

# Public Land Auction

Eastern UP

*August 24th, 2017*

Chippewa and Luce Counties



***Location:***

Kewadin Casino  
2186 Shunk Rd., Sault Ste. Marie, MI  
49783

***Time:***

Registration: 11:30am  
Auction: 12:00pm

*Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.*

# Auction Location

Kewadin Casino: 2186 Shunk Rd., Sault Ste. Marie, MI 49783





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

**SAVE TIME AT THE AUCTION**

**PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)**

## Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

### **Online bidding**

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

### **On-site bidding**

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

## 2017 AUCTION SCHEDULE - ROUND 1

<b>St Joseph/Branch</b> 7/31/2017 Sturgis, MI	<b>Kalamazoo/Barry</b> 8/1/2017 Kalamazoo, MI	<b>Jackson</b> 8/2/2017 Jackson, MI
<b>Calhoun</b> 8/3/2017 Battle Creek, MI	<b>Van Buren/Cass</b> 8/4/2017 Decatur, MI	<b>Allegan/Ottawa</b> 8/5/2017 West Olive, MI
<b>Wexford/Missaukee</b> 8/10/2017 Cadillac, MI	<b>Montcalm/Ionia</b> 8/11/2017 Sheridan, MI	<b>Mecosta/Osceola</b> 8/12/2017 Big Rapids, MI
<b>Muskegon</b> 8/14/2017 Muskegon, MI	<b>West Central Lakeshore</b> 8/15/2017 Manistee, MI	<b>Grand Traverse/Leelanau</b> 8/16/2017 Traverse City, MI
<b>Northwestern LP</b> 8/17/2017 Boyne Falls, MI	<b>Northeastern LP</b> 8/18/2017 Alpena, MI	<b>Northcentral LP</b> 8/19/2017 Gaylord, MI
<b>Clare/Gladwin</b> 8/21/2017 Clare, MI	<b>Lapeer</b> 8/22/2017 Lapeer, MI	<b>Northern Bay Area</b> 8/23/2017 East Tawas, MI
<b>Eastern UP</b> 8/24/2017 Sault Ste. Marie, MI	<b>Central UP</b> 8/25/2017 Marquette, MI	<b>Western UP</b> 8/26/2017 Watersmeet, MI
<b>Central LP</b> 8/28/2017 Owosso, MI	<b>Bay/Tuscola</b> 8/29/2017 Bay City, MI	<b>St. Clair</b> 8/30/2017 Port Huron, MI
<b>Monroe</b> 8/31/2017 Monroe, MI	<b>Genesee</b> 9/5/2017 Flint, MI	<b>Saginaw</b> 09/6/2017 Saginaw
<b>Kent</b> 9/7/2017 Grand Rapids, MI	<b>Lake</b> 9/8/2017 Baldwin, MI	

# Rules and Regulations

## 1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

## 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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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. Reservation of Reverter

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.

## 3. Bidding

### A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

### B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* 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 FGU from participation in the public sale.

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

#### G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

- **Live On-Site Bidders**
  - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
  - **NO CASH** will be accepted.
  - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
  - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
    - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
    - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
  - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
  - **The full purchase price must be paid in full WITHIN 5 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.
  - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

## 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 upon payment. 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 purchaser 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 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 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 [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

### 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.

## 9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents 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. Seller makes no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.**

# Chippewa County

Lot #	Lot Information	Address	Min. Bid	Sold For
1600	<p><b>Parcel ID:</b> 004-121-032-00; <b>Legal Description:</b> SEC 21 T46N R1W PART OF S 1/2 OF SE 1/4 BEG 608.4 FT W &amp; 33 FT N OF SE COR OF SEC 21 T46N R1W TH N 85 DEG W 349 FT TO PT OF BEG: TH N 5 DEG E 200 FT TH N 85 DEG W 65 FT TH S 5 DEG W 200 FT TH S 85 DEG E 65 FT TO BEG. <b>Comments:</b> Parcel fronts 65 feet on 10 Mile Road at Dafter, and runs 200 feet deep to the north. There is a modern, well built ranch style home here that appears to not need much work to be move in ready. 3 bedrooms, one and-a-half baths. Full basement holds potential for more finished area. There is a sump pump here, but it has not caused any flooding to the basement from the power being off that we can see. There is an older log garage in merchantable condition. This one could become home without a tremendous amount of work.</p> <p><b>Summer Tax Due:</b> \$324.10</p>	3188 10 MILE RD DAFTER MI 49724;	\$2,600	
1601	<p><b>Parcel ID:</b> 005-012-007-00; <b>Legal Description:</b> SEC 12 T41N R3E PART OF GOV'T LOT 1 BEG 800 FT NELY FROM INT OF N R/W LINE OF M 134 &amp; W LINE OF SD GOV'T LOT 1 TH NELY 300 FT TH N 200 FT TH SWLY PARA WITH SD M 134 300 FT TH S 200 FT TO BEG. <b>Comments:</b> Looking for waterfront access without waterfront prices and taxes ? This property features a roofover mobile with 2 large outbuildings and sits right across the street from St Vital Bay on Lake Huron !!! Lot is 300 feet along the road and runs 200 feet deep. The home is in need of immediate help. The front porch has a severe roof leak, and the interior has molded from it. It will likely need a complete gutting and redo. There is an area in the rear roof where a tree or similar item has taken out a chunk of the soffit. The basement has standing water ... probably from a sump pump not being operable. The outbuildings are in considerably better condition, and you could conceivably convert the larger one to a residential use with some effort. The larger is roughly 24x60, and the smaller a typical 2 car garage size. Both have seemingly good roofs. There is a little debris piled in the yard. You'll become good friends with the dumpster people for a bit. Lots of potential here, folks. Bring your checkbooks. this one will be popular !!! Personal Property; Mold;</p> <p><b>Summer Tax Due:</b> \$576.82</p>	17915 M134 DETOUR MI 49725;	\$7,000	
1602	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 005-073-008-00; <b>Legal Description:</b> SEC 23 T42N R3E NE 1/4 OF SE 1/4. 40 A. <b>Comments:</b> Two square, adjacent 40 acre parcels are being sold as a bundle. The east 40 has marshlands over the north half or so according to USGS topographical maps, with the south half being wooded. The west 40 acre parcel appears to be mostly open lands. There is no improved road access to these parcels, and you should review real estate title records to determine easement and other legal access rights. The last Warranty Deed to this property was recorded in 1925 and is at Liber 103 Page 584, but we did not have a copy available to us to examine. We noted a trail on aerial photos that approaches the parcels from Caribou Lake Road (1320 feet to the south of the south line) but on the ground this trail is quite overgrown, rutted and muddy. Looked like a great place to get stuck in the spring weather when we were there. Be properly equipped if you go to see this in person. Great recreational, hunting and camping property !!! 80 acres in da UP can be all yours if the price is right !!! No Power In Area; No Road Access;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 005-073-009-00; <b>Legal Description:</b> SEC 23 T42N R3E NW 1/4 OF SE 1/4. 40 A.</p> <p><b>Summer Tax Due:</b> \$76.40</p>	(North off) Caribou Lake Road, DeTour; DETOUR MI 49725;	\$1,400	

