5205	**Parcel ID:** 001-611-000-004-00; **Legal Description:** T29N R1E SEC 22 LOT 4 BLK 11 VILLAGE OF LEWISTON **Comments:** ~60 ft frontage on Bay St (to W), ~120 ft deep. In Lewiston, near Montmorency St and the Elementary School. The rare livable foreclosed mobile home. Minor complaints with the exterior. Mobile home appears to be from the 70's. The biggest is the tree branch poking through the roof. Luckily, this is on an outside edge and poking out of the soffit, so water infiltration doesn't appear to have greatly affected that area. Some of the ceiling panels are sagging inside in that area, so clearly some water is getting in. Some loose soffit paneling on the carport, screws on the exterior paneling could be tightened/replaced, and other minor cosmetic concerns. A couple of sheds in the back, and it looks like there used to be a little garden. Interior appears to have been generally maintained and cared for throughout its life. Floors are settling to the outside. Some pet odors in the bedroom and porch addition. Some personal contents remain inside. Refrigerator seems to be sinking into the floor a bit. Linoleum sheet in the kitchen is buckling. Most of the carport space is taken up by a handicap accessible ramp. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 5; 21; 63 (see key for full text) **Summer Tax Due:** $143.73	3217 BAY ST	$2,918.06
5206	**Parcel ID:** 003-610-000-019-00; **Legal Description:** T30N R2E SEC 24 LOT 19 CROOKED LAKE WOODS **Comments:** ~400 ft frontage on CR487 (to E), ~100 ft on Birch (N) and Lakeside Dr (S). Vacant, wooded land. Electric utility along the east end, flat and wooded otherwise. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $122.22	BRILEY TOWNSHIP VACANT LAND	$2,518.21
5207	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 004-360-000-052-00; **Legal Description:** T31N R3E SEC 9 LOT 52 TWIN DAMS SUB **Comments:** ~200' x 100', fronting 3rd St (to E).Near Lake Hiawatha. In a tiny rural residential subdivision. Road may be private. Rear of the parcel looks to be exceedingly wet, and some deer were splashing around after getting spooked. Grounds have fallen trees and limbs, and some junk and debris. Mobile home appears to be long suffering. Enclosed roof looks to be rotting away, plus it has tree damage. Interior is in a fairly sorry state, both due to water infiltration/localized mold, and being pretty well packed with personal property and trash. This mobile home may be savable, but it's hard to imagine the effort is worthwhile. The garage is also packed with personal property and trash, but seems in much better shape. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. There is an Affidavit of Affixture on file for the home Liber 529 Page 210-211. This is also attached for reference in the Related Documents below. **Additional Disclosures:** 41; 17; 21; 5 (see key for full text) *(2 of 2)* **Parcel ID:** 004-360-000-053-00; **Legal Description:** T31N R3E SEC 9 LOT 53 TWIN DAMS SUB **Summer Tax Due:** $484.96	WALLACE ATLANTA; 17880 THIRD ST ATLANTA	$7,404.56

5209	**Parcel ID:** 005-023-000-230-02; **Legal Description:** T29N R3E SEC 23 COMM AT A PT 20 RDS W & 2 RDS S OF NE COR OF NE 1/4 OF NW 1/4, TH S 16 RDS, W 82 FT, N 16 RDS, E 82 FT TO POB. EXCEPT THE WLY 1 ROD THEREOF; ALSO COM AT A POINT 297 FT W AND 33 FT S OF NE COR OF NE 1/4 OF THE NW 1/4; TH S 264 FT TH W33 FT TH N 264 FT TH E 33 FT TO POB SPLIT/COMBINED ON 02/17/2023 FROM 005-023-000-230-00; **Comments:** ~98 ft frontage on CR612 (to N), ~264 ft deep. Good size front yard, and a gravel driveway... leading to single story house, with two pole barns behind. Single story looks fair from the outside. If you look closer, maybe not so much. Roof line is wavy. Older three tab shingles are lifting and cupping. Opening the door, ceiling tile has dropped. There are other points of water infiltration in localized areas throughout the structure, with some mold forming. Floors are little pitchy. The crawlspace trap door is about full to the top with water. It's doubtful the foundation was built to hold a swimming pools worth of water, and mold is sure to follow. This could be from a broken pipe, but the likely case is a sump pump is supposed to be running, and the power is off. Well, it could be both. The neighboring parcel has a pond, so it's likely the water table and hydrostatic pressure is high. First of the pole barns is two car, with another small roll up door in the rear. Some minor roof leaks. Pad is cracked and starting to heave; looks like this structure also has a sump that is not running. Discharge path is trenched out to the side and then into drain to the rear of the parcel. Efflorescence visible around the cracks. That being said, looks like the actual poles and structure are doing fine. This and the other barn are full of contents. The second barn is a large single door, and looks to have been used as a lawnmower repair shop. This one appears to be solid through and through. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42; 39; 32; 5; 21; 35 (see key for full text) **Summer Tax Due:** $855.58	17435 CO RD 612 ATLANTA	$6,232.38
5210	**Parcel ID:** 006-480-000-064-00; **Legal Description:** T32N R3E SEC 32 LOT 64 OAK GROVE SUB, ALSO, 1/70 INT IN PART LOT 1 MOWERYS ADD RUSH LK **Comments:** ~73 ft frontage on Mowery (to S), ~100 ft deep. Single story w/attached garage. 768 sq ft for the house, ~384 sq ft for the garage. GIS mapping in this area is unreliable. Nearby abandoned car likely belongs to the former owner (or friend/family), but is just inside the adjacent vacant parcel. This little place has absolutely been run into the ground. Some localized roof leaks, which stands to reason considering the appearance of the shingles. Feels like there are holes in the floor that are crudely covered, some foam insulation boards are serving as interior doors, etc.. Interior is generally trashed and vandalized. Windows were blacked out. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 5; 21; 47 (see key for full text) **Summer Tax Due:** $744.33	14726 MOWERY ST ATLANTA	$7,280.30
5211	**Parcel ID:** 006-630-000-207-00; **Legal Description:** T32N R2E SEC 5-7-8 LOT 207 REX PARK **Comments:** ~50 ft road frontage on Bunny Run Trl (to W), ~110 ft deep. This parcel did not receive a site visit post foreclosure.Located in the Canada Creek Ranch Association. More information on the association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 81 (see key for full text) **Summer Tax Due:** $20.31	LOT 207 REX PARK, CCR	$1,982.45
5212	**Parcel ID:** 006-650-000-205-00; **Legal Description:** T32N R2E SEC 8-17 LOT 205 VIRGINIA PARK **Comments:** ~55 ft frontage on Storm Lake Trl (to W), ~90 ft deep. Located in the Canada Creek Ranch Association. This parcel did not receive a site visit post foreclosure. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 81 (see key for full text) **Summer Tax Due:** $20.31	LOT 205 VIRGINIA PARK, CCR	$1,982.45
5213	**Parcel ID:** 007-108-000-040-00; **Legal Description:** T30N R4E SEC 8 COM AT CTR OF SEC TH E 483 FT TH N 75 FT TO POB TH CONT N 183 FT E 75 FT S 183 FT W 75 FT TO POB **Comments:** ~75 ft frontage on M32 (to S), ~183 ft deep. Vacant, wooded land. Near where Miller Creek intersects Thunder Bay River. This parcel did not receive a site visit post foreclosure. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $8.75	RUST TOWNSHIP VACANT LAND	$1,598.35

5214	**Parcel ID:** 008-007-000-050-00; **Legal Description:** T30N R1E SEC 7 COM AT THE NW SEC COR RNG S 50 RDS TH E 10 RDS TH S 10 RDS TH E 10 RDS TH N 60 RDS TH W 20 RDS TO POB **Comments:** ~826 ft frontage on Meridian Line Rd (to W), at the Beckett Rd intersection. Additional frontage on the dead-end Roby Rd to (N). Right on the Otsego-Montmorency County Line. If anything used to be here, you can't tell. Land is gently rolling meadow. Electric utility passes through the parcel near the roadside. Out in the country, and this is a good size piece of it. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $186.07	VIENNA TOWNSHIP VACANT LAND	$2,545.06
5215	**Parcel ID:** 044-023-000-045-01; **Legal Description:** T31N,R4E, SEC 23; COM AT NE COR OF SEC 23; TH N 85 DEG W 564 FT ALG CRTLN OF CO RD 459 TO POB; TH S 4 DEG W 304 FT; TH N 85 DEG W 99.95 FT; TH N 4 DEG E 303.99 FT TO WRLY BOUNDRY OF ORCHARD VIEW SUB; TH N TO SEC LN; TH S 85 DEG E 98.85 FT; TO POB. PARCEL B. **Comments:** ~98 ft frontage on W CR 459 (to N), ~304 ft deep. Vacant, wooded land on the northern outskirts of Hillman. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $29.25	VILLAGE OF HILLMAN VACANT LAND	$2,408.38
5216	**Parcel ID:** 044-045-000-012-02; **Legal Description:** T31N R4E SEC 24 LOTS 12 CHAPMANS ADD TO VILLAGE OF HILLMAN **Comments:** ~66 ft frontage on Pine St (to E), ~132 ft deep. Some of the lawn is being mowed. A flatbed trailer was on the parcel near the road at the time of this visit; likely from the crew developing the three new houses going up adjacent to and across the street from this parcel. This neighborhood is on the come-up. This parcel appears to be the former site of a mobile home. A boat/trailer is parked on the pad, with a downed antenna tower behind. Some sheds and junk in the back. Mobile pad appears to have a septic hook up. Electric service appears to be cut. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 62 (see key for full text) **Summer Tax Due:** $219.41	15772 PINE ST HILLMAN	$2,130.16

