

Public Land Auction

Western UP

August 26th, 2017

Baraga, Gogebic, Houghton, Iron, Keweenaw, and Ontonagon Counties



Location:

Lac Vieux Desert Resort Casino N5384
U.S. 45, Watersmeet, MI 49969

Time:

Registration: 11:30am **EST (10:30am CST)**
Auction: 12:00pm **EST (11:00am CST)**

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



[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

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

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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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

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 ("**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.

Baraga County

Lot #	Lot Information	Address	Min. Bid	Sold For
600	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 001-080-018-00; Legal Description: AR-30 2/0 402 SEC 30 T52N R30W NW 1/4 OF SE 1/4. 40 ACRES. Comments: This sale includes two 40 acre parcels and an older home in Arvon Township past Skanee. This property is OCCUPIED by the former owner, who is aware of, and not pleased about the loss of this property. Because of the occupancy, we were unable to review it in detail. We <i>*strongly*</i> suggest that you do not enter upon this property to "see" it. An eviction will likely be necessary to obtain possession after the sale. The home is an older 1.5 story building of frame construction. There are a couple of outbuildings in various shades of disrepair. The two 40's run vertically, with a vacant 40 to the north and the other to the south. The property sits on the east side of Ohman Road and runs from Skanee Road (paved) 1/2 mile north to a two track road which is an extension of Nelson Road. It then runs up the two track 1/4 mile. USGS maps do not indicate marshlands here, but we did see wetlands indicators in a few spots that suggest small pockets of it. The west edge of the property is open or in younger vegetation, and the east portion is more densely wooded. It appears that the property has been woodlot managed, as we did not see a lot of high grade saw log material here. Occupied;</p> <p><i>(2 of 2)</i> Parcel ID: 001-080-019-00; Legal Description: AR-30 2/0 403 SEC 30 T52N R30W SW 1/4 OF SE 1/4. 40 ACRES. Summer Tax Due: \$243.85</p>	<p>13467 OHMAN RD SKANEE;</p> <p>13467 OHMAN RD SKANEE;</p>	\$6,100	
602	<p>Parcel ID: 002-064-003-45; Legal Description: DIVISION 4: PART OF NE 1/4 OF SE 1/4 T52N R33W SEC 15 COM AT S 1/4 COR, TH N00DEG 24'10"W 1322.41 FT, TH N89DEG 35'42"E 887.83 FT TO POB, TH N 19DEG 11'51"E 189.77 FT, TH S73DEG 54'36"E 565.65 FT, TH S19DEG 16'42"W 19.30 FT, TH S 89DEG 35'42"W 599.53 FT TO POB 1.36A Comments: Parcel fronts 189.77 feet along the east side of US 41 about 9 miles north of L'Anse and runs almost 600 feet deep. It narrows to a width of 19 feet at the eastern line. There is a small, vinyl sided building on it that has been used as a residence and is in fair condition. A woodstove has been removed, leaving a hole in the steel roof. The house to the north (to the left) is NOT on this parcel. Summer Tax Due: \$81.10</p>	12363 US 41 PELKIE;	\$1,900	
603	<p>Parcel ID: 002-216-014-00; Legal Description: SEC 16 T51N R34W A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 OF NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP FIFTY-ONE NORTH (T51N), RANGE THIRTY-FOUR WEST (R34W), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST QUAFFER LINE OF SAID SECTION SIXTEEN (16), 33 FEET EAST OF THE WEST QUARTER (W1/4) CORNER; THEN EAST ALONG SAID QUARTER LINE 585.89, FEET; THEN NORTH 190 FEET; THEN WEST 585.89 FEET TO A POINT 33 FEET EAST OF THE WEST SECTION LINE; THEN SOUTH 190 FEET TO THE POINT OF BEGINNING;. 2.56 A. Comments: This is an OCCUPIED home on 2.56 acres at the north outskirts of Pelkie. The parcel fronts 190 feet along the east side of Pelkie Road, and runs 585 feet deep. The home is an older, wood frame 1.5 story structure that has seen upgrades over time. There is also a detached 2 car garage. Paved county maintained road. Walking distance to downtown Pelkie. We did not have the opportunity to review this parcel in detail because it was occupied. Occupied; Summer Tax Due: \$446.17</p>	15259 PELKIE RD PELKIE;	\$6,100	

604	<p>Parcel ID: 003-219-020-00; Legal Description: CV-19 8/4 304D SEC 19 T48N R34W COM AT N BDY LN OF M-28 150' N & 208' E OF SW COR OF N 1/2 OF SE 1/4 OF SW 1/4, TH N 200', TH E 125', TH S 200', TH W 125' TO POB. .5 ACRES. Comments: Parcel fronts 125' on M-28 at Watton and runs 200' deep to the north. = 1/2 acre. A quarter mile west of downtown Watton on M-28. Level open lands. We're thinking there may have been a structure here that was removed as it has a posted address, but we did not see either power service or a well here. There is a vehicle and boat stored here that we do not have title to and are not including as a part of this sale. Just the land, ma'am Personal Property;</p> <p>Summer Tax Due: \$59.45</p>	11673 M 28 WATTON;	\$800	
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Gogebic County

Lot #	Lot Information	Address	Min. Bid	Sold For
2200	<p>Parcel ID: 01-21-300-365; Legal Description: SEC. 13 T47N R46W PRT OF SW1/4 OF NE1/4; COM AT E1/4 COR OF SEC 13; N58 DEG 17'26"W 1472.71 FT; S40 DEG 00'29"W 38.85 FT; S74 DEG 24'38"W 38.12 FT; S74 DEG 24'38"W 119.90 FT; S88 DEG 18'43"W 69.15 FT; N71 DEG 45' 21"W 33.91 FT; N71 DEG 45'21"W 99.28 FT TO POB; N71 DEG 45'21"W 95.86 FT; N20 DEG 11'18"E 168.45 FT; TH N67 DEG 32'09"E 8.03 FT; TH S65 DEG 00'45"E 83.29 FT; TH S17 DEG 46'22"W 163.81 FT TO POB. 0.34 ACRES M OR L Comments: Older 2 story home at Ramsay. This one is in pretty tough condition. It has a wood pier footing system that has given way, and the whole place is topsy turvy inside. The front porch is collapsing, and the floors inside run in several different directions. The mechanicals are shot. Roof is old. GIS N 46.472672 W -089.996149 Dangerous Building; Foundation Issues; Summer Tax Due: \$247.08</p>	E8178 HORSESHOE BEND RAMSAY;	\$3,100	
2204	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 02-04-004-500; Legal Description: SEC. 25 T47N R47W MAP NO. 404B BEG 520' N OF SE COR OF SE1/4 OF SE1/4, TH W 1300', TH S 260', TH E 1300', TH N 260' TO POB. 8.00 A Comments: Bundle of two adjacent 8 acre parcels (16 acres total). Each one is 1320' (east-west) x 260' (north-south). 004-500 is the north parcel, and 004-600 is the south. This parcel has 1320' frontage on Norrie Park Road and 260' frontage on Davis. It is at the NW corner of that intersection. The center portion of the lot is marshland, with some uplands on the two ends.</p> <p><i>(2 of 2)</i> Parcel ID: 02-04-004-600; Legal Description: SEC. 25 T47N R47W MAP NO. 404C S 260' OF SE1/4 OF SE1/4 8 A Comments: This parcel has 260' frontage on Davis Road, beginning 260 north of the NW corner of the intersection with Norrie Park Road.. The center portion of the lot is marshland, with some uplands on the two ends. Summer Tax Due: \$167.42</p>	W Norrie Park Rd at S Davis Road IRONWOOD; S DAVIS RD IRONWOOD;	\$2,100	
2207	<p>Parcel ID: 03-02-067-200; Legal Description: SEC. 35 T48N R47W PRT OF SW1/4 OF SW1/4; COM AT NW COR OF SD SUB; TH E 208.60 FT; TH S 104.30 FT; TH W 108.60 FT; TH S 100 FT; TH W 100 FT; TH N 204.30 FT TO POB. 0.73 ACRES M OR L Comments: A local landmark, the "Mels Bar" building and parking area is being offered in this sale. There is no liquor license included in this sale. The parcel is irregular in shape, but = 3/4 of an acre and has 100 feet along Lake Road. It has a second floor residence and a full basement, which is damp. The building is generally solid but has the expected bows and weaves in the floors that come with age. There is some mold in the building that we imagine is a result of the sump pump being inoperable because the power is off. Has potential for commercial retail or office use, food service or even conversion into a residence. Will need a good look at the roof and mechanicals. Newer electric. Summer Tax Due: \$1,112.92</p>	N 11394 LAKE RD IRONWOOD;	\$10,250	

