

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.*



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Crawford DNR
- 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:

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Crawford

Lot #	Lot Information	Address	Min. Bid
7500	<p>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.</p> <p>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.</p> <p>Summer Tax Due: TBA</p>	CHERRY CREEK RD	\$503.92
7501	<p>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)</p> <p>Summer Tax Due: TBA</p>	GORSKI TRL GRAYLING MI	\$1,367.64
7503	<p>Parcel ID: 010-14-151-00-062-00; Legal Description: LOT 62 CREEKVIEW #2</p> <p>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)</p> <p>Summer Tax Due: TBA</p>	WYNNEWOOD RD GRAYLING MI	\$499.30
7504	<p>Parcel ID: 010-14-151-00-063-00; Legal Description: LOT 63 CREEKVIEW #2</p> <p>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)</p> <p>Summer Tax Due: TBA</p>	WYNNEWOOD RD GRAYLING MI	\$499.30
7505	<p>Parcel ID: 010-14-400-00-218-00; Legal Description: LOT 218 NORTHERN HTS.</p> <p>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)</p> <p>Summer Tax Due: TBA</p>	TIMBERLANE TRL GRAYLING MI	\$481.44
7506	<p>Parcel ID: 010-14-800-00-072-00; Legal Description: LOTS 72, 73, 74 WARBLER'S HIDEAWAY. Comments: ~1.36 acre vacant, unimproved, wooded land. Generally flat. Three platted lots. This should be enough room 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)</p> <p>Summer Tax Due: TBA</p>	ALPENHOF DR GRAYLING MI	\$740.24
7507	<p>Parcel ID: 010-14-802-00-415-00; Legal Description: LOT 415 WARBLER'S #3</p> <p>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)</p> <p>Summer Tax Due: TBA</p>	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: TBA		\$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: TBA		\$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: TBA		\$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: 30; 21 (see key for full text) Summer Tax Due: TBA	JOHNS RD	\$2,345.36
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: TBA		\$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: TBA		\$1,108.25

7514	Parcel ID: 040-40-017-13-060-00; Legal Description: COMM. AT A POINT 20 RODS S OF NE COR. OF NE 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 be 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: TBA	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: TBA	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: TBA	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 acres. Fire damaged mobile/modular sits near the roadside. The County Treasurer has informed us this will be getting demolished and removed. The well and septic system are expected to remain. This lot should be considered vacant land with well and septic. 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; 17; 11 (see key for full text) Summer Tax Due: TBA	3740 W NORTH DOWN RIVER RD GRAYLING MI	\$1,504.87
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: TBA	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: TBA	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: TBA	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: TBA	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. Summer Tax Due: TBA	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: TBA	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: TBA	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: TBA	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. Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA	701 PARK ST GRAYLING MI	\$25,353.12

Crawford DNR

Lot #	Lot Information	Address	Min. Bid
10033	<p>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: 42; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$97,500.00

Kalkaska

Lot #	Lot Information	Address	Min. Bid
3502	<p>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)</p> <p>Summer Tax Due: TBA</p>	9181 RAPID CITY RD NW RAPID CITY	\$3,600.00
3503	<p>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)</p> <p>Summer Tax Due: TBA</p>		\$800.00
3504	<p>Parcel ID: 010-024-015-50; Legal Description: PARCEL 5: COM AT SE COR OF SEC 24 T26N-R7W TH N 651.65 FT FOR POB: TH N 340 FT TH E 615.54 FT TH S 39 DEG 22'19"E 72.6 FT TH S 6 DEG 50'38"W 202.3 FT TH S 23 DEG 10' E 85.0 FT TH W 670.75 FT TO POB BEING PART OF THE S 1/2 OF SW 1/4 SEC 24 T26N-R7W Comments: This parcel appears to be OCCUPIED. Please do not trespass in an attempt to visit. ~665' x 340', ~4.92 acres. East Lake area. Essentially off Golden Rd SE south of Spencer Rd. Golden Rd is a seasonal, unmaintained road This leads to Lone Wolf Trl, which appears to be private. Maps may refer to this as Cherry Hill Rd. Regardless of the name, it still doesn't quite get you all the way there. It does take you to a parcel retained by the former owner of this subject parcel. That entrance is gated with ominous signage (see photos). Can't know if the threat is credible, but I'd hate to find out what getting told twice is like. As a stand-alone parcel, this parcel may not have any legal road access, unless you manage to find some easement on record. Not entirely sure what may be back there, but imagery suggests a structure or two, and mostly trees otherwise. Information from the county indicates these structures aren't lived in, but this parcel should still be considered occupied. Mapping also suggests the western portion of the parcel may be wet/mucky. Do your research and be prepared prior to bidding. 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; 21; 33; 7; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	5844 LONE WOLF TRL SE KALKASKA	\$1,900.00
3505	<p>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)</p> <p>Summer Tax Due: TBA</p>		\$1,000.00

3506	<p>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: TBA</p>	7506 W SHIPPY RD SW FIFE LAKE	\$900.00
3507	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> 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: 30; 21 (see key for full text)</p> <p><i>(2 of 2)</i> 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</p>	319 E DRESDEN ST KALKASKA; 112 N ESSEX ST KALKASKA	\$71,500.00