Ogemaw

Lot #	Lot Information	Address	Min. Bid
5701	**Parcel ID:** 004-034-006-00; **Legal Description:** FS-34 03-D 2/84 SEC 34 T23N R1E. 2 A M/L S 2 ACRES OF N 4 ACRES OF A PARCEL DESC AS: COM AT NE COR OF SEC TH N 88 DEG 32' W 1340.4 FT TO POB TH S 0 DEG 40' E 1302.41 FT TH N 88 DEG 05' 30" W 336.9 FT TH N 0 DEG 40' W 1299.83 FT TH S 88 DEG 32' E 336.8 FT TO POB. **Comments:** ~264' x 327'. Mailing address on Ogemaw Rd, but this parcel is on an arterial road signed "Tintola Trl". Roughly between St. Helen and West Branch. Somewhat difficult to access, mostly due to navigation aids not distinguishing between seasonal roads, ORV trails, and private drives. There may be an electric utility easement running through. This is essentially a hunting cabin. Living area, wood burning stove, bath, kitchen and mechanicals on ground floor. Two bunk rooms up top. Beware the stairs. Visible roof leak in a corner of one of the bedrooms, with some localized black mold forming. The place is bare bones, largely with open framing. Some cracks visible in the slab, but nothing appears to be sinking. Personal property within and without, including a derelict plow truck. Looks like there are a lot of memories here. Two additional acres are available with the adjacent Auction lot # 5702. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 32; 5 (see key for full text) **Summer Tax Due:** $310.99	4139 OGEMAW ROAD WEST BRANCH	$4,111.22
5702	**Parcel ID:** 004-034-007-00; **Legal Description:** FS-34 03-E SEC 34 T23N R1E. 2 A M/L N 2 ACRES OF N 4 ACRES OF A PARCEL OF LAND DESC AS: COM AT NE COR OF SEC TH N 88 DEG 32' W 1340.4 FT TO POB TH S 0 DEG 40' E 1302.41 FT TH N 88 DEG 05' 30" W 336.9 FT TH N 0 DEG 40' W 1299.83 FT TH S 88 DEG 32' E 336.8 FT TO POB. **Comments:** ~260' x ~336'. Vacant wooded land. Frontage on Ogemaw Rd (to N). Adjacent to Auction Lot #5702 (to S). Roughly between St. Helen and West Branch. Somewhat difficult to access, mostly due to navigation aids not distinguishing between seasonal roads, ORV trails, and private drives. Vacant, wooded, unimproved land. High and dry. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $64.61		$1,305.88
5703	**Parcel ID:** 004-610-015-00; **Legal Description:** 1982 FS-Z 15 242-600 LOT 15 MCPHERSON SUBD. **Comments:** Roughly 90' x 220'. East of Horseshoe Lake. Near the end of the subdivision. Portions near the road may be walkable, but much of the area appears to be encompassed by pond/swamplands. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $12.65		$713.94
5704	**Parcel ID:** 005-101-006-00; **Legal Description:** 263-668 3092040,1 GR-B 06-1 VILLAGE OF SOUTH BRANCH LOTS 6 & 7 BLK 1. **Comments:** ~130' x ~130'. Frontage on Ogemaw St (to W) and Grant St (to S). Land is flat, and mostly clear. Some mature trees in the east portion provide shade. Mobile home appears to be long abandoned. In terms of condition, it's a bit of a mixed bag. There are evident roof issues, with some localized leaks (and mold). Tile floor in the kitchen is cracking and popping a bit, indicated settlement. Past occupants have beat it up a bit. Carpets are gross, holes in drywall, etc. Might be some issues with the skylights. Master bath is fully carpeted. None of these problems seem like they can't be dealt with; but on the other hand, it's a mobile home and it's not new. Shabby. 2 bath. Rural residential sub. Mixed bag. **Additional Disclosures:** 17; 5; 32 (see key for full text) **Summer Tax Due:** $159.25		$2,595.37
5705	**Parcel ID:** 010-271-014-00; **Legal Description:** ML-AD 14-1 75 SILVER CREEK SUBD #3 LOT 14, BLOCK 1. **Comments:** ~100 ft frontage on 1st Oak (to S), ~300 ft deep. Vacant wooded land. Some minor debris within. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $33.01		$812.44

5706	**Parcel ID:** 010-272-010-00; **Legal Description:** 11-83 ML-AD 10-2 SILVER CREEK SUBD #3 LOT 10, BLOCK 2. **Comments:** This parcel is OCCUPIED. Please respect their privacy and limit your observations to the roadside. ~150 ft frontage on Skunk Hollow Rd (to W), the same on 1st Oak (to N). Roughly a half-acre. A single story house sits diagonally near the intersection. Two vehicles in the driveway. A healthy looking dog was on a lead near the driveway, and barking up a storm. Given the occupancy and barking dog, not much in the way of detailed observations could be made. The general impression is there is a a lot of deferred maintenance to be dealt with. Those visible well components off to the side certainly raise an eyebrow. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $135.04	5343 SKUNK HOLLOW ROAD PRESCOTT	$2,719.83
5707	**Parcel ID:** 010-285-007-00; **Legal Description:** ML-AH 07 R-72 HEDLEY L & DOROTHY M TURNER SUB NO. 5 LOT 7. **Comments:** ~60 ft frontage on Onaleah Rd (to W), ~145 ft deep. Generally clear land, with a camper trailer. Camper appears to be hooked up to septic, and well components were observed. Please be advised, this is considered personal property and is NOT included in the sale. Some other minor personal property and debris, and some sheds in the rear. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $52.15	5417 ONALEAH DRIVE PRESCOTT	$1,633.42
5708	**Parcel ID:** 010-287-114-00; **Legal Description:** ML-AJ 114 HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 114. **Comments:** ~60 ft frontage on Silver Creek Dr (to S), ~140 ft deep. GIS imagery suggests there's a cabin on the parcel. However, that map is shifted somewhat to the northeast. This is vacant land, generally flat and wooded. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $29.27		$765.12
5709	**Parcel ID:** 010-320-046-01; **Legal Description:** ML-AN 46 2005 COMB WITH 320-047-00 ELMER KNIGHT'S SPORTSMAN'S SUBD LOTS 46 & 47. **Comments:** ~120 ft frontage on Huckleberry Ave (to S) ~150 ft deep. Assuming we're not counting the shed as a structure, this is a vacant parcel. Generally wooded, with a clearing beyond a short driveway. A travel trailer and other personal property just inside, these are not included with the sale. Among other debris, here's a pretty good size pile of beer cans that might get you another case or two. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $43.01		$1,359.74
5710	**Parcel ID:** 010-320-117-00; **Legal Description:** ML-AN 117 19/83 390-298 490-61 3009697 3011784 3046718 3076851 3082504 3077838 3101104 ELMER KNIGHT'S SPORTSMAN'S SUBD LOT 117. **Comments:** ~60 ft frontage on John St (to S), ~140 ft deep. Single Story house with a Big ol tree on it, and other downed trees and limbs around the structure. Some structural damage to trusses in that area is certain. Thought about entering from the rear porch, but that's a mess; water infiltration in that area is more severe, and the ceiling has dropped. Luckily, the rest of the house is in better shape, and better than you would think given the tree. Some broken windows. Mice droppings. Place is somewhat shabby, but does seem like it could be brought to life. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 5; 63 (see key for full text) **Summer Tax Due:** $160.86	2293 JOHN STREET PRESCOTT	$3,047.07
5711	**Parcel ID:** 010-320-118-00; **Legal Description:** 293/170 402-961 436-724 ML-AN 118 ELMER KNIGHT'S SPORTSMAN'S SUBD. LOT 118. **Comments:** ~60 ft frontage on John St (to S), ~140 ft deep. Little cabin. Roof is collapsing in the rear, and that's about the entire building other than the front porch. There's probably not much that can be done for it at this point. There's a little paver path to the adjacent parcel, Auction Lot #5712. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 33; 5 (see key for full text) **Summer Tax Due:** $31.06	2289 JOHN STREET PRESCOTT	$1,401.89

5712	**Parcel ID:** 010-350-005-00; **Legal Description:** ML-AQ 199-533 HOOKS NORTH WOODS SUB #3 LOT 5 **Comments:** ~60 ft frontage on Possum Track (to N), ~150 ft deep. Vacant land, flat and wooded. The mailing address indicates something used to be here, but that would appear to long past judging from the growth. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $11.61	1544 POSSUM TRACK ROAD ALGER	$793.17
5713	**Parcel ID:** 010-390-004-00; **Legal Description:** ML-AV 04 SHADY PINES SUBD LOT 4 & E 1/2 OF LOT 5. **Comments:** ~60 ft frontage on Cecil Hedley (to N), ~134 ft deep. Single story w/garage. The garage may be worth saving. There is almost no likelihood the house is suitable for anything other than demolition. Roof is almost to the floor. Interior appears gutted. It may have been on fire. Electric service has been cut or knocked down by trees. Lots of downed limbs around the property. It's assumed this has well and septic, so that's something. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 22; 48; 36; 5 (see key for full text) **Summer Tax Due:** $141.89	2470 CECIL HEDLEY DRIVE PRESCOTT	$2,637.55
5714	**Parcel ID:** 010-400-030-00; **Legal Description:** ML-AX 30 HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 10 LOTS 30, 31, 32 & 33. **Comments:** ~240 ft frontage on Robert (to N), ~148 ft deep. In a rural residential subdivision. Land is generally flat and clear, with plenty of tall trees for shade. This is a great looking site. Several sheds, and several camper trailers. Electric service has been brought in. Given the outhouse, well and septic have not. Some other personal property around (outdoor tables, chairs, etc), but this is a fairly tidy parcel. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $37.89		$1,050.17
5715	**Parcel ID:** 010-460-191-00; **Legal Description:** 293/756 ML-BG 191 190-151 HOOKS NORTH WOODS SUBD #4 LOT 191. **Comments:** ~60 ft frontage on Michael Dr (to N), ~150 ft deep. Land is generally flat and clear. Grounds are messy and overgrown, plenty of junk and debris in the tall grass. Ramshackle accessory structure in the rear of the parcel. The house is greatly fire damaged. Fire appears to have originated in living room area, with some framing burnt all the way through. Smoke damage throughout. Interior is an absolute mess, and likely was even prior to the fire. Anything can be saved with enough time and money, but this may be best considered a knock down. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 11; 36 (see key for full text) **Summer Tax Due:** $24.29	1720 MICHAEL DRIVE ALGER	$1,491.85
5716	**Parcel ID:** 010-475-058-00; **Legal Description:** ML-BI 58 203-424 CHIPPEWA TRAILS SUBD LOT 58. **Comments:** ~130 ft frontage on End Dr, at the w 6th St intersection. ~160 ft deep. Vacant wooded land in a rural residential subdivision. Maps indicate this parcel could contain wet/mucky soils. It seemed dry enough during the visit, but an adjacent parcel is developed, and another nearby is used as an RV campsite. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $17.38		$882.48
5719	**Parcel ID:** 010-700-107-00; **Legal Description:** ML-CT 98 STUART'S RIFLE RIVER SUBD #2 LOT 107. **Comments:** ~75 ft frontage on Aspen Dr (to S), ~162 ft deep. Parcel is wooded around the outsides, with a gravel driveway in the center leading to a clearing. The first thing you'll see is the burnt out husk of an RV. That's personal property, even in that state. A vehicle sits nearer to the road, with non-expired registration. A ramshackle shed sits behind the RV. Even excepting the RV, there's a fair amount of junk and debris strewn around the clearing. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $30.17		$808.61
5720	**Parcel ID:** 011-450-010-00; **Legal Description:** OG-F 10 ASSESSOR'S PLAT OF CRAWFORD ACRES SUBD LOT 10. **Comments:** ~309 ft frontage on Ski Park (to E), ~100 ft deep. Basically, a mobile home on a hill. The mobile home looks like it's from the 70s. The front door looks like it's from Home Depot. It's unlikely this mobile home is ready for anything other than the scrap yard. Nearby outhouse indicates absence of well/septic. It's possible portions Chaplow Ln (to S) pass through this parcel. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 30 (see key for full text) **Summer Tax Due:** $105.27		$1,908.72