2208	<p>Parcel ID: 03-12-501-900; Legal Description: SEC. 31 T48N R46W MAP NO. P80 LOT 19; ALPINE VILLAGE NORTH Comments: Raise your sights on this one ! Modern chalet style home in the Alpine Village North plat. This is just a short hike to Big Powderhorn ski area. It is likely that HOA fees apply in this development, so please check on that prior to bidding. Home has been maintained over time and will not require much work to make functional. There are three bedrooms and two baths on the main floor, as well as a recreation room. The living room and kitchen are on the second floor, and there is a loftspace overlooking. Vaulted ceilings, spiral stairway, full basement. Electric baseboard heat. We don't get many places that are this turn key. There is some personal property here that remains titled in the former owner. Personal Property; Association Fees; Summer Tax Due: \$1,996.72</p>	E6135 EDELWEISS LN BESSEMER;	\$15,000	
2209	<p>Parcel ID: 03-13-000-600; Legal Description: SEC. 32 T48N R46W MAP NO. P82 LOT 6. POWDER VALE. Comments: Vacant building site in the Big Powderhorn area. Will be subject to HOA fees and deed restrictions. Association Fees; Summer Tax Due: \$105.78</p>	POWDERVALE DR BESSEMER;	\$950	
2210	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 03-13-500-200; Legal Description: SEC. 32 T48N R46W MAP NO. P83 LOT 2. MOUNTAIN VIEW SUBDIVISION. Comments: Big Powderhorn is right at the end of the street. You can just about ski there from here. This is a bundle of three adjacent lots in the Mountain View plat. Annual HOA fees likely apply to the ownership of these parcels. Buy one or all three ! Association Fees;</p> <p><i>(2 of 3)</i> Parcel ID: 03-13-500-300; Legal Description: SEC. 32 T48N R46W MAP NO. P83 LOT 3. MOUNTAIN VIEW SUBDIVISION.</p> <p><i>(3 of 3)</i> Parcel ID: 03-13-500-400; Legal Description: SEC. 32 T48N R46W MAP NO. P83 LOT 4. MOUNTAIN VIEW SUBDIVISION. Summer Tax Due: \$495.96</p>	SUMMIT VIEW BESSEMER; SUMMIT VIEW BESSEMER; SUMMIT VIEW BESSEMER;	\$4,400	
2213	<p>Parcel ID: 03-13-501-700; Legal Description: SEC. 32 T48N R46W MAP NO. P83 LOT 17. MOUNTAIN VIEW SUBDIVISION. Comments: VACANT PARCEL @ BIG POWDERHORN SKI RESORT Summer Tax Due: \$57.07</p>	SUMMIT VIEW BESSEMER;	\$1,400	
2214	<p>Parcel ID: 04-45-401-000; Legal Description: SEC. 16 T46N R43W LOT 11, BLK 10 OF C S CURTIS ADDITION TO VILLAGE OF MARENISCO SUB OF BLKS A & B Comments: We have sold this one (and the one next door) numerous times, and keep getting them back. We hope that if you buy it ... you'll keep it ! Or finally knock it down. Old commercial building has a bad foundation and a worse roof. It's been deteriorating for at least 15 or 20 years. There are missing windows and doors. The floor is weak in several areas. There is advanced structural decay through out. Summer Tax Due: \$457.75</p>	233 FAIR AVE MARENISCO;	\$10,250	
2215	<p>Parcel ID: 04-46-100-800; Legal Description: SEC. 17 T46N R43W LOT 8, BLK 1 OF GOLDMANS ADDITION TO MARENISCO OF W1/2 OF SE1/4 OF SE1/4. Comments: A home has been removed from this parcel in Marenisco. There is village water and natural gas at this location. Build your new up north getaway here ! The adjacent parcel (2216) is also available !! Sev Not Accurate; Summer Tax Due: \$141.26</p>	316 SECOND ST MARENISCO;	\$4,800	