1604	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 005-109-011-00; <b>Legal Description:</b> SEC 9 T41N R4E PART OF GOVT LOT 2 BEG AT A PT S 311.6 &amp; 50 FT E OF NW COR SEC 9 TH S 400 FT TH E 250 FT TH N 400 FT TO S SIDE M 134 TH W ALONG HWY 250 FT TO BEG. <b>Comments:</b> The Bayview Party Store/gas/deli is available for your purchase. This is a nice, modern facility with existing tanks and coolers in place. There is an attached 2 bedroom 1 bath living quarters that has a VIEW OF THE LAKE off the back deck. Also an detached utility/garage building on this parcel. This appears to have been closed since about 2008, but is in pretty good condition with no apparent roof leaks. the plumbing may have been winterized, but we can't be sure. We saw no clear signs of damage. We are also offering several other nearby properties you may want to consider for a residence if you become the operator here. Just a few miles west of DeTour Village. Property runs 250 feet along M-134 and is 400 feet deep. There is water in the basement, we presume from the power and sump pump being off. Ust - Underground Tanks;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 005-109-027-00; <b>Legal Description:</b> SEC 9 T41N R4E PART OF GOV'T LOT 2 BEG AT A PT 311 FT M/L S OF NW COR SD LOT TO S R/W M-134 TH ELY ALG R/W 50 FT TH S 400 FT TH WLY IN A STR LI TO W LI SEC 9 TH N TO THE N COR OF LOT 30 OF NORTHWOOD LAKESIDE SUBD TH CON NLY ALG E LINE OF HAZELWOOD LANE TO BEG.  <b>Summer Tax Due:</b> \$550.94</p>	<p>20008 M134 DETOUR MI 49725;</p> <p>DETOUR MI 49725;</p>	\$7,300	
1605	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 005-109-025-00; <b>Legal Description:</b> SEC 9 T41N R4E PART OF GOVT LOT 2 COM 311 1/2 FT S OF NW COR SEC 9 TH S 500 FT TO POB TH E TO LAKE HURON TH S 100 FT ALG SH TH W TO SEC LI TH N 100 FT TO POB. <b>Comments:</b> This one is located just west of DeTour Village. 3 parcels (2 are small slivers at the road). Fronts 100 feet on Carlton Bay of Lake Huron near Strawberry Island. This is a nice, modern ranch style home that was occupied until early May. 2 bedrooms, one bath and an oversized 2 car garage. Woodburning fireplace. This one has some debris to move out, but it could be functional without a lot of work. The yard toward the water has an expansive view of the Lake and Strawberry Island. This is a great, quiet location and could be the family hideaway you've been waiting for !</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 005-440-030-20; <b>Legal Description:</b> SEC 8 T41N R4E NORTHWOODS LAKESIDE SUB S 100 FT OF N 424.9 FT OF LOT 30</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 005-440-030-50; <b>Legal Description:</b> SEC 8 T41N R4E NORTHWOODS LAKESIDE SUB N 224.9 FT M/L OF LOT 30  <b>Summer Tax Due:</b> \$474.02</p>	<p>37113 HAZELWOOD LN DETOUR MI 49725;</p> <p>DETOUR MI 49725;</p> <p>DETOUR MI 49725;</p>	\$4,200	

1609	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 006-282-003-00; <b>Legal Description:</b> SEC 32 T42N R6E N 165 FT S 396 FT OF E 198 FT OF SE 1/4 OF NE 1/4. .50 A. <b>Comments:</b> Parcel fronts 165 feet on S Maxton Cross Road, and runs 198 feet deep. Open, level lands. Parcel 1610 and 1611 are adjacent and to the south. Buy one, two or all three !! Just a short ferry ride from DeTour on the mainland. Within a couple of miles of several stores, bars and restaurants.</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 006-282-007-00; <b>Legal Description:</b> SEC 32 T42N R6E S 231 FT E 198 FT OF SE 1/4 OF NE 1/4. 1.1 A. <b>Comments:</b> Parcel fronts 231 feet on S Maxton Cross Road, and runs 198 feet deep. Open, level lands. Parcel 1609 and 1611 are adjacent to the north and south. Buy one, two or all three !! Just a short ferry ride from DeTour on the mainland. Within a couple of miles of several stores, bars and restaurants.</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 006-282-018-00; <b>Legal Description:</b> SEC 32 T42N R6E PART OF NE 1/4 OF SE 1/4 BEG AT NE COR TH S132 FT TH NWLY 238 FT ALG MAIN RD TH E 198 FT TO POB. <b>Comments:</b> Parcel fronts 132 feet on S Maxton Cross Road, and also has 238 feet of frontage on Johnswood Road. Triangular, open, level lands. Parcel 1610 is adjacent and to the north, and 1609 is north of that.. Buy one, two or all three !! Just a short ferry ride from DeTour on the mainland. Within a couple of miles of several stores, bars and restaurants.</p> <p><b>Summer Tax Due:</b> \$152.05</p>	<p>S Maxton Cross Road. Drummond Island;</p> <p>S Maxton Cross Road. Drummond Island;</p> <p>S Maxton Cross Rd at Johnswood Road. Drummond Island;</p>	\$3,000	
1612	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 007-121-003-00; <b>Legal Description:</b> SEC 21 T46N R7W SE 1/4 OF NE 1/4. 40 A. <b>Comments:</b> Here we are offering two adjacent 40 acre parcels. They sit north-south of each other, and are roughly 1320 feet east of S North Hulbert Road. There is no improved road access to these parcels. We did locate a trail on USGS topographical maps that historically has accessed the northeast corner of the north 40 in the past, but it is overgrown from lack of use and maintenance and looked to be a good place to get promptly stuck, so we didn't venture in. You will want to investigate legal access to this property by way of an easement in the chain of title prior to bidding. It appears that these parcels were last deeded with any kind of a warranty as to title well before 1958, so you may need a search to patent to determine easement rights. The USGS maps indicate that the property is not marshlands and it appears to be generally rolling, wooded dry lands. No Road Access;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 007-121-019-00; <b>Legal Description:</b> SEC 21 T46N R7W NE 1/4 OF SE 1/4. 40 A.</p> <p><b>Summer Tax Due:</b> \$1,048.40</p>	<p>S North Hukbert Road, Hulbert MI;</p> <p>HULBERT MI 49748;</p>	\$4,500	