5721	**Parcel ID:** 012-280-041-00; **Legal Description:** RL-J 41 230-338 475-26 3008598 JOHNSON LAKE SUBDIVISION LOT 41. **Comments:** ~60 ft frontage on Tall Timber Dr (to S), ~150 ft deep. Tall Timber Dr is a little two track side road. There may have been a driveway cleared in the past, but that's now overgrown. Looks like there's some junk and rubble hiding in the growth. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $14.18		$746.61
5722	**Parcel ID:** 014-029-008-00; **Legal Description:** TWB-29 06 SEC 29 T22N R2E 10.47 AC M/L COM AT N 1/4 COR TH S 01 DEG 24'11"W 170.1 FT TO POB TH S 87 DEG 57'12"W 614.8 FT TH S 01 DEG 24'11" W 700.5 FT TH S 88 DEG 35'49"E 613.69 FT TO N-S 1/4 LINE TH N 01 DEG 24'11" E ON SAID 1/4 LINE TO POB. **Comments:** There's a lot to see (and love) here. Address is on M-55, accessed through Schaiberger Ln (shared with parcel adjacent to south). This is a large parcel with multiple structures. Large circle drive leads to the residence. Looks to have been beautifully landscaped prior to abandonment. Exterior of the house is gorgeous. Rear of the house was being remodeled for enclosed porch and patio. Interior appears to be an older country home that has received one or more additions over the years. The interior is also mid-remodel. In particular, it looks like plumbing and electrical are a work in progress throughout the structure. This place looks to have been well cared for throughout its lifespan. As such, it offers both classic and modern charm. Mechanicals all appear to be on the newer end, including the hot water boiler. Also has a Generac backup generator. There is lots of space in here. Depending on how the space is utilized, there's four bedrooms, plus office, sitting room, etc. Appears to have a full (unfinished) basement, which seems to have stayed dry. Fireplace in the basement and main floor, and the split wood indicates its functional. Personal property throughout this and other structures on the parcel, much of it packed up. Two car garage attached to the house. Right behind the house is a pole barn (with lean-to wings), which looks to have been used as a shop/man-cave. Overhead gas heat in there. There's a second level up top, too. Beyond that is a nearby concrete pad. That may have been the footprint of something else in a past life, but looks to have last been used as a basketball half-court most recently. Further beyond that is another garage/barn. It may have had livestock use in the past considering the fencing. Both accessory structures have have their own sub panels, and it looks like water, too. There is far too much here to try and encapsulate in brief comments. The photos will have to do most of the additional speaking. This is a great location; minutes away from virtually everything West Branch has to offer. Although M-55 runs to the north, there is virtually no visibility of this parcel from the roadside, but you can hear the road noise. It will take some time and effort to complete the house, but will almost certainly be worth the headache. Whipping the grounds back into shape will also be non-trivial. This is the type of place you imagine large family gatherings happening across generations; the ancestral family forever home. Make it happen. **Additional Disclosures:** 21; 50 (see key for full text) **Summer Tax Due:** $1,728.84	2291 W M-55 WEST BRANCH	$12,993.14
5723	**Parcel ID:** 014-032-059-00; **Legal Description:** 302/236 TWB-32 52 SEC 32 T22N R2E. 2.03 A THE N'LY 270 FT OF THAT PART OF NW 1/4 OF NW 1/4 LYING W OF MC RR. **Comments:** ~276 ft frontage on Cook Road (to W), ~310 ft deep along the south boundary, ~70 along the north. At the W Flowage Lake Rd intersection. A stream or drain appears to run near or through the south portions. Borders railroad to E. Vacant land, below road grade. Bordered by a DTE substation to the north. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $52.60		$1,145.86
5724	**Parcel ID:** 041-105-001-50; **Legal Description:** 292-139 RL-A 01-5A 252-139 VILLAGE OF PRESCOTT-ORIGINAL PLAT COM SE COR BLK 5 N 0 DEG 15' W 145 FT FOR POB S 60 DEG 31' 15" W 172.84 FT S 88 DEG 05' W 71.79 FT TO CEN OF ABANDONED 100 FT R/W D & M RR TH N 43 DEG 55' E 319.72 FT TO W LINE OF WASHINGTON ST S 0 DEG 15' E 142.79 FT TO POB "ABOVE DESC BEING PART OF BLK 5". **Comments:** Odd shape parcel. ~130 ft frontage on Washington St (to E), extended around 250 ft deep to the SW. You're going to see a big old house on generally clear land. The home appears to be carved up into multiple apartments. An addition with multiple roll up doors wraps around the building; neighbors say those used to be storage units. They also say this place has been rotting away for about 25 years, and that looks true enough. That roof is absolutely done. Interior has water damage, mold, falling ceilings, etc. Some water still dripping from recent rain. At least 5 meter sockets on the outside. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 47; 18; 5; 32; 63 (see key for full text) **Summer Tax Due:** $272.36		$4,644.05

5725	**Parcel ID:** 051-102-002-00; **Legal Description:** RC AA-22 ORIGINAL PLAT OF ROSE CITY E 165 FT OF LOT A AND S 17 FT OF LOT 2, BLOCK 2. AND THE LAND LYING BETWEEN LOTS 1 & 2, BLOCK 2 EXC S 16 FT. **Comments:** ~165 ft on W Main St to the south, ~165 ft deep. A panhandle in the northeast corner gives an additional ~25 ft frontage on Crippen St (to E). Mapping suggests a garage in that panhandle; a more reasonable conclusion is that panhandle passes north of the garage to provide access to the parcel. There is both no parking or current driveway access on W Main. Land is raised well up from the roadside, with a short run of concrete stairs leading to... not much. This parcel appears to be the site of a demolished structure. Some rubble can be found poking out of the grass. The south portion of the parcel has been getting mowed. The north has been left to go wild. Some more rubble and debris can be found in that growth, and perhaps some holes that need to be filled. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $187.49	306 W MAIN STREET ROSE CITY	$1,864.58
9995710	**Parcel ID:** 010-320-117-00; **Legal Description:** ML-AN 117 19/83 390-298 490-61 3009697 3011784 3046718 3076851 3082504 3077838 3101104 ELMER KNIGHT'S SPORTSMAN'S SUBD LOT 117. **Comments:** ~60 ft frontage on John St (to S), ~140 ft deep. Single Story house with a Big ol tree on it, and other downed trees and limbs around the structure. Some structural damage to trusses in that area is certain. Thought about entering from the rear porch, but that's a mess; water infiltration in that area is more severe, and the ceiling has dropped. Luckily, the rest of the house is in better shape, and better than you would think given the tree. Some broken windows. Mice droppings. Place is somewhat shabby, but does seem like it could be brought to life. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 5; 63 (see key for full text) **Summer Tax Due:** TBA	2293 JOHN STREET PRESCOTT	$3,047.07
9995711	**Parcel ID:** 010-320-118-00; **Legal Description:** 293/170 402-961 436-724 ML-AN 118 ELMER KNIGHT'S SPORTSMAN'S SUBD. LOT 118. **Comments:** ~60 ft frontage on John St (to S), ~140 ft deep. Little cabin. Roof is collapsing in the rear, and that's about the entire building other than the front porch. There's probably not much that can be done for it at this point. There's a little paver path to the adjacent parcel, Auction Lot #5712. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 5; 33 (see key for full text) **Summer Tax Due:** TBA	2289 JOHN STREET PRESCOTT	$1,401.89
9995724	**Parcel ID:** 041-105-001-50; **Legal Description:** 292-139 RL-A 01-5A 252-139 VILLAGE OF PRESCOTT-ORIGINAL PLAT COM SE COR BLK 5 N 0 DEG 15' W 145 FT FOR POB S 60 DEG 31' 15" W 172.84 FT S 88 DEG 05' W 71.79 FT TO CEN OF ABANDONED 100 FT R/W D & M RR TH N 43 DEG 55' E 319.72 FT TO W LINE OF WASHINGTON ST S 0 DEG 15' E 142.79 FT TO POB "ABOVE DESC BEING PART OF BLK 5". **Comments:** Odd shape parcel. ~130 ft frontage on Washington St (to E), extended around 250 ft deep to the SW. You're going to see a big old house on generally clear land. The home appears to be carved up into multiple apartments. An addition with multiple roll up doors wraps around the building; neighbors say those used to be storage units. They also say this place has been rotting away for about 25 years, and that looks true enough. That roof is absolutely done. Interior has water damage, mold, falling ceilings, etc. Some water still dripping from recent rain. At least 5 meter sockets on the outside. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 63; 32; 5; 18; 47 (see key for full text) **Summer Tax Due:** TBA		$4,644.05