2216	Parcel ID: 04-46-101-000; Legal Description: SEC. 17 T46N R43W LOT 10, BLK 1 OF GOLDMANS ADDITION TO MARENISCO OF W1/2 OF SE1/4 OF SE1/4. Comments: A home has been removed from this parcel in Marenisco. There is village water and natural gas at this location. Build your new up north getaway here ! The adjacent parcel (2215) is also available !! Sev Not Accurate; Summer Tax Due: \$208.28	320 SECOND ST MARENISCO;	\$5,600	
2217	Parcel ID: 04-55-501-600; Legal Description: SEC. 21 T46N R43W LOT 16; SUPVR'S PLAT OF KIMBERLY CLARK SUB-DIV, PRT OF NW1/4 OF NW1/4. Comments: This one is a meth lab house that has been condemned. It cannot be occupied ("worked on") without jumping through hoops with enforcement officials. We strongly suggest that you make those calls and determine what is or is not allowed before bidding. Because of hazardous air quality, we did not go inside this one. Dangerous Building; Summer Tax Due: \$475.16	516 CENTER ST MARENISCO;	\$5,400	
2218	Parcel ID: 05-30-003-800; Legal Description: SEC. 05 T47N R45W LOT 38 INDIAN HILLS; LOT 38. Comments: Vacant lot at Indian Hills, a newer subdivision west of Wakefield off Indianhead Road. This parcel sits at the SW corner of Sundance and SnoDance. It is fairly level, road grade and dry/buildable. Association Fees; Summer Tax Due: \$24.45	SUNDANCE/SNODANCE DR WAKEFIELD;	\$750	
2220	Parcel ID: 06-31-601-600; Legal Description: SEC. 16 T44N R41W ALL OF THE SMALLEST ISLAND LOCATED IN BIG MORLEY LAKE. Comments: We are offering the "smallest island in Big Morley Lake" which is located deep in the Federal forest and spitting distance from the Wisconsin border (in case you ever need to escape). This is located in a series of connected lakes and rivers that we suspect is absolutely breathtaking wildlife habitat. We will endeavor to provide what information we can on this after a little more research. It appears that the island is about 17,000 square feet in size, and is roughly 180 feet long and about 110 feet wide. Oval in shape generally. Big Lake Road is the nearest onshore access. Bring your boat, and the bug spray ! Summer Tax Due: \$113.98	(Off) BIG LAKE RD WATERSMEET;	\$1,200	
2221	Parcel ID: 06-42-700-300; Legal Description: ALL OF BLK 18; EXCEPT NW'LY 50 FT & EXCEPT SE'LY 125 FT TH-OF IN 1ST ADD TO VILLAGE OF WATERSMEET. Comments: Newer single wide mobile home on a lot at Watersmeet. Has detached 2 car garage for your toys ! The Lac Vieux Desert casino is just a mile or so up the road for your entertainment pleasure. Unfortunately, this one is the victim of frozen plumbing. The floors are heaved and buckled all through the unit, and mold is beginning to form. It is a classic example of what happens to pressboard floors when they get wet. This mobile home may be beyond saving. It is possible that you could pull the entire floor and subfloor out of it and redo, but if the substructure is engineered (laminated chipboard) and if that has been soaked as well, it might be a real crap shoot (local pun intended) depending on how long the water ran before being shut off. The garage here is solid and worth keeping. You might find it most expedient to pull this mobile off and simply replace it. You'll already have water, sewer, electric and a garage ready to go. Last use about 2012. Structural Issues; Freeze Damage; Summer Tax Due: \$718.73	4659 FOURTH ST WATERSMEET;	\$6,300	

2222	<p>Parcel ID: 51-00-104-900; Legal Description: LOT 13, BLK. 3; ORIGINAL PLAT Comments: We've sold this one several times. And like the proverbial bad penny, it keeps coming back. Each time, there is a little more done, but never quite finished. If you buy it, we hope you'll keep it ... Older frame structure has been stripped for a remodel that is not yet complete. Much of the demo phase of the rehab is done and the junk has been hauled off. There is some framing completed toward the end goal, but not much is complete mechanically. We suspect it needs a new roof. What is there is weathered, but we did not see any active leaking. Access to the basement is from outside in the rear. No furnace or water heater. Newer breaker box electric service. One car attached garage. This one looks better than it did the last couple of times we've gotten it. Incomplete Construction;</p> <p>Summer Tax Due: \$936.77</p>	108 E COLBY ST BESSEMER;	\$5,200	
2223	<p>Parcel ID: 51-02-002-000; Legal Description: LOTS 1 & 2, BLK. 4; EXCEPT S 8 FT TH-OF CONVEYED TO CITY OF BESSEMER; CANAL CO. ADD. Comments: This is a solid older 2 story wood frame home in Bessemer. Someone stripped away much of the original fabric to update it, and then stopped. Now you can finish the work. There is natural gas service in this area, but we did not see it extended to this building. Will need surfacing, bath, kitchen and probably a roof before long. Incomplete Construction;</p> <p>Summer Tax Due: \$857.59</p>	104 S MINE ST BESSEMER;	\$5,800	
2224	<p>Parcel ID: 51-02-004-400; Legal Description: BLOCK 6; CANAL CO. ADDITION Comments: Vacant parcel at Longyear Street near the intersection with Mine Street. Parcel drops off to the rear. Could offer walkout basement opportunity.</p> <p>Summer Tax Due: \$94.52</p>	W LONGYEAR BESSEMER;	\$1,600	
2225	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 51-03-501-300; Legal Description: LOT 15; COLBY PLAT NO. 2 Comments: Two parcels are being bundled for this sale, 2225 and 2226. There is a deplorable old home here that is falling into its basement. It's built on a hillside lot and we have owned this several times. This time the wrecker ball will swing. You are bidding on what will be a pair of vacant lots. Side-by-each. Demo Target;</p> <p><i>(2 of 2)</i> Parcel ID: 51-03-501-400; Legal Description: SEC. 00 T00N R00W MAP NO. PG-15 LOT 16; COLBY PLAT NO. 2</p> <p>Summer Tax Due: \$113.70</p>	307 FOURTH AVE BESSEMER; 309 FORTH AVE BESSEMER;	\$2,200	
2227	<p>Parcel ID: 51-05-015-500; Legal Description: SEC. 00 T00N R00W E1/2 OF LOTS 10, 11 & 12, BLOCK 14; HIBBING ADD. Comments: Parcel is at the NW corner of the intersection of Becker are E Iron Street in Bessemer. It appears a neighbor is using it to store their equipment on. Personal property here is not a part of the sale.</p> <p>Summer Tax Due: \$19.63</p>	CRN N BEECHER/E IRON ST BESSEMER;	\$400	
2228	<p>Parcel ID: 51-07-501-600; Legal Description: SEC. 10 T47N R46W LOT 2, BLK 6; HOLLANDS ADD. Comments: Parcel is off the NW corner or the intersection of Alquist Street and Park Street. We can't be certain if it actually fronts on the road ... you may want to check this with local records to be certain.</p> <p>Summer Tax Due: \$12.34</p>	(OFF) ALQUIST ST BESSEMER;	\$700	

2229	Parcel ID: 51-08-000-500; Legal Description: EAST 36.66 FT OF WEST 73.33 FT OF LOTS, 9 & 10, BLK. 1 & E1/2 OF LOT 11, BLK. 1; KARSTE ADD. Comments: This is an older, one story home on the north side of Bessemer. We did not have the opportunity to view it in detail as it is occupied, however it appears to be in merchantable condition. Older shingle roof in the front with steel at the back addition, rb&b siding. Occupied; Summer Tax Due: \$347.82	508 E IRON ST BESSEMER;	\$2,200	
2230	Parcel ID: 51-09-001-900; Legal Description: SEC. 00 T00N R00W MAP NO. PQ-20 MCDONALD ADDITION TO WEST BESSEMER; LOT 10, BLK 9. Comments: Small vacant lot. On Third Street near the intersection with Hematite. Summer Tax Due: \$12.13	THIRD AVE BESSEMER;	\$700	
2231	Parcel ID: 51-09-002-300; Legal Description: MCDONALD ADDITION TO WEST BESSEMER; NORTH 30 FT OF LOTS 15 & 16, BLK 9. Comments: You have to look for this one, or you'll miss it. Small house sits back about 50 feet from the roadway. Unfortunately, it's roached and falling in. You should really investigate this one up close before bidding. It's a mess Foundation Issues; Dangerous Building; Summer Tax Due: \$166.85	704 S MINE ST BESSEMER;	\$2,500	
2233	Parcel ID: 51-17-003-100; Legal Description: SEC. 16 T47N R46W COM 587.68 FT N OF S1/4 COR & 30 FT W OF N/S CENTER LINE W 120 FT S 60 FT, E 120 FT N 60 FT TO P.O.B; KNOWN AS LOT 129 OF THE UNREC. PLAT OF REP. STEEL CORP. TO THE CITY OF BESSEMER. Comments: There is a cruddy old house here that is being removed. This will be a vacant lot and is sold as such. A blight grant is taking this one away. Demo Target; Summer Tax Due: \$641.30	1802 S BARBER ST BESSEMER;	\$5,000	
2234	Parcel ID: 52-15-355-050; Legal Description: LOTS 18, 19, & 20 BLOCK 7 NORDLAND ADDITION Comments: This building sits on the very high traffic US 2 corridor at Michigans west gateway from Wisconsin. It has been used in the past as state office space, but easily lends itself to reformation into retail, food service or a multitude of other commercial uses. We believe it is only about 30 years old. Roughly 15 car parking lot at the front. The building is about 150 feet long and 70 feet deep. Inside, there are a couple dozen office sized rooms along a corridor that circles around the building (see diagram in photos). There is also a corner space that was rented out in the past to a sporting goods store. Building notes indicate that the walls inside are sound reducing panels. We believe they can be removed with minimal effort. The building has a substantial single phase, 600 amp power service and is wired for telco and cat5 paths. Two gas and power services. Barrier free design. HVAC is rooftop units. Would make an excellent governmental, corporate or shared rental facility. We noticed mold starting on the walls of one interior room. We presume this is mostly from being closed up without ventilation. We saw no signs of roof leaks or any other source for that to occur. Summer Tax Due: \$7,053.65	100 W CLOVERLAND DR IRONWOOD;	\$34,000	