1614	<p><b>Parcel ID:</b> 007-127-024-00; <b>Legal Description:</b> SEC 27 T46N R7W PART OF E 1/2 OF SE 1/4 BEG 32 FT W &amp; 614 FT S OF NE COR THEPT OF BEG THIS DES THEN S 1700 FT W 241 FT N 1700 FT E 241 FT TO BEG EXC S 180 FT N 260 FT W 241 FT E 273 FT OF SE 1/4 OF SE 1/4 &amp; EX N 60 FT S 240 FT W 241 FTE 273 FT OF NE 1/4 OF SE 1/4. <b>Comments:</b> The sale includes three parcels, which are not adjacent to each other. Likely the "parent" parcel left over after others were split off. The center portion contains a mid-century ranch style house with full basement. It is 3 bedrooms and one bath, plus a two car garage detached. The house is in pretty solid condition and has a woodburning fireplace. There are two roof leaks, one over the fireplace, and another in the laundry room. We noticed some molding in the basement stairway, but we think this one could be deep cleaned and put back together without a lot of expense. It appears the last regular use was around 2008. The two other parcels lie north and south of the house, separated by property owned by this parties. One parcel lies directly north of the Hulbert Cemetery, and the other is north of the house, past a driveway to another parcel. Both additional parcels are nicely wooded and easily suited to construction of homes. All parcels are 241' deep from the road and there is several hundred feet of road frontage here between the 3 parcels combined. Might make for a great family purchase ! Not far from downtown Hulbert ! We believe the road frontage measurements are : North parcel : 466' Parcel with home : 260' South parcel : 120' All x 241' deep. This is calculated by deduction and only our estimate. You may wish to verify this. The assessors legal description is poorly written. 1614.1 (46.35183817, -85.1560173) 1614.2 (46.34868669, -85.1559762)</p> <p><b>Summer Tax Due:</b> \$1,230.65</p>	10758 SPRUCE ST HULBERT MI 49748;	\$5,300	
1615	<p><b>Parcel ID:</b> 008-034-003-10; <b>Legal Description:</b> SEC 34 T45N R1W S 33 FT OF N 363 FT OF W 660 FT OF NE 1/4 OF NW 1/4. <b>Comments:</b> Parcel is 33 feet wide x 660 feet long strip that runs across the north line of the SW of the NE of the NW 1/4 of Section 34. It has little use to anyone other than the owner of adjacent lands. 33'/66' Width Parcel;</p> <p><b>Summer Tax Due:</b> \$8.58</p>	(Offroad) KINROSS MI 49752;	\$400	
1616	<p><b>Parcel ID:</b> 008-250-185-00; <b>Legal Description:</b> CEDAR GROVE ESTATES #1 LOT 185. <b>Comments:</b> Mid century tract housing at the former Kincheloe AFB. Parcel is 58x84 in size and is a corner lot. This is the right side of a duplex unit. It is generally merchantable, but will need resurfacing, siding and a roof, Tri-level design, 3 bedrooms and a bath. Roof leaks in the living room.</p> <p><b>Summer Tax Due:</b> \$132.86</p>	61 KINCHELOE DR KINCHELOE MI 49788;	\$2,400	
1617	<p><b>Parcel ID:</b> 008-280-061-00; <b>Legal Description:</b> SEC 29 T45N R1W COUNTRY CLUB CONDOMINIUM SUB PLAN #1 UNIT 61 <b>Comments:</b> Three bedroom 1.5 bath home in the Kincheloe community near Kinross. Home has seen updating to mechanicals. There is molding at the baseboards in most rooms, which may be the result of inoperable sump pump or other issues creeping up from the crawlspace. Newer furnace and water heater. Home has potential to be restored to great function with some immediate attention. Ranch design on a crawlspace with a detached clustered one car garage unit toward the road. A good thorough deep cleaning and this one could be great ! Please note: This is a condominium and we assume there is an owners association and that fees will apply. Please investigate this prior to bidding. Condominium;</p> <p><b>Summer Tax Due:</b> \$136.60</p>	16 FOREST LODGE KINCHELOE MI 49788;	\$3,300	
1618	<p><b>Parcel ID:</b> 010-350-006-30; <b>Legal Description:</b> PLAT OF RABER BAY PART OF LOT 6 BEG AT NE COR OF SD LOT TH S 18 DEG 38' 21" E 200 FT TH N 89 DEG 16' 18" W 372.6 FT TO W LI OF SD LOT TH N 00 DEG 19' 17 E 188.62 FT TO NW COR OF LOTTH S 89 DEG 16' 18" E 307.6 FT TO POB. <b>Comments:</b> Parcel is irregular in shape, has sweeping panoramic views of Raber Bay. Open, dry, level lands. 188' on the west, 307' north, 200' east, 372' south. Roughly 1.5 acres.</p> <p><b>Summer Tax Due:</b> \$316.60</p>	26823 PT AUX FRENES RD GOETZVILLE MI 49736;	\$4,400	