Ogemaw DNR

Lot #	Lot Information	Address	Min. Bid
10096	**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 Chrivia 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 â€“ 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. **Additional Disclosures:** 42; 7; 41; 75 (see key for full text) **Summer Tax Due:** TBA		$45,000.00

Oscoda

Lot #	Lot Information	Address	Min. Bid
6000	**Parcel ID:** 002-014-016-01; **Legal Description:** T28N R3E SEC 14 - AN UNDIVIDED 1/2 INTEREST IN THE E 55 RODS OF SW 1/4 OF SW 1/4LYING S OF CO ROAD 616. 13.75A M/L 2004 INTEREST SPLIT FROM 002-014-016-00 **Comments:** Frontage on Island Lake Rd (to N). This fractional ownership for 50% interest. In short, this is a large forested parcel with a pond. A driveway has been cut in near the NW corner, with lots of downed branches across. The remnants of a campsite is near center. This doesn't appear to have been used in a young man's lifetime. The pond takes up a good amount of the east portion of the parcel. There is/was electric service to that area, and a hand driven well. That well did not produce any water during the site visit. Some minor sheds, one of which was likely an outhouse. The trailer is ready for the scrap yard. The driveway looks to continue all the way to the south end of the parcel, and perhaps past. Lots of downed branches and trees across that path, only getting thicker as you go. This is a very nice piece of land, but the fractional interest really raises a lot of questions about what can be done with it. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 57; 41; 21 (see key for full text) **Summer Tax Due:** $58.75		$1,064.83
6001	**Parcel ID:** 003-011-002-00; **Legal Description:** T27N R3E SEC 11 - 5 A. E 50 RDS OF N 16 RDS OF N 1/2 OF NE 1/4. **Comments:** ~825 ft frontage on Reber Rd (to N), ~265 ft frontage on Weaver Rd (to E). An Electric utility easement runs through parcel north to south. Structures are just west of the center. Some minor wetland portions in the far west. Lots of downed trees/branches around the structure. Electric service was likely taken down by branches, and is now cut and coiled. Garage/pole barn is toast, but the pad might be good. The primary structure is essentially two cabins side by side conjoined into one, with some small additions. Two beds, 1 bath, kitchen, laundry/mechanical, living area and enclosed porch. Approx. 1100 sq ft. General impression: cute but weathered and worn. Porch windows are rotting, and that water infiltration is showing through on the inside beneath. Numerous signs of minor roof leaks throughout the structure, most pronounced in the rear. The beginnings of mold in the laundry area. Jugs of antifreeze indicate some steps were taken to winterize. If these roof issues get sorted out before too long, this should be a nice place after some updating. Heat looks to be a combination of wood and electric wall heaters. Well and septic indicated. The treasurer may be facilitating the transfer of personal property; accordingly, some or all of that could be gone prior to auction. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 32; 5; 21; 30 (see key for full text) **Summer Tax Due:** $263.44	2450 E REBER RD FAIRVIEW	$4,166.07
6002	**Parcel ID:** 004-850-012-00; **Legal Description:** T28N R2E SEC 24 - ASSESSORS PLAT OF HILL SETTLEMENT SUB. LOT 12. **Comments:** ~50 ft x 50 ft. Down a short two track off some dirt roads. Oak Lake Rd is easy to mistake for a driveway. Road directly in front of the cabin is overgrown and covered in downed branches, but the approach is good. Some other tiny cabins down this stretch. One room cabin, an outhouse, and a shed. It does have electric service, but bring your own water. The roof has been punctured by a small tree limb, so that will need to be addressed. No real issues otherwise. It's a small room, but it's solid. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 5; 21 (see key for full text) **Summer Tax Due:** $14.92	281 OAK LAKE RD LEWISTON	$926.61
6003	**Parcel ID:** 005-022-016-41; **Legal Description:** T27N R1E SEC 22 - S 132' OF N 792' OF W 82.5' OF E 974.02' OF SE 1/4 OF SE 1/4. .25 A. M/L **Comments:** ~90 x ~130, east (and south) of Sunset Dr. No known legal access as a stand-alone parcel. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $14.84		$425.25
6004	**Parcel ID:** 005-625-018-00; **Legal Description:** T28N R1E SEC 12 - SECLUDED MOON LAKE SUBD. LOT 18 **Comments:** Vacant, wooded land located in Moon Lake Association. More information on the Association can be found in the related links below. . A nearby park (jus a quick walk up Lakeview Rd) provides lake access for association members. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $47.52	3055 LAKEVIEW DRIVE LEWISTON	$595.82

6005	**Parcel ID:** 005-780-023-00; **Legal Description:** T28N R1E SEC 15 - LOT 23 GARLAND NORTH ESTATES 1995 SPLIT FROM 005-115-001-50 **Comments:** This parcel is located beyond gated access in Garland Lodge and Resort Association. More information on the Association/resort can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $88.95	WOODRUFF DRIVE LEWISTON	$721.96
6006	**Parcel ID:** 005-780-029-00; **Legal Description:** T28N R1E SEC 15 - LOT 29 GARLAND NORTH ESTATES 1995 SPLIT FROM 005-115-001-50 **Comments:** This parcel is located beyond gated access. Located in the Garland Lodge & Resort association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $85.67	606 WOODRUFF DRIVE LEWISTON	$751.67
6007	**Parcel ID:** 005-788-159-00; **Legal Description:** T28N R1E SEC 16 - UNIT 159 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. **Comments:** Located beyond gated access in a high-end subdivision. Located int he Garland Lodge & Resort Association, more information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 68 (see key for full text) **Summer Tax Due:** $46.09	200 FIELDSTONE DRIVE LEWISTON	$550.01
6008	**Parcel ID:** 005-800-021-00; **Legal Description:** T28N R2E SEC 22- LOT 21 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-20 & 005-25 & 005-30 & 005-35. **Comments:** Vacant parcel in the undeveloped portion of the Garland Association. We have no way of knowing if it ever will be developed. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 8 (see key for full text) **Summer Tax Due:** $12.82		$472.09
6009	**Parcel ID:** 005-800-079-00; **Legal Description:** T28N R1E SEC 22- LOT 79 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-05 10,15,20, 25,30,40,50,55,60. **Comments:** Vacant parcel in the undeveloped portion of the Garland Association. We have no way of knowing if it ever will be developed. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 8 (see key for full text) **Summer Tax Due:** $12.82		$419.26
6010	**Parcel ID:** 006-109-001-00; **Legal Description:** T25N R3E SEC 09 - NATIONAL FOREST PARK LOTS 1 THRU 20 BLK 9. **Comments:** ~400 x ~160 ft. South of Maple Ridge St, west of Eggleston Rd. It's a swamp, with non constructed roads. Don't overthink it or make it out to be more than it is. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8; 10 (see key for full text) **Summer Tax Due:** $372.73		$2,130.02
6011	**Parcel ID:** 006-520-002-00; **Legal Description:** T26N R3E SEC 07-DENNIS ANDERSON SUBD. LOT 2. **Comments:** ~90 ft frontage on 4th St (to S), ~190 ft deep. Down the road from the Dollar General. Primary structure is an old mobile home, enclosed with roof over and additions (approx. 1160 sq ft total). Appears to have been vandalized, perhaps squatted in. Sliding door appears to have been open long enough for the interior to accumulate leaves. Deceased feline in active decomposition near the slider door. Some signs of settlement in the block foundation. Roof lines are saggy and wavy. Interior is better than you'd expect, but that's not to say it's nice. Some rot evident around the sliding door. Well pit appears to be full of trash. The parcel is now apparently on municipal supply, but that's not where the garbage goes. Garage is shabby, but solid enough. Some garbage in there, too. The mobile home would likely be livable after some work, but bringing in a new one or starting fresh may be the better move. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 63; 47; 17; 21 (see key for full text) **Summer Tax Due:** $236.43	405 E 4TH STREET MIO	$5,703.21

Oscoda DNR

Lot #	Lot Information	Address	Min. Bid
10097	**Parcel ID:** Parcel ID is TBD Oscoda; **Legal Description:** Old D & M RR across SW1/4 of the NE1/4 **Comments:** The subject property is a railroad corridor that is 100 ft in width X ~120 ft long in Clinton Township. The property is located southeast of E Bailey Road east of the M33 (Abbe Road) intersection just southeast of Comins MI. Clinton Township is not a zoned community. This RR corridor enters the ownership of Cedar Valley Holdings LLC. The local tax records do not show an exception in the LLCâ€™s legal description that would indicate the State of MIâ€™s interest in the corridor is being assessed. The State of MI acquired the RR corridor in 1928 from the Detroit & Mackinac RR. Per the DNR State Land Review this corridor has been classified in the disposal category and is no longer desired to be managed by the department. The department attempted a direct sale to Cedar Valley Holdings LLC without sucess. **Additional Disclosures:** 7; 9; 42; 39; 75 (see key for full text) **Summer Tax Due:** TBA		$300.00