2235	<p>Parcel ID: 52-15-478-150; Legal Description: LOT 7 & E 1/2 OF LOT 8 BLOCK 6 SUPERIOR GARDEN ADD Comments: A great little 1.5 story home. The attached one car garage is in pretty rough shape and features open air design. It probably just needs to be torn off. It's shot. Inside, this is a pleasant home with hardwood floors worth refinishing. However there is a substantial slope in the floor toward the center of the home, and some large (up to 1/2") cracks are visible in walls and corners, especially the stairway leading to the three upstairs bedrooms. Clearly, something is amiss underneath this one and should be immediately corrected. However the access to the basement is (you guessed it) buried in the rubble out in the garage. So this one is Chef's surprise ... it could be as simple as jacking up and stabilizing it, or as complicated as a structural failure. We can't be certain. This could be a cute little place. But it will take some clean up to get there. Structural Issues;</p> <p>Summer Tax Due: \$504.94</p>	757 LEONARD ST IRONWOOD;	\$3,600	
2236	<p>Parcel ID: 52-15-482-175; Legal Description: LOT 1 AND EAST 10 FT OF LOT 2, BLOCK 4 GARVEY ADDITION Comments: Mid-century mobile roofer with frame porch addition. Has been wrapped in vinyl siding. Exterior porch on back side needs replacement (rot). The inside is messy, but worthy of rehabbing. It looks like the roof has a few leak stains, but there is no sign that they are still active. Needs a general resurfacing and deep clean. Skirting could use some repair in spots. Last occupied in 2016. Mobile Home;</p> <p>Summer Tax Due: \$444.89</p>	725 GARVEY ST IRONWOOD;	\$2,700	
2237	<p>Parcel ID: 52-22-177-140; Legal Description: NORTH 40 FT OF LOT 13 BLOCK 2 GEARY'S ADDITION Comments: The building on this parcel is being demo'd by the City with a blight grant. It is being sold as a vacant lot. 40 foot in width. Demo Target;</p> <p>Summer Tax Due: \$353.67</p>	213 GREENBUSH ST IRONWOOD;	\$2,300	
2238	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 52-22-183-040; Legal Description: PART OF SE 1/4 OF NW 1/4 SEC 22,47,47 COMM AT NE COR OF SUFFOLK & AYER ST NE'LY 376.21' TH NE 80.67' & NW 70' TH SW 80' TH SE 50' TO POB Comments: The building on this property is in poor condition and will likely need to be demoed. Bundled with the adjacent vacant lot on Ayer Street at the intersection with Norfolk on the NW corner. Demo Target;</p> <p><i>(2 of 2)</i> Parcel ID: 52-22-183-050; Legal Description: THAT PART OF THE SE QTR OF THE NW QTR OF SEC 22 T47N-R47W OF THE MICHIGAN MERIDIN BOUNDED & DESC AS FOLLOWS; COM AT TH INT NE'LY LINE OF SUFFOLK ST & THE NE'LY LN OF AYER ST TH NE'LY ALG SD NW'LY LN OF AYER ST A DIST OF 456.88' TO TH POB OF TH PARCEL OF LAND HERIN DESC TH CONTN NE'LY ALG SD NW'LY LINE OF AYER ST A DISTANCE OF 67.92' TH NW'LY ALG A LN AT RT ANG TO TH LAST DESC COURSE A DIST OF 82' MORE OR LESS TO A PT DIST 9' SE'LY MEAS RADIALLY FROM TH CENTER LN OF CNW RR CO SPUR TRK ICC #413 AS SD SPUR TRK IS NOW LOCATED TH SW'LY ALG A LN PARALLEL WITH SD SPUR TRK CENTER LN TO A LN FORMING AN ANG OF 89 DEGREES 34' MEAS CLWSE FROM TH NE'LY LN OF SD AYER ST THRU TH POB TH SE'LY ALG SD LAST DESC LN TO THE POB</p> <p>Summer Tax Due: \$781.74</p>	238 E AYER ST IRONWOOD; E AYER ST IRONWOOD;	\$6,200	