1619	<p><b>Parcel ID:</b> 010-350-026-00; <b>Legal Description:</b> PLAT OF RABER BAY LOT 26. <b>Comments:</b> What a cute little spot ! This was a former owners "getaway" until he passed on a few years back, and then the family came and got what they wanted and left this for someone else to enjoy. Wood frame with half-log siding and knotty pine interior. Curiously, the small bunkroom to the right does *not* connect to the living room by an interior doorway ... you have to go outside and come back in. Two bedrooms, bath with shower and kitchenette. This one is neat and tidy. Straight and solid. This is *exactly* what people tell us they're looking for "up north".Bring your checkbooks. This one will be very popular !! Located just a couple miles from downtown Raber.</p> <p><b>Summer Tax Due:</b> \$268.72</p>	26880 PT AUX FRENES RD GOETZVILLE MI 49736;	\$3,700	
1620	<p><b>Parcel ID:</b> 010-410-057-00; <b>Legal Description:</b> ROCKY POINT PLAT NO 1 LOT 57. <b>Comments:</b> The value here is in the land. The mobile on this property is past the point of rehabbing with any reasonable economic sense. It has been open to the elements for years, the floors are weak, and the roof is braced against collapse which indicates she was about ready to go even before being abandoned. This is a very nice area with friendly neighbors that would love to see YOU build a nice new summer place on this very spot !</p> <p><b>Summer Tax Due:</b> \$119.20</p>	23247 ROCKY POINT RD PICKFORD MI 49774;	\$2,000	
1621	<p><b>Parcel ID:</b> 011-035-008-50; <b>Legal Description:</b> SEC 35 T44N R2W W 420 FT OF N 210 FT OF SW 1/4 OF SW 1/4. <b>Comments:</b> The value here is in the land and improvements. Parcel fronts 210'; on S Jarvie Road, just SW of Rudyard, and runs 420 feet deep to the east. The old mobile here is pretty well roached and has outlived its useful life. The steel garage structure is probably salvageable with some work. There is a lot of debris, including food garbage, auto parts, tires, machinery and other man-stuff to get rid of. The power service has been dropped and we assume it may be condemned. There is a lot of debris here. The land, well and septic are the redeeming value here. Condition of the latter two unknown.</p> <p><b>Summer Tax Due:</b> \$127.62</p>	23771 JARVIE RD RUDYARD MI 49780;	\$1,500	
1622	<p><b>Parcel ID:</b> 013-207-006-25; <b>Legal Description:</b> SEC 7 T47N R2E W 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4. 5 A M/L. <b>Comments:</b> Parcel runs 330 (e-w) x 660 (n-s) feet in size. This parcel does not have any direct road frontage and you will want to investigate legal easement or other access rights prior to bidding. It is situated just east of the WCMZ-Fm tower location and is uplands. We did not find any trail into this area when investigating aerial photos. No Road Access;</p> <p><b>Summer Tax Due:</b> \$43.62</p>	(Off) Sugar Island Rd (aka 1 1/2 Mile Road) Sugar Island;	\$1,000	
1623	<p><b>Parcel ID:</b> 013-675-002-00; <b>Legal Description:</b> SANDPIPER SUBD LOTS 2 &amp; 3 &amp; 4. <b>Comments:</b> Sugar Island is just a 90 second ferry car ferry trip from the mainland at the Soo. These 3 lots have 300 feet of frontage on the St Marys River with a western, sunset view back toward the mainland. There are some uplands here, but also wetlands indicators. If you're considering this as a building site, you may wish to consult with an environmental specialist who can guide you on the process for permitting for such a project.</p> <p><b>Summer Tax Due:</b> \$460.17</p>	Sandpiper Lane, Sugar Island;	\$7,400	
1624	<p><b>Parcel ID:</b> 014-055-066-00; <b>Legal Description:</b> SEC 5 T46N R2W PART SE 1/4 OF SE 1/4 BEG AT A PT 1287 FT W &amp; 231 FT N OF SE COR SEC 5 TH N TO A PT 45 FT S FROM S LI OF ROW DSS &amp; A RR TH NELY PARA WITH &amp; 45 FT DIST FROM S LI OF SD RR ROW TO A PT 1155 FT W AT RT ANG FROM E LI OF SD SE 1/4 OF SE 1/4 TH S TO A PT 231 FT N FROM SD S LI OF SD SE 1/4 OF SE 1/4 TH W 132 FT TO POB. .58 A. <b>Comments:</b> Parcel is trapezoidal in shape, and runs 132 feet wide (e-w) x around 45 feet north-to-south. Sits south of, and adjacent to an old railroad siding that is now a hiking and riding trail near Brimley. It is to the rear (north) of a home at 6959 W Irish Line Road. The road platted on the south line of this lot has never been improved.</p> <p><b>Summer Tax Due:</b> \$10.67</p>	(Off) W Irish Line Road. Brimley;	\$500	



1625	<p><b>Parcel ID:</b> 014-113-012-00; <b>Legal Description:</b> SEC 13 T46N R3W PART OFS 1/2 OF SE 1/4 BEG AT A PT N 0 DEG 20' W 180.58 FT &amp; W 33 FT FR SE COR SD SEC TH W PARA TO S SEC LI 147.58 FT TH N 0 DEG 20' W 133.5 FT TH E PARA TO S SEC LI 147.58 FT TO W ROW OF RD TH S 0 DEG 20' E PARA TO AND 33 FT DISTANT FROM E LINE SD SEC 133.5 FT M/L TO POB. .50 A M/L.</p> <p><b>Comments:</b> Parcel fronts 133 feet along M-28 and runs 147 feet deep along S Irish Line Road. Is subject to M-28 r/o/w over the southern portion. Brushy and open.</p> <p><b>Summer Tax Due:</b> \$24.54</p>	IRISH LINE RD BRIMLEY MI 49715;	\$600	
1626	<p><b>Parcel ID:</b> 015-580-011-00; <b>Legal Description:</b> ELLIS PARK SUBDIVISION LOT 11. <b>Comments:</b> This one has the appearance of being MOVE IN READY. We saw very little work to be done at this 2 bedroom 1 bath cabin not far up the road from Trout Lake. We'd guess it at about 30-40 years old. Well built, well maintained. Last apparent use was around 2014. We did not notice any freeze damage, but something (water heater ?) is missing from a closet on the main level. Located on 4.8 acres in a quiet rural setting in the woods. USGS topo maps indicate that the west half of this one is marshlands. Probably some GREAT HUNTING here. Don't miss this one ! It will be popular !! Personal Property;</p> <p><b>Summer Tax Due:</b> \$349.87</p>	34295 WEST COUNTRY RD TROUT LAKE MI 49793;	\$3,000	
1627	<p><b>Parcel ID:</b> 016-107-010-00; <b>Legal Description:</b> SEC 7 T47N R6W THAT PT OF N 1/2 OF SE 1/4 LYING N OF E/W RD TO BRIMLEY &amp; E OF M-123 EXC E 2450 FT &amp; EXC BEG AT A PT WHERE N SIDE OF E/W RD TO BRIMLEY INTERSECTS E LINE OF M-123 TH NLY ALG E SIDE SD M-123 250 FT TH E 150 FT TH S 250 FT TH W 150 FT TO POB &amp; EXC COM AT CONCRETE ROW MARKER AT INTER OF NLY LINE OF E/W RD WITH ELY LINE OF CLEAR VIEW AREA OF M-123 TH NLY ALGSD CLEAR VIEW LINE TO CONCRETE ROW MARKER ON SELY LINE OF M-123 TH NELY 295.09 FT M/L TO N/S 1/4 LINE SD SEC &amp; POB THIS EXC TH SLY 60 FT M/L ON SD N/S 1/4 LINETO A PT ON N LINE OF PARCEL DEEDED TO SKEANS PER L 310 PAGE 569 TH NELY ALG NLY LINE SD SKEANS PROPERTY 90 FT TH ELY 153 FT M/L PARALLEL TO S 1/8 LINE SD SEC TH NLY PARALLEL TO E LINE M-123 1055 FT M/L TO N LINE SE 1/4 TH WLY ON SD N LINE 200 FT M/L TO SELY ROW LINE M-123 TH SWLY ALG SD ROW LINE 1030.57 FT M/L TO POB. <b>Comments:</b> This ain't much. It's assessed as having a value of \$400. It sits just NE of the intersection of East-West Road and M-123. The actual frontage here is 40' on East-West Road. It runs about 100 feet deep to the north and then has a dogleg running east. It just barrrrreeely touches the M-123 r/o/w. Not sure that this is big enough to build on. Unbuildable Lands / Too Small;</p> <p><b>Summer Tax Due:</b> \$2.43</p>	PARADISE MI 49768;	\$400	
1628	<p><b>Parcel ID:</b> 016-283-010-50; <b>Legal Description:</b> SEC 33 T50N R6W THE N 2/3 OF NE 1/4 OF SW 1/4 OF SW 1/4 OF NW 1/4 LYING ELY OF CENTERLINE OF EXISTING RD &amp; N 2/3 OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 OF NW 1/4 (AKA PARCELS A&amp;B SHELLDRAKE HIGHLANDS) 2 A. <b>Comments:</b> Remote parcel. If anyone has ever told you to GET LOST, this is the place they were telling you about. It is about 5 miles north of M-123 off the North Wide Water Road and then West Betsy River Road ... then off on private trails. If you try to access this property from the East, the Shelldrake River prevents you from driving thru. It's a real hike to get back into this one. And you'll need 4WD and GPS for certain. Once you get there, this is rolling wooded land. About 2 acres in size. 220' x 396'. It is known as parcels A &amp; B of the Shelldrake Highlands unrecorded plat. These are just a few hundred feet west of the river and there is abundant wildlife in the area. No Power In Area; No Road Access;</p> <p><b>Summer Tax Due:</b> \$8.72</p>	(Off) West Betsy River Road. Paradise MI;	\$500	