Otsego

Lot #	Lot Information	Address	Min. Bid
6100	**Parcel ID:** 011-120-000-030-01; **Legal Description:** LOTS 30 & 31. APACHE RESERVATION. **Comments:** ~219 ft frontage along Apache and Tahoe Trails. ~100 ft deep. ~0.39 acres. Parcel is generally wooded. Single story structure with lean-to style roof. Brown wood siding. Rear patio overlooking a pond to the south. Some junk and debris in the rear. Some suspect looking wiring on the ground leading to a shed outside. Interior looks to be in the middle of a remodel. Wiring looks like it's a mess. Plumbing may be somewhat more complete. Some perhaps questionable choices regarding cut framing. Walls are opened up in parts. Ceiling reveals numerous roof leaks. Perhaps that roof needs more pitch, or the steel on top isn't appropriate for the slope. Looks like the end goal design is 2 bed, 2 bath, kitchen and living area. Lots of personal property within, mostly tools and construction materials. Rear door has been vandalized. Overall, this does seem like a solid and promising structure that needs some help to make it a home. Pretty nice site in the less populated part of the association. This parcel is being monitored by the County Treasurer, and the former owner is local and may be visiting the parcel periodically. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 50; 21 (see key for full text) **Summer Tax Due:** $995.63	1455 APACHE TRL GAYLORD	$7,334.11
6101	**Parcel ID:** 011-510-000-033-00; **Legal Description:** LOT 33. MICHAYWE NO. 1 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $18.47	OPAL LAKE ROAD GAYLORD	$716.91
6102	**Parcel ID:** 011-590-000-004-00; **Legal Description:** LOT 4. NAVAJO RESERVATION. **Comments:** This parcel appears to predominately be down a cliff and underwater. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 14; 41 (see key for full text) **Summer Tax Due:** $45.49	NAVAJO TRAIL GAYLORD	$905.23
6103	**Parcel ID:** 011-745-000-002-00; **Legal Description:** LOT 2. SENECA RESERVATION **Comments:** ~0.40 acres wooded vacant lot located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.50	GAYLORD	$762.30
6104	**Parcel ID:** 011-750-000-060-00; **Legal Description:** LOTS 60 & 61.SKI VIEW **Comments:** Vacant Parcel located in Michaywe Association. Parcel adjacent to the east was being developed at the time of the site visit. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $602.61	SKIVIEW TRL GAYLORD	$2,077.94
6105	**Parcel ID:** 032-150-000-096-00; **Legal Description:** LOT 96 PLAT OF RANGER LAKE **Comments:** ~164 ft frontage on Ranger Lake Rd (to N). Vacant wooded land. In a secluded rural residential area with winding dirt roads and trails; Parcel is just south of Ranger Lake (sometimes seen Town Line Lake on maps). It doesn't seem there is any public access to Ranger Lake itself, but there is a DNR access site for the larger Emerald Lake down the road to the west. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $46.49	GAYLORD	$917.36
6107	**Parcel ID:** 045-120-006-003-01; **Legal Description:** N 1/3 OF LOTS 3 & 4 BLK. 6 GULBERGS ADD. TO VILLAGE OF VAN. **Comments:** ~40 ft frontage on Cedar St (to W), ~145 ft deep. Vacant land, generally flat with dense brush. Might have had a mobile home on it in years past. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $41.33	VANDERBILT	$738.98

6108	**Parcel ID:** 045-150-005-007-00; **Legal Description:** LOTS 7 & 8 BLK. 5 WARREN ADD. T32N R3W **Comments:** ~140 ft frontage on Grant (to N), ~132 feet deep. Mobile home on a big grassy lot, across the street from a baseball field. Judging from that utility pole leaning against the addition, it's been sitting vacant for a while. Decks and stairs are failing. Abandoned vehicle near the front porch. Driveway is covered in a collection of downed branches. The interior of the mobile home is a giant NO THANKS. Looks to have literally been a dog house. Piles of feces, urine stains, etc. There also appears to be some roof leaks. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 63; 5; 66 (see key for full text) **Summer Tax Due:** $571.93	850 GRANT ST VANDERBILT	$3,458.89
6109	**Parcel ID:** 050-032-300-035-06; **Legal Description:** BEG 400.30 FT W OF THE S 1/4 COR OF SEC 32 FOR POB; TH S 89DEG 51MIN 15SEC W 100.00FT, TH N 00DEG 26MIN 23SEC E 100.10FT, TH N 89DEG 51MIN 15SEC E 100.00FT, TH S 00DEG 26MIN 23SEC W 100.10FT TO POB, CONT 0.23 ACRES M/L SEC 32, T 31N R2W **Comments:** ~100 ft frontage on Wilkinson Rd (to S), ~100 ft deep. Near the Marquardt intersection. Portions of the road may pass through this parcel. Additionally, it seems to have a swale for roadside drainage. Given the topography and where this is situated, it may be difficult to find much practical use. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $10.92	WILKINSON RD GAYLORD	$684.68
6110	**Parcel ID:** 070-033-400-005-01; **Legal Description:** BEG N 2DEG W 993 FT OF S 1/4 COR, TH N 2DEG W 331 FT, N 89DEG E 1319.54 FT, S 2DEG E 331 FT, S 89DEG W 1319.18 FT TO POB SEC 33 T29N R4W PARCEL 25 WILDERNESS VALLEY NO 2 **Comments:** ~325 ft frontage on Smuggler's Pass Rd (to W), ~1320 ft deep. 10 acre wooded parcel with pole barn and home near the roadside. Located in a rural area in a far corner of the county. Grounds are well overgrown, with some junk and debris hiding within. Watch your step. Single story house set on a full walk out basement, with front and rear decks. Wood (emulated log) siding, steel roof. Lean to addition and enclosure for dog kennels. In general, the exterior of the house looks fair, with some obvious minor concerns (soffit/fascia, deckboards rotting, general wear and tear throughout the years). Some discoloration down the steel roof from the chimney indicating possible galvanic corrosion. The interior condition is... something else. You will smell the place from the driveway. This place is covered in dog urine and fecal matter, virtually corner to corner. The amount of human related refuse that is comingled is impressive in its own right. Living area, kitchen/dining, 3 bed, 1 bath, and laundry area on top. There could maybe be a second bathroom of the master bedroom. Bring a shovel and find out. Spiral staircase leads to the full height basement. More dog cages in the basement, and more of the same sights (and smells) as above. Basement appeared to use for kennels, workshop, storage, mechanicals, and home office. Mechanicals/plumbing/wiring all seem in good condition. Indeed, the 'bones' of the house seem great, but getting to them and making this place habitable is going to be a lot. The pole barn/garage seems much better in that regard, with the contents being much more typical. A room was being framed in within the pole structure, and the plywood ceiling appears to have suffered some water damage, indicating some degree of roof leaks from above. This doesn't appear to have greatly affected anything. After the pole barn is emptied, it might make a good staging area for the work on the house. Pole barn appears to have it's own electric meter/service, and a propane hook up behind. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: Unfortunately there was a recent death which occurred at this house in June of 2025. **Additional Disclosures:** 21; 63; 66 (see key for full text) **Summer Tax Due:** $1,042.98	11781 SMUGGLER'S PASS GAYLORD	$7,731.65
6111	**Parcel ID:** 072-180-000-154-00; **Legal Description:** LOT 154 INDIAN HILLS. SEC 32 T30N R4W. **Comments:** ~0.17 acre vacant lot in Lake Arrowhead Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $21.72	GAYLORD	$753.16
6112	**Parcel ID:** 072-180-000-334-00; **Legal Description:** LOT 334 INDIAN HILLS SEC 32 T30N R4W **Comments:** ~0.16 acre vacant lot locating in Lake Arrowhead Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $15.56		$676.80

6113	**Parcel ID:** 072-270-000-110-00; **Legal Description:** LOTS 110 & 111 OKEMOS TRAILS SEC 32 T30N R4W **Comments:** ~0.35 acre vacant parcel in Lake Arrowhead Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $36.28	GAYLORD	$848.85
6114	**Parcel ID:** 072-280-000-036-00; **Legal Description:** LOT 36 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** Vacant parcel in Lakes of the North Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.65	ELMIRA	$791.98
6115	**Parcel ID:** 072-280-000-084-00; **Legal Description:** LOT 84 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Adjacent to Auction lot #6116, with Auction Lot #6117 and #6118 just beyond. Located in Lakes of the North Association. More information on the association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$1,044.01
6116	**Parcel ID:** 072-280-000-085-00; **Legal Description:** LOT 85 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Vacant parcel located in Lakes of the North Association. Adjacent to Auction Lot #6115 (south) and Auction Lot #6117 (north). More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$1,044.01
6117	**Parcel ID:** 072-280-000-086-00; **Legal Description:** LOT 86 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Vacant parcel located in Lakes of the North Association. Adjacent to Auction lot #6118 (north) and Auction Lot #6116 (south). More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$1,044.01
6118	**Parcel ID:** 072-280-000-087-00; **Legal Description:** LOT 87 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Vacant parcel located in Lakes of the North Association. Adjacent to Auction lot #6117 (south), with Auction Lot #6116 and #6115 in a row following. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$1,044.01
6119	**Parcel ID:** 072-280-000-365-00; **Legal Description:** LOT 365 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** ~0.60 acre vacant lot locating ins Lakes of the North Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$761.55
6120	**Parcel ID:** 072-280-000-404-00; **Legal Description:** LOT 404 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** ~0.46 acre vacant lot located in Lakes of the North Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$761.55
6121	**Parcel ID:** 072-280-000-440-00; **Legal Description:** LOT 440 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** ~0.38 acre vacant parcel located in Lakes of the North Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$761.55