2240	Parcel ID: 52-22-304-040; Legal Description: SOUTH 90 FT OF LOT 11 BLOCK 4 ORIGINAL PLAT Comments: Home shows a mid century remodel with paneling and aluminum siding. Home is generally straight and solid and worthy of updating. The roof is older but we saw no leaks inside. The mechanicals here are newer, and heat is hot water. This home mostly needs cosmetic help. Summer Tax Due: \$813.37	236 W NORRIE ST IRONWOOD;	\$4,200	
2241	Parcel ID: 52-22-304-050; Legal Description: SOUTH 90 FT OF LOT 12 BLOCK 4 ORIGINAL PLAT Comments: This is an older 2 story, 3 bedroom, 1.5 bath home in Ironwood that could use some updating. It is straight and solid, but needs cosmetic help (and a new back door). The boiler is missing, and there is an old forced air furnace sitting in the living room (?). This home has hardwood floors in very restorable condition. The original plaster has been textured over with swirled treatment. The mechanicals here could all use updating. The roof is older and shady looking, but we didn't see any leaks other than on the side sunroom. We'd guess the entire house will need re-roofing before long. Summer Tax Due: \$922.37	232 NORRIE ST IRONWOOD;	\$4,500	
2242	Parcel ID: 52-22-355-110; Legal Description: ALL OF LOT 33 & WEST 23 FT OF LOT 34 KING & GENTILE ADD. Comments: There is an old structure here that is being demolished by the City of Ironwood with grant monies. This is being sold as a vacant lot. The structure can not be purchased to rehab. It will probably be gone by the time of sale. Demo Target; Summer Tax Due: \$386.59	330 KING ST IRONWOOD;	\$2,100	
2243	Parcel ID: 52-22-479-030; Legal Description: PART OF S 1/2 OF SE 1/4 OF 22 47-47 BEG AT A PT 613.1 FT N & 247.83 FT W OF SE COR OF SD SUB-DIV & RUNNING TH 24 DEG 20' W 30.9 FT TH N 88 DEGREES 38' W 57.65 FT TH N 16 DEGREES 44' W 140.53 FT TH N 64 DEGREES 53' E 57.6 FT S 23 DEGREES 56' E 144.7 FT TO PT OF BEG Comments: Home has had some modernization done including vinyl siding and a newer steel roof. However we have some concerns about this one because of the foundation. This one (like many others here) is built on a wooden pier foot system which is slowly failing. And in this particular case, the two sections of the house are falling away from each other in opposite directions. There is a noticeable void between the two halves where they meet on the east side of the building. Inside the floors slope in several different directions. The toilet is sinking into the floor (or maybe the floor is moving up ?). There is also a hole in the living room floor, under the carpet, near the wall. This house should be raised and placed onto a proper foundation. Situated on a manageable corner lot. Foundation Issues; Summer Tax Due: \$1,090.56	479 ASPEN ST IRONWOOD;	\$2,900	
2244	Parcel ID: 52-24-307-120; Legal Description: LOT 3 BLOCK 9 VIL. OF JESSIEVILLE Comments: This is the historic "Station 2" firehouse at Jessieville. The roof here has been leaking for a looooooong time. We didn't spend much effort trying to get a good look at the second floor, because some of it is now on the first floor. The roof joists at the rear of the building have rotted and collapsed, and the second floor below it is much the same. This building could be restored, but you would have to do substantial replacement of ceiling and floor joists. The exterior walls look okay from a cursory walk-around, but you may wish to investigate this in detail before bidding. If it wasn't historic we'd call it a dozer bait knockdown candidate. Roof Issues; Dangerous Building; Contamination Indicators; Summer Tax Due: \$327.04	221 BONNIE ST IRONWOOD;	\$2,200	

2246	Parcel ID: 52-26-101-010; Legal Description: LOTS 9, 10, & 11 BLOCK 3 NELSON'S ADDITION Comments: One story, older home in Ironwood. It's hard to be certain of the condition as it has a lot of garbage cast about. It is on a wooden pier footing system, but we didn't see any major signs of failure, although it does slope to the center. Roof is cruddy looking, but no major leaks were detected. Ancient mechanicals. This would be a good one to gut and redo. Small and affordable rehabber project. Summer Tax Due: \$1,517.37	447 E PINE ST IRONWOOD;	\$2,700	
2247	Parcel ID: 52-26-106-060; Legal Description: LOTS 1 THRU 4 BLOCK 4 NELSON'S ADDITION Comments: This one could use a new roof, but other than that, it's a good start. There are mostly new windows and doors, and someone was getting it ready for new siding when they quit. Inside it's generally straight and solid with a couple small bows and weaves. We did see one crack in the foundation that you'll want to take a good look at. Summer Tax Due: \$698.25	461 E OAK ST IRONWOOD;	\$4,600	
2248	Parcel ID: 52-26-110-010; Legal Description: LOTS 2 THRU 21 BLOCK 12 NELSON'S ADDITION Comments: This is a large (19 platted lots) platted parcel off the SE corner of E Birch and Bacon Street in Ironwood. It appears to be predominately marshland. Good rec recreational property ... or frog farm. Wetland Indicators; Unimproved Roads; Summer Tax Due: \$84.70	E BIRCH ST IRONWOOD;	\$1,100	
2249	Parcel ID: 52-26-127-050; Legal Description: LOT 1 BLOCK 3 ASSESSORS PLAT NO 17 Comments: This is a vacant parcel that is being used as a back yard by a neighboring property owner on Flink Street. Sideyard Parcel; Summer Tax Due: \$9.05	PINE/FLINK ST IRONWOOD;	\$650	
2250	Parcel ID: 52-27-153-010; Legal Description: THAT PART OF GOV'T LOT 2 OF SEC 27 47-47 LYING W OF W LINE OF SHAMROCK ST EXTENDED N OF WIS CENT RY R/W AND S OF S LINE OF LARCH ST EXTENDED EXC E 280 FT THEREOF Comments: A home has been removed from this parcel on Larch Street as there are remnants of a foundation back in the trees here. An excellent opportunity to build new, or to add to a neighboring yard ! Parcel is to the left at the end of the pavement, beginning 280 feet west of Larch Street. Summer Tax Due: \$13.13	W LARCH ST IRONWOOD;	\$700	
2251	Parcel ID: 52-27-204-110; Legal Description: LOT 19 BLOCK 4 NORRIE ADDITION Comments: Older frame structure is on a wooden pier footing that has failed. The rear addition to the house shows signs of long standing, advanced decay. Inside there are numerous indicators of structural failure. The kitchen floor is heaved and buckled. This one needs extensive work. Foundation Issues; Summer Tax Due: \$320.04	122 W TAMARACK ST IRONWOOD;	\$2,200	
2252	Parcel ID: 52-27-204-260; Legal Description: LOT 11 BLOCK 4 NORRIE ADDITION Comments: This is a small, 1.5 story home in Ironwood. It was occupied by a renter at the time of our visit in early June. We did not get a chance to view the interior because of occupancy, but we assume it to be merchantable. The exterior siding is in need or a coat of paint. The roof is older and checked. If it's not leaking now, it probably will before long. Would be a good candidate for a rehabber ! It appears the electric service has been upgraded ... at least on the exterior of the house. Occupied; Summer Tax Due: \$479.81	143 W OAK ST IRONWOOD;	\$2,600	