1629	<p><b>Parcel ID:</b> 041-626-011-00; <b>Legal Description:</b> SEC 26 T42N R4E (LOT 2 BLK 3) PLAT OF THOS SIMS SR SUBD BEG AT A PT IN THE W LINE OF SIMS ST DIST 227 FT N 17 DEG W FROM SE COR OF BLK F OF THOS SIMS SR SUBD OF PART OF FRAC'L SEC 26 TH S 73 DEG W 100 FT TH N17 DEG W 50 FT TH E 100 FT TO W LINE OF SIMS ST TH SLY ON W LINE OF SIMS ST 50 FT TO BEG.</p> <p><b>Comments:</b> Parcel fronts 50' on Sims Street and runs 100' deep. At the north end of the village, not far from the waterfront. A nice quiet neighborhood.</p> <p><b>Summer Tax Due:</b> \$4.94</p>	Sims Street, DeTour;	\$500	
1631	<p><b>Parcel ID:</b> 051-061-009-00; <b>Legal Description:</b> SEC 11 T47N R1W WLY 150 FT OF ELY 700 FT OF SLY 110 FT OF THAT PT LOT 1 LYING W OF 12TH ST &amp; N OF 4TH AVE. 0.379 AC +/-</p> <p><b>Comments:</b> This property suffers from a long standing roof issue. The inside is wet, moldy and stinky. It appears to have perhaps had past use as some sort of commercial operation like maybe a restaurant, and more recently perhaps low grade residential. There are two units here. The front has a half dozen tiny rooms of about 5x12 in size (tanning beds ?) and the rear was perhaps a studio apartment or owners quarters. The building is essentially solid, but will need a gutting and resurfacing as well as a new roof. NOTE: There will be a future special assessment on this property from the City of Sault Ste Marie. \$3523.08 will be collected in 10 annual installments.</p> <p><b>Summer Tax Due:</b> \$849.82</p>	1528 4TH AVE SAULT SAINTE MARIE MI 49783;	\$5,600	
1632	<p><b>Parcel ID:</b> 051-142-112-00; <b>Legal Description:</b> ASSESSORS SUBD NO 2 LOT 112.</p> <p><b>Comments:</b> 3-4 bedroom home near downtown in the Soo. It's really, really grubby, but has a lot of potential in the right hands. At one time this was a nice home. Now it needs a resurfacing, new mechanicals and kitchen bath. But the basics are solid. The second floor decking bows and weaves, but the main floor seems relatively straight and solid. This one is worth the reinvestment. Some nice touches like coved ceilings and wainscot in spots that you could restore if the mood strikes you.</p> <p><b>Summer Tax Due:</b> \$507.93</p>	227 ARLINGTON ST SAULT SAINTE MARIE MI 49783;	\$3,900	
1633	<p><b>Parcel ID:</b> 051-304-001-00; <b>Legal Description:</b> ELLIS ADDITION LOTS 1 AND 2 PLUS N 1/2 VAC ADJ ALLEY BLK 4.</p> <p><b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$18.94</p>	23RD AVE SAULT SAINTE MARIE MI 49783;	\$500	
1634	<p><b>Parcel ID:</b> 051-304-005-00; <b>Legal Description:</b> ELLIS ADDITION LOTS 5 THRU 7 INCL PLUS N 1/2 VAC ADJ ALLEY BLK 4.</p> <p><b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$28.46</p>	23RD AVE SAULT SAINTE MARIE MI 49783;	\$550	