6122	**Parcel ID:** 072-280-000-467-00; **Legal Description:** LOT 467 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** ~0.58 acre vacant parcel located in Lakes of the North Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.24		$789.51
6123	**Parcel ID:** 072-280-000-482-00; **Legal Description:** LOT 482 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Vacant parcel located in Lakes of the North Association. More information on the Association can be found in the related links below. Adjacent to Auction Lot #6124, with Auction Lot #6125 following. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02	ELMIRA	$761.55
6124	**Parcel ID:** 072-280-000-483-00; **Legal Description:** LOT 483 PENCIL LAKE NORTH SEC 31 T30N R4W **Comments:** Vacant lot located in Lakes of the North Association. Adjacent to Auction Lot #6123 (north) and Auction Lot #6125 (south). More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02		$761.55
6125	**Parcel ID:** 072-280-000-484-00; **Legal Description:** LOT 484 PENCIL LAKE NORTH. SEC 31 T30N R4W. **Comments:** Vacant lot located in Lakes of the North Association. Adjacent to Auction lot #6124 (north), with Auction Lot #6123 following. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $23.02		$761.55
6126	**Parcel ID:** 072-300-000-034-00; **Legal Description:** LOT 34 SOUTHERN TRAILS SEC 32 T30N R4W **Comments:** Land grades down to the lake. At the time of visit, a trailer was parked on this parcel. This would appear to be belong to the crew developing the house on the parcel adjacent to the southeast. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $152.70	GAYLORD	$1,240.90
6127	**Parcel ID:** 091-100-000-049-00; **Legal Description:** LOT 49 ARBUTUS BEACH HIGHLANDS **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~80 ft frontage on Hatch Dr (to W), ~135 ft deep. Arbutus beach, Otsego Lake (east side) area. Mobile home in a residential area. Mobile home appears to be of an older vintage, and looks every bit its age. Lots of personal property (including multiple vehicles) on site. A very large and visibly dead tree looms overhead. Occupants are indicated to be (former) tenants of the former owner. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 17; 21; 33 (see key for full text) **Summer Tax Due:** $137.59	6121 KELLOGG DR GAYLORD	$2,031.43
6128	**Parcel ID:** 091-200-000-327-00; **Legal Description:** LOT 327 ENCHANTED FOREST NO. 2 **Comments:** Vacant Parcel located in Enchanted Forest Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.46	FREDERIC	$799.16
6129	**Parcel ID:** 091-200-000-356-00; **Legal Description:** LOT 356 ENCHANTED FOREST NO. 2 **Comments:** Vacant Parcel located in Enchanted Forest Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $31.87	FREDERIC	$837.86

6130	**Parcel ID:** 091-210-000-651-00; **Legal Description:** LOT 651 ENCHANTED FOREST NO 3 **Comments:** Vacant parcel in Enchanted Forest Association. Adjacent to Auction lot #6131 (north), with Auction Lot #6132 following. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.33	FREDERIC	$758.71
6131	**Parcel ID:** 091-210-000-652-00; **Legal Description:** LOT 652 ENCHANTED FOREST NO 3 **Comments:** Vacant lot in Enchanted Forest Association. Adjacent to Auction lot #6132 (north) and Auction Lot #6130 (south). More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.33	FREDERIC	$760.36
6132	**Parcel ID:** 091-210-000-653-00; **Legal Description:** LOT 653 ENCHANTED FOREST NO 3 **Comments:** Vacant Parcel located in Enchanted Forest Association. Adjacent to Auction Lot #6131 (south), with Auction Lot #6130 following. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.33	FREDERIC	$760.36
6133	**Parcel ID:** 091-280-000-086-00; **Legal Description:** LOTS 86 & 87 MERRITTS CHUB LAKE **Comments:** ~164 ft frontage on Aspen (to W), 90+ ft deep. Vacant land in a quaint lakeside residential community of Merritt's Chub Lakes. Roads within are often narrow and winding two track. This is vacant wooded land, generally grading down from the roadside. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.09	GAYLORD	$688.66
6134	**Parcel ID:** 091-310-000-294-00; **Legal Description:** LOT 294 MICHAYWE NO. 2 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.52	GAYLORD	$449.42
6135	**Parcel ID:** 091-310-000-307-00; **Legal Description:** LOT 307 MICHAYWE NO. 2 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.52	GAYLORD	$735.18
6136	**Parcel ID:** 091-310-000-672-00; **Legal Description:** LOT 672 MICHAYWE NO. 2 **Comments:** Vacant Parcel on a hill. located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $21.64	GAYLORD	$764.73
6137	**Parcel ID:** 091-320-001-094-00; **Legal Description:** LOT 1094 MICHAYWE NO. 4 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.28	GAYLORD	$790.74
6138	**Parcel ID:** 091-340-001-186-00; **Legal Description:** LOT 1186 MICHAYWE NO. 6 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.52	GAYLORD	$735.18

6139	**Parcel ID:** 091-380-001-459-00; **Legal Description:** LOT 1459 MICHAYWE NO. 12 **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.52	GAYLORD	$735.18
6140	**Parcel ID:** 091-391-001-795-00; **Legal Description:** LOT 1795 MICHAYWE NO 14 T29N R3W **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.52	GAYLORD	$735.18
6141	**Parcel ID:** 091-392-002-057-00; **Legal Description:** LOT 2057 MICHAYWE NO 15 T29N R3W **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.33	GAYLORD	$753.78
6142	**Parcel ID:** 091-392-002-058-00; **Legal Description:** LOT 2058 MICHAYWE NO 15 T29N R3W **Comments:** Vacant Parcel located in Michaywe Association. More information on the Association can be found in the related links below. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.33	GAYLORD	$753.78

Otsego DNR

Lot #	Lot Information	Address	Min. Bid
10098	**Parcel ID:** 071-023-300-003-00; **Legal Description:** SW1/4 of the SW1/4 **Comments:** The subject property is a ~40-acre vacant parcel surrounded by 3 private landowners. The subject property is located on the east side of Hayes Tower Road between Wequas Lake Road and Mulberry Lane (private) about 8 miles southwest of Gaylord MI. There is a mineral well located on the property with an access road leading to Hayes Tower Road. The area is comprised of well drained loamy sand soil with 0 to 6% slopes. The parcel is zoned within the FR - Forest Recreation District which requires a minimum size of 88000 sq. feet (2.01-acres) and a width of 150 foot to meet local zoning to build requirements. The subject property meets local zoning to build as a standalone parcel based on the local zoning ordinance. The State of MI will be retaining mineral rights for the property as the oil and gas rights are currently under lease. The timber on the property mainly consists of young oak and white pine. Electric utilities appear to run into the property to support the mineral well. There are several granted easements running along Hayes Tower Road (i.e. Pipeline Fiber Optic and Highway). **Additional Disclosures:** 27; 42; 30; 74; 75 (see key for full text) **Summer Tax Due:** TBA		$105,000.00

Roscommon

Lot #	Lot Information	Address	Min. Bid
7300	**Parcel ID:** 003-012-011-0320; **Legal Description:** L-362 P-565 223 COM AT SW COR OF SW 1/4 OF SW 1/4 SEC 12TH E 1180 FT TH N 328 FT FOR POB TH N 200 FT TH E 34 FT TH S 200 FT TH W 34 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 12 T22N R3W. **Comments:** North of M-55, just east of M18 fork. ~34' x 200'. ~0.15 acres. Mapping suggest this might be an easement/right of way. Somewhat ironically, this parcel does not appear to have legal road access. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7; 30 (see key for full text) **Summer Tax Due:** $15.51	W WEST BRANCH RD VACANT	$2,105.90
7301	**Parcel ID:** 003-220-029-0000; **Legal Description:** 223 LOT 29 CHIPPEWA VILLAGE. 248 CHIPPEWA TRL **Comments:** South end of Houghton Lake, ~1300 ft to the shore. ~75 ft frontage on Chippewa Trl (to W), ~170 ft deep. This neighborhood seems great. Grounds are flat and clear, with many mature trees providing shade. Spacious backyard, with some chain link fencing to the south and east courtesy of the neighbors. Structure looks in good shape for exterior, but does appear to have been abandoned for a while. Some issues with windows and doors - possible vandalism. Looks like this was a square cottage with detached garage that's had a mud/porch addition added. The original structure is in good shape, but is outdated and could probably use a remodel. The stone fireplace is very cute. That addition with the low slope roof is getting some water infiltration, apparently all the way into the bathroom. Primary structure seems to largely be unaffected. One bath, two bedrooms, living and kitchen area in the original structure. In wall furnace, plus some in wall electric heat. The addition has an extra bathroom, and also doubles as the laundry room. Garage is single car, and seems solid. Water and sewer appear to be municipal. This seems like a very promising property. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 5; 21 (see key for full text) **Summer Tax Due:** $995.74	248 CHIPPEWA TR PRUDENVILLE	$8,132.20
7302	**Parcel ID:** 003-245-006-0000; **Legal Description:** L-365 P-328 223 LOT 6 DEER TRACK SUBD. **Comments:** Not far south of W Houghton Lake Dr in a small residential subdivision. ~70 ft frontage on Bunny Run (to N), ~150 ft deep. Vacant, unimproved wooded land on a cul-de-sac. Portions appear to be mowed by the adjacent parcel to the west. Auction Lot #7303 is adjacent to the south. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $68.36	BUNNY RUN VACANT HOUGHTON LAKE	$870.48
7303	**Parcel ID:** 003-245-022-0000; **Legal Description:** L-284 P-475 L-365 P-328 223 LOTS 22, 23 & 24 DEER TRACK SUBD. **Comments:** ~190 ft frontage on Chipmunk Ln (to S), ~150 ft deep. Just south of S Houghton Lake Rd in a small residential subdivision. Vacant, unimproved wooded land. Right near the entrance for the Sandhill Manor Apartments. Auction Lot #7302 is adjacent to the north, and Auction Lot #7304 is across the street. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $205.14	CHIPMUNK LN VACANT HOUGHTON LAKE	$1,455.09
7304	**Parcel ID:** 003-245-026-0000; **Legal Description:** 223 LOTS 26 & 27 DEER TRACK SUBD. **Comments:** ~120 ft frontage on Chipmunk Ln (to N), ~150 ft deep. Just south of W Houghton Lake Rd in small residential subdivision. Vacant, unimproved wooded land. Right near the entrance of the Sandhill Manor Apartments. Auction Lot #7303 is across the street. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $136.76	CHIPMUNK LN VACANT HOUGHTON LAKE	$1,345.63
7305	**Parcel ID:** 003-315-023-0000; **Legal Description:** N 5 FT OF LOTS 23 & 5 BLK 1 HOUGHTON BAY HIGHLANDS **Comments:** A 5 ft wide parcel between 12th and 13th streets, just south of Dogwood Dr and Houghton Lake. It's difficult to discern where the actual boundaries may be. This might be pavement, and/or might have sewer/drain on it. Doubtful this will be of any real use to most anyone. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $85.81	VACANT	$1,208.66