Kalkaska DNR

Lot #	Lot Information	Address	Min. Bid
10062	<p>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</p>		\$1,500.00
10063	<p>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 ~13.4 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 Assessor'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</p>		\$40,000.00
10064	<p>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</p>		\$3,500.00
10065	<p>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: 42; 75; 7 (see key for full text) Summer Tax Due: TBA</p>		\$5,000.00

10066	<p>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.R.R, 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</p>	\$7,000.00
10067	<p>Parcel ID: Part of 011-027-032-00 Part of 011-027-033-00 (A); Legal Description: W1/2 of the W1/2 of the SW1/4 lying West of the centerline of US-131, EXCEPT, a parcel commencing at the NW corner of the NW1/4 of the SW1/4 running thence East 165 feet, South 330 feet West 165 feet, North 330 feet to POB. Comments: The subject property is ~14.7 acres in size and is located SW of the Phelps Road and US-131/M66 intersection about 4 miles north of Kalkaska MI. The property is comprised of well drained sandy soil with 0 to 6% slopes. The subject property has legal road access to both Phelps Road and US-131/M66. The subject property is adjacent to 3 private landowners and 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. Interested buyers are encouraged to contact Rapid River Township regarding zoning inquiries. There are several pipeline and electric line easements crossing the western part of the property at an angle. In addition mineral rights are currently being leased. As a result the mineral rights will be retained by the State of MI. A timber contract recently closed on the property in 2023. A portion of this parcel south of the township hall appears to be utilized as part of a disc golf course. Additional Disclosures: 75; 30; 74; 42 (see key for full text) Summer Tax Due: TBA</p>	\$57,000.00
10068	<p>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 30° 42' East 2,923.17 feet to North-South 1/4 line, South 00D 21° 09' West along North-South 1/4 line 363.65 feet, South 65D 30° 42' West 2,205.27 feet to South section line, North 89D 59° 14' West along South section line 651.52 feet to POB, except Pennsylvania Railroad right of way, and Part of NE 1/4 of SE 1/4, Beginning at East 1/4 corner of said section, thence South 00D 19° 42' West along East section line 302.39 feet, South 43D 51° 50' West 557.73 feet, South 65D 30° 42' West 307.2 feet, North 00D 20° 04' East 167.72 feet, South 89D 58° 27' West 429.3 feet, North 65D 30° 42' East 564.46 feet, North 43D 51° 50' East 596.69 feet to East-West 1/4 line, North 89D 57° 41' East along East-West 1/4 line 168.94 feet to POB, and Part of SW 1/4 of SE 1/4, Commencing at South 1/4 corner of said section, thence North 00D 21° 09' East along North-South 1/4 line 914.57 feet to POB, North 00D 21° 09' East along North-South 1/4 line 363.65 feet, North 65D 30° 42' East 116.75 feet to South 1/8 line, North 89D 59° 13' East along South 1/8 line 796.52 feet, South 65D 30° 42' 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: 30; 42; 7; 74 (see key for full text) Summer Tax Due: TBA</p>	\$3,500.00

10069	<p>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</p>		\$300.00
10070	<p>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</p>		\$450.00
10071	<p>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</p>		\$750.00
10072	<p>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; 42; 7 (see key for full text) Summer Tax Due: TBA</p>		\$450.00

Ogemaw DNR

Lot #	Lot Information	Address	Min. Bid
10096	<p>Parcel ID: 006-015-001-00; Legal Description: NE 1/4 excluding the SW 1/4 of the NE 1/4 Comments: The subject property is located SE of the 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 "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)</p> <p>Summer Tax Due: TBA</p>		\$45,000.00

Oscoda DNR

Lot #	Lot Information	Address	Min. Bid
10097	<p>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 LLC's legal description that would indicate the State of MI'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 success. Additional Disclosures: 9; 42; 39; 7; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00

Otsego DNR

Lot #	Lot Information	Address	Min. Bid
10098	<p>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)</p> <p>Summer Tax Due: TBA</p>		\$105,000.00

Roscommon DNR

Lot #	Lot Information	Address	Min. Bid
10100	<p>Parcel ID: Part of 005-018-001-0029 (A); Legal Description: Commencing at the 1/4 corner common to Sections 18 and 19; thence S89°55'31"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 S89°55'31"W 331.22 feet to a 1/2" steel bar; thence N00°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 N00°04'17"W 33.00 feet to the centerline of Russell Lake Road; thence N89°17'35"E along said centerline 331.22 feet to a point which is N00°11'52"W 185.64 feet from the point of beginning; thence S00°11'52"E 33.00 feet to a 1/2" steel bar on the south right of way line of Russel Lake Road; thence continuing S00°11'52"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</p>		\$1,600.00
10101	<p>Parcel ID: Part of 005-018-001-0029 (B); Legal Description: Commencing at the 1/4 corner common to Sections 18 and 19; thence N89°40'E along Section line 495.00 feet to a 1/2" steel bar for the place of beginning; continuing N89°40'E along Section line 331.10 feet to a 1/2" rod; thence N00°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 N00°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</p>		\$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.

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

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

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

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

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.

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

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

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

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.