2253	Parcel ID: 52-27-205-110; Legal Description: LOTS 4 THRU 7 BLOCK 8 NORRIE ADDITION Comments: This home has seen some upgrading in recent years, but there are a few more projects to tackle. The front porch/ceiling need to be redone, and we noticed one leak in the rear right side bedroom ceiling. The roof is older and likely near the end of its life, especially at the eaves and on the rear and west side, where trees appear to be rubbing against it. Inside, the house is straight and solid. We noticed some spring to the laminate floor in the kitchen, but we think that's just installation and not anything underneath. There are a couple of junk cars to deal with here, and some other haul offs, but most of the cast off here is not stinky or dirty. Worth refreshing ? Absolutely. Summer Tax Due: \$602.31	113 W TAMARACK ST IRONWOOD;	\$3,300	
2255	Parcel ID: 52-27-228-150; Legal Description: LOTS 19 & 20, BLOCK 1, NORRIE 2ND ADDITION Comments: Double lot on an unimproved section of Oak Street. You may wish to verify whether the City has "vacated" (abandon) this street prior to bidding. Unimproved Roads; Summer Tax Due: \$18.17	OAK ST IRONWOOD;	\$700	
2256	Parcel ID: 52-27-276-120; Legal Description: LOT 1 BLOCK 1 HIGHLAND ADDITION Comments: Very nice 4 bedroom home in Ironwood with VERY minimal fire damage. The only thing that is really damaged here is the dining room table. 4 bedrooms here. The ceilings and walls even in the room where the fire started are undamaged beyond cosmetic finish. With a resurfacing and deep cleaning, this house will be ready to re-occupy. Basement has a sauna and half bath ! The foundation and chimney have been covered with a faux stone treatment. A small area of it on the west side has pulled away ... however this is mostly a cosmetic finish and not the actual foundation ... Nice original trim and floors. Newer roof. Updated mechanicals and wiring. You will not want to overlook this one ! Fire Damage; Summer Tax Due: \$802.61	229 E ASH ST IRONWOOD;	\$4,500	
2257	Parcel ID: 53-01-001-600; Legal Description: SEC. 09 T47N R45W MAP NO. BR20 BROTHERTON HILLS SUB. LOT 20 Comments: Just off Sunday Lake Mine Road. Has a nice view of the Lake ! Paved, maintained road, and municipal water service available. Property bordered by nice maples. Summer Tax Due: \$36.13	ROBERTS ST WAKEFIELD;	\$750	
2258	Parcel ID: 53-02-500-200; Legal Description: SEC. 17 T47N R45W PLAT OF WICO LOCATION; LOT 41. Comments: This is a really solid little 2BR 1.5BA home at the Wico Location. It is as close to "move in ready" as we get. Newer steel roof. Vinyl siding. Inside is broom-clean. Basement is clean and dry. Fairly recent furnace and water heater. There are a couple of wavy spots in the floor in the kitchen, but not horrible at all. The biggest issue here is probably the decor. It is straight up granny. A heavy 1962 influence in this decor-challenged house. But if you don't mind it ... or take the time to change it ... this is a real solid little place. Summer Tax Due: \$843.36	103 NORTH ST WAKEFIELD;	\$4,200	
2259	Parcel ID: 53-03-000-610; Legal Description: SEC. 18 T47N R45W VILLAGE OF HILLVILLE; LOT 17; BLOCK 1. Comments: This is a vacant strip of land that sits between 1302 and 1306 Superior Street. It appears that this is used as a driveway by a neighbor, whose garage is south of it. Not of much use to anyone but the neighbors. Summer Tax Due: \$11.18	(behind) 1302 SUPERIOR ST WAKEFIELD;	\$700	

2260	Parcel ID: 53-03-001-400; Legal Description: SEC. 18 T47N R45W MAP NO. F21 VILLAGE OF HILLVILLE; LOT 2, BLOCK 3. Comments: Parcel sits a couple of feet below grade. Across the street and about 100 feet west of the telephone (?) equipment building. Summer Tax Due: \$8.64	OLD US 2 WAKEFIELD;	\$650	
2262	Parcel ID: 53-05-501-000; Legal Description: SEC. 16 T47N R45W ONELLA ADDITION; ASSESSOR'S PLAT NO. 5 LOT 2; BLOCK 2 Comments: Older 1.5 story home in Wakefield. There are some noticeable sags in the porch and east side, and a closer investigation reveals that the foundation is pooping out about half way back on the driveway (east) side. The house has potential, but would need to be raised and a new foundation placed underneath. This one is on its way out. 2BR 1/2BA up, and and 1/2 bath down. We did not see either a tub or shower anywhere. Access to basement was blocked and we did not have the opportunity to inspect it in better detail. Interior is cluttered with cast off and garbage. Some wood floors worthy of refinishing. Foundation Issues; Summer Tax Due: \$603.03	1404 E PIERCE ST WAKEFIELD;	\$5,300	
2263	Parcel ID: 53-07-000-800; Legal Description: SEC. 09 T47N R45W EAST PIKE ADD; ASSESSOR'S PLAT NO. 8. LOT 7, EXCEPTING THEREFROM: A STRIP 84 FT WIDE ADJ & PAR TO NE LN OF LOT 7 & A STRIP COM AT THE NE COR OF LOT 8 THE POB., TH W 85 FT TH SE'LY 110 FT, TH NE'LY 15 FT TO ROW OF RD, TH N'LY ALG ROW RD 65 FT TO POB & FURTHER EXCEPTING COM AT PT APPROX 523 FT N OF SW COR OF SUB, WHICH IS POB. TH NON W LN OF SUB 181 FT TH S 52 DEG E 1 77 FT, TH S 29 DEG W TO N ROW OF N CHICAGO MINE ROAD NW'LY APPROX 110 FT M/L TO POB Comments: This parcel lies about 100 feet NW of the intersection of John South Road and Sunday Lake (M-28) on the west side of John S. We cannot be certain of the boundaries here, as the legal description is poorly written. It is located to the rear of Bergs Service in Wakefield. The parcel may not have any road frontage or access. No Road Access; Summer Tax Due: \$123.55	(Off) JOHN ST WAKEFIELD;	\$1,400	
2264	Parcel ID: 53-11-500-600; Legal Description: SEC. 15 T47N R45W MAKI ADDITION; ASSESSOR'S PLAT NO. 17; WEST 140 FT OF LOT 5. Comments: At the NE corner of the intersection of Beddell and Maki, just south of Wakefield. Older home of frame construction. The roof is pretty old and there is visible deterioration to the eaves and soffits. Someone has gone to the effort of raising this one and putting a block foundation under it, but that too is already buckled inward and caving in. Inside the building is Spartan and needs a complete strip out and rehab. There is a garage on the parcel ... in name only. It has caved in some time ago and is probably only good for bonfires now. Foundation Issues; Summer Tax Due: \$276.05	1010 BEDELL AVE WAKEFIELD;	\$2,600	
2265	Parcel ID: 53-13-501-300; Legal Description: SEC. 18 T47N R45W MAP NO. Z1-14 VERONA ADDITION NO. 1; ASSR'S PLAT NO. 20; NORTH 208 FT OF LOT 14. Comments: Vacant lot on a paved, county maintained road. Just east of the Verona School at the intersection with Forty Drive. Dry, wooded parcel. Sits a couple feet below road grade. Brushy. Summer Tax Due: \$26.35	VERONA RD WAKEFIELD;	\$750	