7308	**Parcel ID:** 004-757-025-0000; **Legal Description:** 243 L-761 P-536 LOTS 25 & 26 BLK 27 WOODLAWN. **Comments:** ~50 x 100. Platted roads appear unconstructed. Nearest constructed road appears to be St. Louis, west of W Higgins Lake Dr. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $45.25	ADAMS/ST LOUIS ROSCOMMON	$835.77
7310	**Parcel ID:** 007-350-444-0000; **Legal Description:** L-371 P-50 244 LOT 444 HILLCREST. **Comments:** Around 1/2 mile south of Higgins Lake. ~45 ft frontage on Mooncrest Dr (To W), ~98 ft deep. Vacant wooded land, generally well below road grade. This parcel is essentially a ravine. It's likely that rainwater diverts through here. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $41.75	MOONCREST DR ROSCOMMON	$805.55
7311	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 007-350-777-0000; **Legal Description:** L-697 P-445 244 LOTS 777 & 778 HILLCREST. **Comments:** BUNDLE: This property consists of 3 tax parcels bundled together and being sold as one. A combined ~0.48 acres. A little over a 1/2 mile south of Higgins Lake, in a rural residential subdivision. Vacant, unimproved wooded land. Terrain is hilly and rolling. Natural gas is in the area, but unsure if comes down this road. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. *(2 of 3)* **Parcel ID:** 007-350-779-0000; **Legal Description:** L-681 P-544 244 LOT 779 HILLCREST. *(3 of 3)* **Parcel ID:** 007-350-780-0000; **Legal Description:** L-681 P-544 244 LOT 780 HILLCREST. **Summer Tax Due:** $173.52	SCOUT DR ROSCOMMON; SCOUT DR ROSCOMMON; SCOUT DR ROSCOMMON	$3,965.57
7314	**Parcel ID:** 007-485-039-0000; **Legal Description:** . 244 LOT 39 BLK B 2ND ADD TO MICH CENTRAL PARK. **Comments:** ~27 x 174 ft. Roads appear to be platted, but unconstructed. Portions of this parcel may be within Big Creek. **Additional Disclosures:** 8; 14; 41 (see key for full text) **Summer Tax Due:** $7.38	ROSCOMMON	$611.47
7315	**Parcel ID:** 007-738-001-0000; **Legal Description:** 244 LOTS 1, 2 & 3 BLK 28 SHOPPENEGONS LODGE **Comments:** ~72 ft on Columbia (to N), ~105 on Pearl Ave (to E). Vacant wooded land in a rural residential subdivision. Within 2000 ft of Higgins Lake and a public boat launch. Vacant, wooded land on a gentle grade. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $90.91	COLUMBIA ST ROSCOMMON	$1,071.15
7317	**Parcel ID:** 008-385-095-0000; **Legal Description:** L-445 P-356 233 LOT 95 HIGGINS-HOUGHTON HIGHLANDS. **Comments:** Corner lot, out of square. ~125 ft frontage on Maplewood Dr (to S), ~140 on Shady Grove Lane (to E). Vacant, wooded land, generally flat. In the Higgins Houghton Lake Highlands. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. It may also be wise to visit and get a sense of your potential neighbors. **Summer Tax Due:** $90.81		$1,074.70
7318	**Parcel ID:** 008-440-859-0000; **Legal Description:** L-1008 P-795 (L-534 P-118) 233 LOT 859 HIGGINS LAKE FOREST ESTATES #4. **Comments:** About 3/4 of a mile south of Higgins Lake. ~90 ft road frontage on Raven Way (to W), ~185 ft deep. Vacant, wooded land, generally flat and above road grade. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $95.38		$1,099.82
7319	**Parcel ID:** 008-735-017-0000; **Legal Description:** L-370 P-453 233 LOT 17 REDWOOD ESTATES. **Comments:** ~100 Frontage on W Lansing (to S), ~125 ft deep. Roughly between S Higgins and Houghton Lakes. Abuts Redwood Golf Course to the north. Parcels to east and west are developed. Nice looking area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $162.41		$1,465.02

7320	**Parcel ID:** 010-327-013-0280; **Legal Description:** L-886 P-558 (L-625 P-671) 231 9899 WOODIE DR COM AT SW COR OF NE 1/4 OF NE 1/4 OF SE 1/4 SEC 27 T23N R1W TH E 195 FT TH N 165 FT TO POB TH E 51 FT TH N 165 FT TH W 121 FT TH S 165 FT TH E 70 FT TO POB. **Comments:** ~120 ft frontage on Woodie (to S), ~165 ft deep. Appears to be the site of a demolished structure. Vacant, clear land, generally elevated from the roadside. Some junk around the north fence line. A well head is near the northeast corner of the parcel, likely a remnant of the trailer that used to be there. A good portion of the interior is a sand pit. Unsure if septic is here. If there was electric, it's gone. Parcel could use a clean up, but it's not bad. Adjacent parcel to the west was sold in last year's auction cycle, and that one is now looking good. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42; 21 (see key for full text) **Summer Tax Due:** $79.82	9899 WOODY DR SAINT HELEN	$2,733.13
7321	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 010-372-021-1000; **Legal Description:** 1162/952 1162/951 L268/P203 231 LOT 21 BLK 12 AU SABLE RIVER PARK SPLIT/COMBINED ON 01/22/2019 FROM 010-372-020-0000; **Comments:** This is a bundle of 2 tax foreclosed parcels being sold together. Combined ~0.40 acres. Bordering S Branch Au Sable River to west. In a cute rural residential neighborhood on a private drive. Vacant wooded land. Soil near the river is likely wet/mucky. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41 (see key for full text) *(2 of 2)* **Parcel ID:** 010-372-022-1000; **Legal Description:** 1162/952 1162/951 L268/P203 231 LOT 22 BLK 12 AU SABLE RIVER PARK SPLIT/COMBINED ON 01/22/2019 FROM 010-372-020-0000; **Summer Tax Due:** $88.08	RIVERSIDE DR SAINT HELEN; RIVERSIDE DR SAINT HELEN	$4,677.46
7323	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 010-524-019-0000; **Legal Description:** L-1008 P-2598 (L-271 P-620) 231 LOT 19 PINEWOOD ANNEX. **Comments:** BUNDLE: Property consist of 2 tax foreclosed parcels being sold as one. Flat grassy lot with a line of pines at the roadside. Single story ranch (~575 sq ft) structure. This is a pretty basic "shotgun shack." Slab foundation with a raised area for the kitchen and bathroom plumbing. 1 bed, 1 bath, a living area, and a mudroom. Siding is deteriorating, and the results can be seen in parts of the interior. It would appear some of the framing is affected, but walls would need to be opened to see the extent. Roof seems to be doing the job. Electricity was active at the time of visit, and this appears to have 200 amp service. Electric baseboard heat. This is going to need work, but it's not a big place. There is also an old camper that's been enclosed and added onto. Neighbors say they haven't seen anybody there in 30 years. This 'structure' appears to be beyond redemption. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) *(2 of 2)* **Parcel ID:** 010-524-020-0000; **Legal Description:** L-1008 P-2598 (L-264 P-472) 231 LOT 20 PINEWOOD ANNEX. **Summer Tax Due:** $180.17	10193 CARNATION COURT SAINT HELEN; 10190 CARNATION COURT SAINT HELEN	$3,399.82
7325	**Parcel ID:** 010-541-002-0000; **Legal Description:** L-1025 P-889 (L-889P-33&L-723 P-609) 231 LOT 2 RICHFIELD ESTATES. **Comments:** ~65 ft frontage on Deer Run Trl (to E), ~140 ft deep. Vacant, wooded land, generally level. On a short dead end/Cul-De-Sac. It's pretty easy to miss; the cul-de-sac just looks like a driveway. Portions of the interior appear to be wet/mucky. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $12.46	DEER RUN TRAIL SAINT HELEN	$793.80

7326	**Parcel ID:** 011-401-001-0000; **Legal Description:** L-951 P-1219 (L-853P-120&L-693P-291-292)224 1633 HEIGHTSVIEW DR COM AT NWLY COR OF BLK 1 AT INT OF ROS COMMON AVE & RUSSELL ST TH SELY ALG WLY LINE OF ROSC AVE 88FT TO POB TH SWLY TO ROSC AVE 83.70FT TO E LINE OF RUSSELL STTH S ON E LINE 21.10FT TO SW COR OF BLK 1 TH E ON N LINE OF BYRON ST AND S LINE OF BLK 1 TO WLY LINE OF ROSC AVE TH NWLYON WLY LINE OF ROSC AVE TO POB BEING PART OF LOTS 1 & 2 BLK 1 1ST ADD TO HOUGHTON HEIGHTS **Comments:** ~115 ft frontage on Heightsview Dr (to NE), ~135 on Byron Ave (to S), and ~25 on Mason St (to E). Triangular shape parcel. Houghton Lake Shoreline and the Houghton Lake Heights State Park are about 500 ft to the NW, and visible from the front door. The Houghton Lake Heights Post Office is next door. Land is generally flat clear. Some degree of a pad in the rear. This would appear to be an older house wrapped in vinyl siding. Roof is bowing inward towards the center. Exterior walls appear to be deflecting in and out somewhat. Roof appears on the older end with several shingles blown off and an outright hole in at least one spot. Interior reveals a mess of a remodel. Floors within are also pitching to the center. Beyond the remodel, interior is fairly filthy and cluttered with tools and other personal effects. Stone chimney appears to be deteriorating, with visible cracking and stones loose enough to pull out by hand. This is a great location, but this house will be a project. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21; 5; 22 (see key for full text) **Summer Tax Due:** $249.93	1633 HEIGHTSVIEW HOUGHTON LAKE	$5,802.60
7327	**Parcel ID:** 011-406-003-0000; **Legal Description:** (L-965P-500&L-847P-385&L-542 P-358) 224 L-1051 P-1467 LOT 3 BLK 6 1ST ADD TO HOUGHTON HEIGHTS. **Comments:** ~50 ft frontage on Byron Ave (to N), ~100 ft deep. Single story w/attached garage. 640 sq ft house, 480 sq ft garage. Houghton Lake and the Houghton Lake Heights State Park are under 600 ft to the NW, and you can see them down the road. It's a stretch to say there are lake views from this parcel, but you're certainly aware it's nearby. The house and garage appear to occupy most of the land area. There is an adjacent vacant parcel to the west near the road, which is NOT included in this auction. However, it has some objects poking out of the ground and wear that suggests it was utilized by this parcel in the past. Unsure if there is public sewer/water on this road, but there's certainly a concern that well/septic could be over there. Structure appears to be older with some modern rehab. Vinyl siding all the way around, and a steel roof on the primary structure. Newer windows and doors. Looks like birds have gotten in the soffits. Shingled roof over addition and garage is 3-tab, but appears to be doing the job. Interior appears to be in the middle of a halted remodel. Nothing is complete. This looks like it would be a 2 bed/1 bath configuration when complete. Floors feel wavy and soft, but they might not even be fully fastened. Interior throughout is packed full of flooring, drywall, tools, etc. Garage door is narrow and might be too tight for some larger modern vehicles. The structure might take some work, but this is a great location. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21 (see key for full text) **Summer Tax Due:** $1,275.31	103 BYRON HOUGHTON LAKE HEIG	$10,154.55
7328	**Parcel ID:** 011-460-020-0000; **Legal Description:** L-989 P-1020 (L-807P-561) 224 LOT 20 LINWOOD PARK. **Comments:** ~50 ft frontage on Federal Ave (to S), ~125 ft deep. Site was being actively demolished and excavated at the time of visit. It's expected this work will be complete the first week of June. This was the site of a mobile home, and will now be vacant land. It is indicated there is municipal sewer access that will be capped. The well is indicated to be obsolete. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $359.06	818 FEDERAL HOUGHTON LAKE	$6,340.01
7330	**Parcel ID:** 005-103-003-0140; **Legal Description:** L-928 P-624 (L-913 P-242 & L-799 P-185) 242 COM AT E 1/4 COR SEC 3 TH S89DEG58'37"W 662 FT TH N03DEG54'03"E 486.99 FT FOR POB TH N03DEG54'03"E 175 FT TH N89DEG54'00"E 662.39 FT TH S03DEG55'13"W ALG E SEC LINE 175 FT TH S89DEG54'00"W 662.21 FT TO POB E 1/2 SEC 3 T24NR2W PAR 1-D 2.652AC **Comments:** ~175 ft frontage on Hoetzel Rd (to E), ~660 ft deep. Vacant, wooded land in a rural area. Past use seems to have been a version of off grid living. It's all a mess right near the roadside. There's an RV and a bunch of junk in that open area. A pathway leading deeper into the woods reveals another truck camper. This doesn't appear to have received any utility service. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $39.29	11599 HOETZEL RD ROSCOMMON	$1,246.23