1636	<b>Parcel ID:</b> 051-367-001-00; <b>Legal Description:</b> FOSS AND HYDES ADD LOT 1 BLK 2 <b>Comments:</b> Older 2 story home west of the Soo. Has had some poor modernization, including a furnace in the dining room and other aesthetic infractions. Overall, the home is solid. We noticed that the hardwood floor has buckled in several places, which is typically an indication of frozen plumbing and water that ran for a period of time before being shut off. With a good resurfacing, this home could be returned to productive use by any competent handyman. 2 bedrooms up and one down. One bathroom. Dated kitchen. The roof here is quite new and should be good for years to come. NOTE: There will be a future special assessment on this property from the City of Sault Ste Marie. \$385.45 will be collected in 10 annual installments. Freeze Damage; Bank Repo; <b>Summer Tax Due:</b> \$680.80	1404 HYDE ST SAULT SAINTE MARIE MI 49783;	\$11,500	
1637	<b>Parcel ID:</b> 051-425-026-00; <b>Legal Description:</b> JONES AND LENNONS ADD LOTS 26 AND 27 BLK 5 ALSO N 1/2 ADJ VAC ALLEY <b>Comments:</b> This one started its life as a single wide mobile home. It was remodeled into a frame home with (nice) attached 2 car garage at a later date. The workmanship and materials is excellent. Even though it's "still a mobile home" as far as layout, it has a much more solid feel. Upgraded windows and mechanicals. Nice lot. Good neighborhood. Give this one a good look ! 2 bedrooms. 1 bath. <b>Summer Tax Due:</b> \$525.16	313 10TH AVE SAULT SAINTE MARIE MI 49783;	\$4,300	
1638	<b>Parcel ID:</b> 051-535-001-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 1 TO 5 INCL BLK 5. PLUS E 1/2 ADJ VAC N/S ALLEY & N 1/2 ADJ VAC E/W ALLEY. <b>Comments:</b> Official tax address is 1826, but house is posted as 2026 E Ninth Avenue (?). Corner lot at 14th Street. Small wood frame home appears to have been vacant for some time. The foundation of this house is bad. It appears that someone tried to raise it to put a new block foundation wall underneath, and that new wall didn't hold up either. Unstable soils unpinning the footings are likely to be the culprit. This one probably needs to just be torn down. Sev Not Accurate; Foundation Issues; Dangerous Building; <b>Summer Tax Due:</b> \$420.44	1826 (2026 ?) E 9TH AVE SAULT SAINTE MARIE MI 49783;	\$2,300	
1639	<b>Parcel ID:</b> 051-539-028-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 28 AND 29 BLK 9. <b>Comments:</b> On 11th Avenue, halfway between 13th and 14th Streets. Not far from the Casino. This one has a moat ! The land here is across a creek from the road and you'll need to put in a bridge to get to it. Heavily wooded and brushy. <b>Summer Tax Due:</b> \$28.46	11TH E AVE SAULT SAINTE MARIE MI 49783;	\$500	
1640	<b>Parcel ID:</b> 051-565-001-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADD LOTS 1 AND 2 BLK 5. <b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads; <b>Summer Tax Due:</b> \$14.12	18TH AVE SAULT SAINTE MARIE MI 49783;	\$450	
1641	<b>Parcel ID:</b> 051-565-020-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADD LOT 20 BLK 5. <b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads; <b>Summer Tax Due:</b> \$4.60	19TH AVE SAULT SAINTE MARIE MI 49783;	\$400	

1642	<p><b>Parcel ID:</b> 051-592-011-00; <b>Legal Description:</b> SEC 14 T47N R1W VICTOR E METZGERS SUBD OF THE NE 1/4 OF SW 1/4 LOTS 11 AND 12 BLK 2.</p> <p><b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$9.42</p>	24TH AVE SAULT SAINTE MARIE MI 49783;	\$450	
1643	<p><b>Parcel ID:</b> 051-767-012-00; <b>Legal Description:</b> 6135 000 ST PAUL ADDITION LOT 12 BLK 17. <b>Comments:</b> This is a platted (subdivided) lot that has never had the planned road extended. In some instances these are still legal access routes, just covered in trees (or under swamp). In other situations, the roads have been formally "vacated" (abandon) by the local government, and there is no right of access. Please check the status of this important factor prior to bidding ! Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$4.60</p>	7TH AVE SAULT SAINTE MARIE MI 49783;	\$400	
1644	<p><b>Parcel ID:</b> 051-787-013-00; <b>Legal Description:</b> REPLAT OF WASHBURNS SUBD S 1/2 LOT 13 &amp; ALL LOT 14; PLUS W 8 FT ABAND ALLEY BLK 7.</p> <p><b>Comments:</b> This 2 bedroom 1 bath home has a TON of potential ... as soon as you remove the ton of rummage from inside. You'll become pals with the dumpster driver, but when you're done, we think you'll be really pleased with what is underneath all of the castoff junk in here. This is a well built home that is in pretty straight solid condition. it's just really fully of "stuff" right now. Looks like hardwood floors. Cove moldings. The basement is damp ... perhaps the sump pump is out. Will need a garage door (or repair) and we see some spots in the roof that are not leaking, but will be before long. This one is most in need of a deep cleaning and some attention. It has some really nice landscape that has been allowed to overgrow and could be cut back to be very attractive. This is really a house that will make someone a great home with just the right touches.</p> <p><b>Summer Tax Due:</b> \$1,020.84</p>	1207 MINNEAPOLIS ST SAULT SAINTE MARIE MI 49783;	\$4,800	