Houghton County

Lot #	Lot Information	Address	Min. Bid	Sold For
2400	<p>Parcel ID: 001-200-218-00; Legal Description: LOT 218 ASSESSOR'S PLAT OF PAINESDALE. Comments: This is an older 2 story wood frame house in Painesdale that could be brought back to life with some minor rehabbing. The exterior is already wrapped in vinyl siding. The roof is old, but does not appear to leak except for the back porch, which has a localized issue. There is some paint down on the ceiling at the foot of the stairway to the second floor, but we believe this is from a freeze break to the plumbing and not the roof, as we saw no ceiling damage upstairs. House has some upgraded electric but could use further mechanical refinements, it's basically straight and sound and needs resurfacing and cosmetics. There is an old shed out back to haul off, but otherwise, not too many major projects here.</p> <p>Summer Tax Due: \$312.15</p>	15281 HIGHLAND ST PAINESDALE;	\$3,800	
2401	<p>Parcel ID: 001-700-203-00; Legal Description: LOT 203 ASSESSOR'S PLAT OF ATLANTIC MINE NO 3. Comments: Parcel is roughly 100 x 100. This is an older (1960's) trailer with addition. It has been selectively harvested of electrical components. We would consider it a shell to be rehabbed. It appears the property is served by municipal water. "Handyman special" is the operative concept here. Harvesting;</p> <p>Summer Tax Due: \$431.24</p>	17192 FRANKLIN LOOP ATLANTIC MINE;	\$3,500	
2402	<p>Parcel ID: 002-104-003-00; Legal Description: LOTS 3 -7 BLK 4 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. Comments: We did not have the opportunity to view this property in detail, as it is occupied. Located in the Florida addition to Laurium. Traditional brown shingle siding. Older roof. Block foundation. Appears to be in merchantable condition from an exterior-only review. Occupied; Dnvi;</p> <p>Summer Tax Due: \$482.06</p>	26091 FRANKLIN ST CALUMET;	\$3,500	
2403	<p>Parcel ID: 002-108-009-00; Legal Description: LOTS 9 & 10 BLK 8 FLORIDA'S ADD TO LAURIUM SURFACE ONLY. Comments: In its day, this was probably a pretty classy old house. There are remnants of Victorian era gingerbread at the eaves. It was remodeled mid-century and not well maintained after that time. The floor in the front porch is rotten, and we saw one long standing leak in an upper floor which has transmitted its way to the main floor. The house is generally straight and solid, but will need all new mechanicals and a deep clean and resurfacing. The one car garage is a goner. Siding and roof are rough. Foundation is cut stone and appears to be generally sound, but we could not get into the basement.</p> <p>Summer Tax Due: \$501.47</p>	26217 FRANKLIN ST LAURIUM;	\$3,200	
2404	<p>Parcel ID: 002-124-003-00; Legal Description: LOT 3 BLK 24 FLORIDA'S FIRST ADD TO LAURIUM SURFACE ONLY. Comments: Narrow parcel between two homes in the Florida addition to Laurium. This parcel has a street address and a power service, so we assume there may have been a mobile home or other smaller structure removed from this parcel.</p> <p>Summer Tax Due: \$52.84</p>	55968 RED JACKET ST CALUMET;	\$1,900	
2406	<p>Parcel ID: 002-144-024-00; Legal Description: W 35' OF LOT 24 & W 35' OF N 10' OF LOT 23 BLK D CENTENNIAL HEIGHTS SURFACE ONLY. Comments: Surface rights to land only. Parcel contains an older frame storage barn. Roughly 1000 square foot with a partial dirt/balance concrete floor. A little primitive, but it is what it is. Has a basic power service and an older furnace that could be used for heat ... tho there is minimal insulation.</p> <p>Summer Tax Due: \$71.62</p>	26063 JEFFERSON ST CALUMET;	\$1,000	

2408	Parcel ID: 002-340-076-00; Legal Description: LOT 76 ASSESSOR'S PLAT ALBION SURFACE ONLY. Comments: Surface rights to land only. Located on a lot at the NE corner of the intersection of Caledonia and laurel in the north end of Laurium. Roof is in decent condition. Asphalt shingle siding. Inside, this home is solid and straight, but dated. There are some wood floors worth refinishing and some quality original trim. This home is quite original and hasn't been chopped or neutered as to original fabric. The house was cluttered during our visit, so it was difficult to fully assess, but it looks like a straight structure that is worth redoing. 3 bedrooms up. One bath. Summer Tax Due: \$414.20	57594 CALEDONIA ST CALUMET;	\$2,800	
2409	Parcel ID: 002-380-015-00; Legal Description: LOT 15 NEWTOWN LOCATION PLAT. Comments: This one is beyond economic logic to repair. The front porch is rotten and literally is falling off. Curiously, we sold this several years ago (it was just as rough then) and someone moved in and tried to do some repair ... apparently giving up after they discovered the degree to which the place has deteriorated. This is built on a wood pier footing that has rotted to the degree that the floors are weaving and weak. The only thing decent here is the water heater, which appears to be new. Last occupancy about 2015. Dangerous Building; Foundation Issues; Summer Tax Due: \$374.24	25684 OLD DAM ST CALUMET;	\$2,400	
2410	Parcel ID: 002-420-112-00; Legal Description: LOT 112 ASSESSOR'S PLAT OF BLUE JACKET LOC. Comments: This one is probably beyond logical economics to rehab. Built on a wooden pier footing system that has deteriorated. Years of neglect. Bad roof. Lots of water damage, mold and decay inside. Summer Tax Due: \$265.63	57437 FOURTH ST CALUMET;	\$2,000	
2411	Parcel ID: 002-440-113-00; Legal Description: LOT 113 ASSESSOR'S PLAT OF YELLOW JACKET. Comments: Some places are difficult to assess the condition of because they are quite literally STUFFED with garbage. This is one of those. From the outside, the structure appears to be generally straight. It appears that the rear third may be an addition based on a hump in the roof. The foundation has some deterioration (see photos). We could not locate access to a basement or second floor ... they may have been buried. The roof is old and likely has issues at least in the soffits. The interior of the house is full of smelly food garbage. You can even get a whiff of it from outside. Attached garage is, ironically, almost empty. This one is probably worthy of rehab, but you'll have to empty it out to be sure. Sanitation Issues And Garbage; Summer Tax Due: \$510.42	57456 ELEVENTH ST CALUMET;	\$3,200	
2412	Parcel ID: 002-440-154-00; Legal Description: LOT 154 ASSESSOR'S PLAT OF YELLOW JACKET. Comments: This one is real messy and needs (probably) a larger investment than it would be worth. It is OCCUPIED to the best of our information. Older frame structure with a two car garage that has been attached with a Biltmore addition. The roof is of various ages. Siding is rough. Appears that it would need a resurfacing both inside and out. We did not have an opportunity to view it in detail because of its occupancy. Occupied; Drnvi; Summer Tax Due: \$817.81	25280 W ACORN ST CALUMET;	\$5,300	
2413	Parcel ID: 002-520-004-70; Legal Description: ASSESSOR'S PLAT OF RAYMBAULTOWN LOT 75. Comments: Older 2 story home in Osceola. In pretty rough condition. We sold this one several years ago, and now it's back in even worse condition. Broken windows. Bad roof. Built on a decaying foundation that is giving way at the rear. This one is beyond economic logic to rehab. Dangerous Building; Drnvi; Summer Tax Due: \$463.72	25608 D ST CALUMET;	\$2,600	