7331	**Parcel ID:** 008-882-060-0000; **Legal Description:** L-575 P-372 233 301 BRECKENRIDGE LOT 60 WOODLAND ACRES #2. **Comments:** This parcel should be considered OCCUPIED. Please respect their privacy. East bay Houghton Lake area, north side. ~150 ft frontage on Prospect Dr to the south, ~99 ft on Breckenridge to the E. Pie shaped lot. Generally flat and clear land, with some mature trees giving shade. Structures are an enclosed mobile home and detached garage. Mobile home looks to be a '70s model. It's difficult to ascertain the condition given all of the contents, but the overall impression is poor. Much of the flooring is down to the subfloor. Lots of personal property on the grounds and within the structure. It is our understanding that this parcel is not lived in, but the former owner is monitoring and making periodic visits. It is also understood that the County Treasurer is giving the former owner an opportunity to remove belongings. We can not know if this will occur, and interested buyers might want to consider it will all still be there on the auction date. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 17; 21 (see key for full text) **Summer Tax Due:** $384.16	301 BRECKENRIDGE, HOUGHTON LAKE	$4,126.30
9997327	**Parcel ID:** 011-406-003-0000; **Legal Description:** (L-965P-500&L-847P-385&L-542 P-358) 224 L-1051 P-1467 LOT 3 BLK 6 1ST ADD TO HOUGHTON HEIGHTS. **Comments:** ~50 ft frontage on Byron Ave (to N), ~100 ft deep. Single story w/attached garage. 640 sq ft house, 480 sq ft garage. Houghton Lake and the Houghton Lake Heights State Park are under 600 ft to the NW, and you can see them down the road. It's a stretch to say there are lake views from this parcel, but you're certainly aware it's nearby. The house and garage appear to occupy most of the land area. There is an adjacent vacant parcel to the west near the road, which is NOT included in this auction. However, it has some objects poking out of the ground and wear that suggests it was utilized by this parcel in the past. Unsure if there is public sewer/water on this road, but there's certainly a concern that well/septic could be over there. Structure appears to be older with some modern rehab. Vinyl siding all the way around, and a steel roof on the primary structure. Newer windows and doors. Looks like birds have gotten in the soffits. Shingled roof over addition and garage is 3-tab, but appears to be doing the job. Interior appears to be in the middle of a halted remodel. Nothing is complete. This looks like it would be a 2 bed/1 bath configuration when complete. Floors feel wavy and soft, but they might not even be fully fastened. Interior throughout is packed full of flooring, drywall, tools, etc. Garage door is narrow and might be too tight for some larger modern vehicles. The structure might take some work, but this is a great location. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21 (see key for full text) **Summer Tax Due:** TBA	103 BYRON HOUGHTON LAKE HEIG	$10,154.55
9997331	**Parcel ID:** 008-882-060-0000; **Legal Description:** L-575 P-372 233 301 BRECKENRIDGE LOT 60 WOODLAND ACRES #2. **Comments:** This parcel should be considered OCCUPIED. Please respect their privacy. East bay Houghton Lake area, north side. ~150 ft frontage on Prospect Dr to the south, ~99 ft on Breckenridge to the E. Pie shaped lot. Generally flat and clear land, with some mature trees giving shade. Structures are an enclosed mobile home and detached garage. Mobile home looks to be a '70s model. It's difficult to ascertain the condition given all of the contents, but the overall impression is poor. Much of the flooring is down to the subfloor. Lots of personal property on the grounds and within the structure. It is our understanding that this parcel is not lived in, but the former owner is monitoring and making periodic visits. It is also understood that the County Treasurer is giving the former owner an opportunity to remove belongings. We can not know if this will occur, and interested buyers might want to consider it will all still be there on the auction date. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 6; 21 (see key for full text) **Summer Tax Due:** TBA	301 BRECKENRIDGE, HOUGHTON LAKE	$4,126.30

Roscommon DNR

Lot #	Lot Information	Address	Min. Bid
10100	**Parcel ID:** Part of 005-018-001-0029 (A); **Legal Description:** Commencing at the 1/4 corner common to Sections 18 and 19; thence S89Â°55â€™31â€W along the Section Line 495.44 feet to a 1/2" steel bar for the place of beginning; thence continuing along said section line S89Â°55â€™31â€W 331.22 feet to a 1/2" steel bar; thence N00Â°04'17"W 147.45 feet to a 1/2" steel bar on the south right of way line of Russel Lake Road; thence continuing N00Â°04'17"W 33.00 feet to the centerline of Russell Lake Road; thence N89Â°17'35"E along said centerline 331.22 feet to a point which is N00Â°11â€™52â€W 185.64 feet from the point of beginning; thence S00Â°11â€™52â€E 33.00 feet to a 1/2â€ steel bar on the south right of way line of Russel Lake Road; thence continuing S00Â°11â€™52â€E 152.64 feet to the place of beginning. **Comments:** The subject property is ~1.38 acres in size and is located on the south side of E Russell Lake Road between I-75 and M18 about 9 miles south of Roscommon MI. The property is surrounded by three adjacent landowners. There is a driveway cutting through the property being utilized by the adjacent landowner to the south. The DNR attempted to sell the property to this party but was unsuccessful. The area is comprised of well drained sandy soil with 0 to 18% slopes. The subject property does have legal road access to E Russell Lake Road. The property is zoned within the Forest / Forest Recreational District which requires a minimum of 20-acres and 400 ft. of width to meet local zoning to build. The adjacent property to the south is zoned Rural Residential which only requires 5-acres and 250 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Higgins Township regarding zoning/building inquiries. Property dimensions are ~331 feet X ~152 feet. **Additional Disclosures:** 75; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$1,600.00
10101	**Parcel ID:** Part of 005-018-001-0029 (B); **Legal Description:** Commencing at the 1/4 corner common to Sections 18 and 19; thence N89Â°40'E along Section line 495.00 feet to a 1/2" steel bar for the place of beginning; continuing N89Â°40'E along Section line 331.10 feet to a 1/2" rod; thence N00Â°03'07"W 162.42 feet to a 1/2" steel bar on the south right of way line of Russel Lake Road; thence continuing N00Â°03'07"W 33.00 feet to the centerline of Russell Lake Road; thence westerly along said centerline of Russell Lake Road to a point which is north 190.00 feet +/- from the point of beginning; thence south 190.00 feet +/- to the place of beginning. **Comments:** The subject property is ~1.46 acres in size and is located on the south side of E Russell Lake Road between I-75 and M18 about 9 miles south of Roscommon MI. The property is surrounded by three adjacent landowners. There is a driveway cutting through the property being utilized by the adjacent landowner to the south. The DNR attempted to sell the property to this party but was unsuccessful. The area is comprised of well drained sandy soil with 0 to 18% slopes. The subject property does have legal road access to E Russell Lake Road. The property is zoned within the Forest / Forest Recreational District which requires a minimum of 20-acres and 400 ft. of width to meet local zoning to build. The adjacent property to the south is zoned Rural Residential which only requires 5-acres and 250 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Higgins Township regarding zoning/building inquiries. Property dimensions are ~331 feet X ~190 feet. **Additional Disclosures:** 75; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$1,700.00

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.

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

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

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing ***prior to the sale***.

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 buyerâ€™s responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i. You may wish to consult a licensed attorney or title company to assist in this research.

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

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

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be

brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Read more about mineral interests held by the State by following this link to Michigan state-owned mineral resources. Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. ***Severed mineral interest are not included as part of this sale.*** If the mineral interests have not been severed, such interests *are* included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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.

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-as, 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. 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.

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.

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

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.

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.

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.***

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.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.