# Luce County

Lot #	Lot Information	Address	Min. Bid	Sold For
3800	<p><b>Parcel ID:</b> 003-003-023-4350; <b>Legal Description:</b> SEC 23 T46N R10WBEG 339' N &amp; 399' W OF SE COR OF SE 1/4 OF SE 1/4, TH N 106', TH W 140', TH S106', TH E 140' TO POB. .34 A. <b>Comments:</b> There are a couple of cruddy old mobiles here. Or rather, a mobile and what is left of another. The value is in the land and improvements. There is a power service here, which suggests that there may possibly be a well and/or septic here that could be serviceable IF they exist. Please do your homework on those with the local health department to see if there are permitted systems on the property. This parcel fronts 106 feet along the west side of CR 395 and runs 140 feet deep. Dangerous Building;</p> <p><b>Summer Tax Due:</b> \$41.06</p>	9093 County Road 395, Newberry;	\$600	
3801	<p><b>Parcel ID:</b> 003-008-025-0510; <b>Legal Description:</b> SEC 25 T48N R9WS 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 10A. <b>Comments:</b> Parcels 3801 and 3802 are side-by-side 10 acre parcels located on N Fordney Tower Road. 1.5 miles off M-123. This is about a dozen miles north of Newberry, and just up the road a piece from Tahquamenon Falls. There is a world of recreation here. This property is level and wooded, and runs 330 feet north-south and 1320 feet east to west. Parcel 3801 is the southernmost of the two. Buy one or both !! There is no power out here. This is a seasonal road and not maintained regularly by the road commission. No Power In Area; Seasonal Road;</p> <p><b>Summer Tax Due:</b> \$68.24</p>	N Fordney Tower Road;	\$700	
3802	<p><b>Parcel ID:</b> 003-008-025-0550; <b>Legal Description:</b> SEC 25 T48N R9WN 1/2 OF N 1/2 OF SW 1/4 OF NE 1/4. 10A. <b>Comments:</b> Parcels 3801 and 3802 are side-by-side 10 acre parcels located on N Fordney Tower Road. 1.5 miles off M-123. This is about a dozen miles north of Newberry, and just up the road a piece from Tahquamenon Falls. There is a world of recreation here. This property is level and wooded, and runs 330 feet north-south and 1320 feet east to west. Parcel 3802 is the northernmost of the two. Buy one or both !! There is no power out here. This is a seasonal road and not maintained regularly by the road commission. Seasonal Road; No Power In Area;</p> <p><b>Summer Tax Due:</b> \$68.24</p>	N Fordney Tower Road;	\$700	
3803	<p><b>Parcel ID:</b> 004-002-006-2020; <b>Legal Description:</b> SEC 6 T45N R9W ~PRT OF N 1/2 OF SW 1/4 OF SE 1/4, SEC 6 T45N R9W DESC AS COM @ 1/2" REROD WITH ALUMINUM LUCE COUNTY CAP #33142 @ S 1/4 COR OF SEC 6, TH N 89 DEG 50'22" E 1319.63' ALG S LN OF SEC 6 TO E 1/16TH LN OF SEC 6, TH N 00 DEG 02' 45" W1315.54' ALG E 1/16TH LN TO A 1/2" REROD WITH CAP # 46676 &amp; S 1/16TH LN OF SEC 6, TH S 89 DEG 42' 17" W 84.47' ALG S 1/16TH LN TO A 1/2" REROD WITH CAP # 46676 &amp; W'LY ROW LN OF CO RD 457, TH CONTN S 89 DEG 42' 17" W 208.71' ALG S 1/16TH LN TO A 1/2" REROD WITH CAP # 46676 &amp; POB, TH CONTN S 89 DEG 42' 17" W 208.71' ALG S 1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH S 00 DEG 02' 45" E 208.71' PAR WITH E 1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH N 89 DEG 42' 17" E 208.71' PAR WITH S 1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH N 00 DEG 02' 45" W208.71' PAR WITH E 1/16TH LN TO S 1/16TH LN &amp; POB. ALSO REFERRED TO AS PARCEL 2.1 A. <b>Comments:</b> This is a level, open 1 acre parcel located off County Road 457 near Newberry. It is roughly 208' square. There is an older, apparently unoccupied mobile home here. This is known as "Parcel 2" of a larger property that was split in 2012. The parcels share a private dirt road that travels west from the county road. The former owner of these parcels lives in a home on the private road, and we suggest you proceed here with caution, as some of the personal property located on these parcels likely still belongs to the former owner and they may not welcome intrusion. Mobile Home; Personal Property;</p> <p><b>Summer Tax Due:</b> \$226.33</p>	(Off) CO RD 457 NEWBERRY;	\$1,700	

3804	<p><b>Parcel ID:</b> 004-002-006-2030; <b>Legal Description:</b> SEC 6 T45N R9W ~PRT OF N 1/2 OF SW 1/4 OF SE 1/4 DESC AS COM @ A 1/2" REROD WITHALUMINUM LUCE COUNTY CAP # 33142 @ S 1/4 COR FO SAID SEC 6, TH N 89 DEG 50' 22" E1319.63' ALG S LN OF SEC 6 TO E 1/16TH LN OF SEC 6, TH N 00 DEG 02' 45" W1315.54' ALG E 1/16TH LN TO A 1/2" REROD WITH CAP # 46676 &amp; S 1/16TH LN OF SEC 6,TH S 89 DEG 42' 17" W 84.47' ALG S 1/16TH LN TO A 1/2" REROD WITH A CAP # 46676 &amp;W'LY ROW LN OF CO RD 457, TH CONTN S 89 DEG 42' 17" W 417.42' ALG S 1/16TH LN TOA 1/2" REROD WITH CAP # 46676 &amp; POB, TH CONTN S 89 DEG 42' 17" W 208.71' ALG S1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH S 00 DEG 02' 45" E 208.71' PAR WITHE 1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH N 89 DEG 42' 17" E 208.71' PARWITH S 1/16TH LN TO A 1/2" REROD WITH CAP # 46676, TH N 00 DEG 02' 45" W 208.71'PAR WITH E 1/16TH LN TO S 1/16TH LN &amp; POB. ALSO REFERRED TO AS PARCEL 3.</p> <p>1 A. <b>Comments:</b> This is a level, 1/2 open, 1/2 wooded, 1 acre parcel located off County Road 457 near Newberry. It is roughly 208' square. This is known as "Parcel 3" of a larger property that was split in 2012. The parcels share a private dirt road that travels west from the county road. The former owner of these parcels lives in a home just west of this parcel on the private road, and we suggest you proceed here with caution, as some of the personal property located on these parcels likely still belongs to the former owner and they may not welcome intrusion.</p> <p><b>Summer Tax Due:</b> \$148.51</p>	(Off) CO RD 457 NEWBERRY;	\$1,500	
3805	<p><b>Parcel ID:</b> 004-002-006-2050; <b>Legal Description:</b> SEC 6 T45N R9W ~PRT OF N 1/2 OF SW 1/4 OF SE 1/4 DESC AS COME @ 1/2' REROD WITH ALUMINUMLUCE COUNTY CAP #33142 @ S 1/4 COR OF SEC 6, TH N 89 DEG 50' 22" E 1319.63' ALG SLN OF SEC 6 TO E 1/16TH LN OF SEC 6, TH N 00 DEG 02' 45" W 1315.54' ALG E1/16TH LN TO A 1/2" REROD WITH CAP #46676 &amp; S 1/16TH LN OF SEC 6, TH S 89 DEG 42'17" W 84.47' ALG S 1/16TH LN TO A 1/2" REROD WITH CAP #46676 &amp; W'LY ROW LN OF CORD 457, TH CONTINUING S 89 DEG 42' 17" W 834.84' ALG S 1/16TH LN TO A 1/2" RERODWITH CAP #46676 &amp; POB, TH CONTN S 89 DEG 42' 17" W 208.71' ALG S 1/16TH LN TO A1/2" REROD WITH CAP #46676, TH S 00 DEG 02' 45" E 208.71' PAR WITH SAID E 1/16THLN TO A 1/2" REROD WITH CAP #46676, TH N 89 DEG 42' 17" E 208.71' PAR WITH SAID S1/16TH LN TO A 1/2" REROD WITH CAP #46676, TH N 00 DEG 02' 45" W 208.71' PAR WITHSAID E 1/16TH LN TO SAID S 1/16TH LN &amp; POB. ALSO REFERRED TO AS PARCEL 5. <b>Comments:</b> This is a level, 1/2 open, 1/2 wooded, 1 acre parcel located off County Road 457 near Newberry. This is known as "Parcel 5" of a larger property that was split in 2012. It is roughly 208' square. The parcels share a private dirt road that travels west from the county road. The former owner of these parcels lives in a home just east of this parcel on the private road, and we suggest you proceed here with caution, as some of the personal property located on these parcels likely still belongs to the former owner and they may not welcome intrusion. This parcel appears to have a good amount of castoff and other "man stuff" spread over it from adjacent properties. Personal Property;</p> <p><b>Summer Tax Due:</b> \$148.51</p>	(Off) CO RD 457 NEWBERRY;	\$1,500	

3806	<p><b>Parcel ID:</b> 004-002-006-2060; <b>Legal Description:</b> SEC 6 T45N R9W ~PRT OF N 1/2 OF SW 1/4 OF SE 1/4 DESC AS COM @ 1/2" REROD WITH ALUMINUMLUCE COUNTY CAP #33142 @ S 1/4 COR OF SEC 6, TH N 89 DEG 50' 22" E 1319.63' ALG SLN OF SEC 6 TO E 1/16TH LN OF SEC 6, TH N 00 DEG 02' 45" W 1315.54' ALG E 1/16THLN TO A 1/2" REROD WITH CAP #46676 &amp; S 1/16TH LN OF SEC 6, TH S 89 DEG 42' 17" W51.47' ALG S 1/16TH LN TO A 1/2" REROD WITH CAP #46676, TH C/L OF CO RD 457 &amp; POB,TH CONTN S 89 DEG 42' 17" W 33' ALG S 1/16TH LN W'LY ROW LN OF CO RD 457, TH S00 DEG 40' 20" W 208.74' ALG W'LY ROW TO 1/2" REROD WITH CAP #46676, TH N 89 DEG42' 17" E 33' PAR WITH SAID S 1/16TH LN TO A 1/2" REROD WITH CAP #46676 &amp; SAID CL,TH N 00 DEG 40' 20" E 208.74' ALG SAID CL TO S 1/16TH LN &amp; POB. ALSO REFERREDTO AS PARCEL 1A. .158 A. <b>Comments:</b> This is a small, mostly 1/2 open sliver of land located at the intersection of County Road 457 and a private shared road near Newberry. This is known as "Parcel 1A" of a larger property that was split in 2012. Be aware that this parcel is only 33 feet deep. It fronts 208.71 feet along CR 457. The parcels share a private dirt road that travels west from the county road. The former owner of these parcels lives in a home just to the west of this parcel on the private road, and we suggest you proceed here with caution, as some of the personal property located on these parcels likely still belongs to the former owner and they may not welcome intrusion. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$15.78</p>	(Off) CO RD 457 NEWBERRY;	\$450	
3807	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 041-100-000-0200; <b>Legal Description:</b> W 46' OF BLK AORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Comments:</b> Large corner parcel at the NE corner of downtown Newberry. There are several adjoined frame structures here on 3 tax parcels. They have been combined for this sale. The easternmost building is partly collapsed and probably beyond salvage. The one at the intersection appears to be merchantable from the outside. We did not view the interior. There is a sliding glass door on the upper level suggesting that it may have been finished space. It also has a newer power service. The corner building is boarded, preventing much analysis from the outside. Dnvi;</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 041-100-000-0300; <b>Legal Description:</b> E 52.5' OF W 165.3' OF BLK AORIGINAL PLAT OF VILLAGE OF NEWBERRY.</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 041-100-000-0400; <b>Legal Description:</b> E 66.8' OF W 112.8' OF BLK A ~ORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Summer Tax Due:</b> \$473.97</p>	201 E HELEN ST NEWBERRY;  209 E HELEN ST NEWBERRY;  205 E HELEN ST NEWBERRY;	\$3,700	
3810	<p><b>Parcel ID:</b> 041-100-290-0110; <b>Legal Description:</b> N 1/2 OF S 3/4 OF LOTS 1 &amp; 2 BLK 29ORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Comments:</b> This is a small home in Newberry that could be refreshed without great effort. It was occupied until this spring, when the owner passed away. It has a newer roof, but could use new siding. Municipal utilities and natural gas are here. Right in town and walking distance to shopping and resources. Personal Property; Dnvi; <b>Summer Tax Due:</b> \$139.57</p>	504 CHARLES ST NEWBERRY;	\$2,000	
3811	<p><b>Parcel ID:</b> 041-203-050-1600; <b>Legal Description:</b> LOT 15 LYG N OF FENCE LN &amp; LOTS 16 &amp; 17LYG S OF FENCE LN, BLK 5.FOURTH ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> Older frame home in Newberry. Has been vacant a couple of years and likely has some freeze damage to the plumbing. It is in need of a roof ... if not now ... soon. Thru the windows we see some features like arched doorways and wood floors that probably could be refinished. Has a large yard with alley service. Municipal utilities and natural gas service here. Walking distance to downtown. This is the larger of the two houses we have in Newberry this year. Dnvi; <b>Summer Tax Due:</b> \$445.56</p>	812 VULCAN ST NEWBERRY;	\$3,600	







**Additional Party 1** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person       A Married Man       A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

**Additional Party 2** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person       A Married Man       A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

**Additional Party 3** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person       A Married Man       A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

## Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

**TENANTS IN COMMON**

If a co-tenant dies, their share of the property passes to their heirs by law.

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

**TENANTS BY THE ENTIRETIES** (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

**Reminder:** If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;  
*or*
- The Entity is a division, agency, or instrumentality of federal, state, or local government;  
*or*
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;  
*or*
- The Entity is a publicly traded company listed on a national securities exchange.

## SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

# Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
		8. Buyer's (Transferee) Name and Mailing Address
		9. Buyer's (Transferee) Telephone Number

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

## EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: \_\_\_\_\_

## CERTIFICATION

*I certify that the information above is true and complete to the best of my knowledge.*

Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

## **Instructions:**

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

## **Excerpts from Michigan Compiled Laws (MCL), Chapter 211**

**Section 211.27a(10):** "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

**Section 211.27(5):** "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

## **Penalties:**

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
  - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
  - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.