2414	Parcel ID: 002-560-001-95; Legal Description: ASSESSOR'S PLAT OF CALEDONIA LOT 20. Comments: Older 1.5 story home north of Calumet at Caledonia. This is solid, straight old place in need of a cosmetic facelift and some mechanical upgrading. Three bedrooms up. 2 baths. Roof is older, but we saw no signs of leakage. It is worthy of a redo ! Summer Tax Due: \$483.52	26324 PINE ST CALUMET;	\$3,300	
2416	Parcel ID: 006-320-001-00; Legal Description: LOT 10, BLK 10 PLAT OF EAST QUINCY Comments: Older frame home on the north side of Hancock. With some siding and resurfacing inside, this one is a keeper ! Straight and solid. The laminate floor on the main level was not installed correctly and it has buckled. But the subfloor seems rock solid and this could be removed and replaced fairly easily. Beyond that, the issues here are mostly cosmetic. The basement has a couple of inches of standing water which may have affected the newer furnace (which is several inches off the floor on blocks), but that is likely a result of the power being off and the sump pump inoperable. Home has a newer steel roof and has mostly newer windows and doors. Don't miss this one ! Summer Tax Due: \$88.51	49876 CENTER ST HANCOCK;	\$2,500	
2417	Parcel ID: 008-061-053-00; Legal Description: SEC 11 T49N R36W PARC IN N 1/2 OF SEC 11; BEG @ S 1/4 CORTH N'LY 3840'; TH W'LY 475' TO POB; TH W'LY 710'; TH N'LY 1399.74'; TH E'LY 710.02'; TH S'LY 1395.38'. TRTS 65 & 66 22.78 AC M/L Comments: Side-by-side parcels (tracts 65 & 66) in the Silver River reserve, a private association of thousands of acres in the Silver Mountain and River recreation area in southern Houghton County. See the linked website for association information and other reference. There is a modest association fee that is used mostly to maintain the roads here. The parcel sits on the south side of Brown Road, just before the big curve to the south. We have marked the approximate NE and NW corners with red survey tape. To access the property, enter the north road (Red Road) from Laird Road, then veer left on Yellow Road, and turn right onto Brown Road. This parcel has a collapsed hunt camp building on it near the NW corner. It is fully wooded in mixed species, mostly poplar and softwoods with some younger maple. We did not see any roads or trails into it other than Brown Road along the north line. No Power In Area; Summer Tax Due: \$285.38	Brown Road, Tracts 65 & 66 Silver River Reserve;	\$2,100	
2419	Parcel ID: 010-001-021-00; Legal Description: SEC 1 T52N R34W PART OF GOV LOT 6 D/F, COM AT SE COR OF SEC 1, TH W 1320', TH N 1226' TO STURGEON R, TH SW'LY ALONG RIVER 498', TH S 6 DEG 30' E 208' TO POB, TH S 6 DEG30' E 208.71', TH S 83 DEG 30' W 208.71', TH N 6 DEG 30' W 208.71', TH N 83 DEG 30' E 208.71' TO POB. 1 A. Comments: This parcel is roughly one square acre in size. Fronts on OTTER LAKE at the mouth of the Sturgeon River. This parcel is often submerged and certainly qualifies as wetlands. It will not support onsite sewage disposal and is not accessible by road to its boundaries. Please consider this recreational property, perhaps useful as a camp site or waterfront access. Swamp Lot; Summer Tax Due: \$8.17	(Off) Myllyla Road. Otter Lake;	\$1,400	
2420	Parcel ID: 010-036-016-00; Legal Description: SEC 36 T52N R34W NW 1/4 OF SE 1/4. 40 A. Comments: Parcel is a square 40 acres. It does not have any direct frontage on a public road, and lies about 200 feet north of Sturgeon Road, and is just across the street from the Sturgeon River near the Houghton-Baraga county line. USGS topographical maps indicate that this parcel is all or predominately marshlands. It probably will not support onsite sewage disposal and may not be "buildable", however it would make a great camp spot. Would also make a valuable swap parcel for wetlands mitigation plans. No Road Access; Swamp Lot; Summer Tax Due: \$281.54	(Off) Sturgeon Road;	\$3,800	

2421	<p>Parcel ID: 010-129-002-00; Legal Description: SEC 29 T53N R34W W 1/2 OF NE 1/4. 80 A. Comments: Property runs 1320 feet (east-west) and 2640 feet (north - south). It is bisected by Crooked Road. The property east of the road is wooded heavily and rises a few feet. The property west of the road (which is the predominate portion of the acreage) is very level, and mostly open. This is tillable land. The soils here are well drained and very suitable for building. A small creek traverses the property and is a tributary to the Otter River, which flows nearby. The farmhouse here is older, but very serviceable. It has a newer steel roof, and the mechanicals are a little crude, but we expect that they serve their purpose. There are signs that this house has been used within the last year. It seems pretty evident that there are issues with the well and septic here, as there is an open pit to the rear that sewage lines appear to discharge into. But the cost of replacing these system is well worth the investment given the potential this property has as a getaway or retreat. This is some fabulous land, in a very secluded location. There are likely entire days that go by without traffic on this stretch of road. If you're looking for an escape, this is it !</p> <p>Summer Tax Due: \$519.35</p>	37739 CROOKED RD CHASSELL;	\$4,000	
2422	<p>Parcel ID: 012-007-042-00; Legal Description: SEC 7 T55N R31W PART OF GOV'T LOT 2, SEC 7-55-31 D/F, COMMENCING 2640' E & 938.66' N OF SW COR OF SEC 7, TH S 45 DEG E 150' TO POB, TH N 45 DEG E 100', TH S 45 DEG E 300' TO SHORE OF RICE LAKE, TH SW'LY ALONG SAID LAKE SHORE 100', TH N 45 DEG W 300' M/L TO POB. .70 A. Comments: Parcel fronts 100' on Rice Lake, and runs 300' deep. The waterfrontage is across the road. A very scenic parcel on a very nice lake. You will want to check with the local health department regarding onsite sewage disposal requirements.</p> <p>Summer Tax Due: \$138.90</p>	33600 Rice Lake Road. Lake Linden;	\$1,700	
2423	<p>Parcel ID: 012-056-147-00; Legal Description: LOT 47 ASSESSOR'S PLAT OF STAMP MILL WEST Comments: This one looks much better inside than out. It is generally straight and solid, but "cosmetically challenged" on the inside. With some new siding and a fresh roof, this could make a great family home for the rehabber. Access to the basement is from outside at the rear. It needs upgrades to the mechanicals. 3-4 bedrooms and one bath.</p> <p>Summer Tax Due: \$395.06</p>	510 HECLA STREET LAKE LINDEN;	\$2,300	
2424	<p>Parcel ID: 012-182-028-00; Legal Description: SEC 32 T56N R32W PART OF NW 1/4 OF SW 1/4 D/F, COM AT W 1/4 COR OF SEC 32, TH S 0 DEG 1' 50" E 559' TO POB., TH N 89 DEG 58' 10" E 133' TH S 0 DEG 1' 50" E 85', TH S 89 DEG 58' 10" W 133', TH N 0 DEG 1' 50" W 85' TO POB. CONTAINS .25 ACRES M/L ALSO NON-EXCLUSIVE EASEMENT ACROSS THE EXISTING DRIVEWAY FOR PURPOSES OF INGRESS & EGRESS D/F: COM AT W 1/4 COR OF SEC 32, TH S 0 DEG 1' 50" E 644' TO POB., TH N 89 DEG 58' 10" E 133', TH S 0 DEG 1' 50" E 12', TH S 89 DEG 58' 10" W 133', TH S 0 DEG 1' 50" W 12' TO POB. Comments: This was a Yamaha snowmobile dealership at one time, but it has rotted to the degree that it has caved in and is in pretty rough shape. At a minimum, the entire left side needs to be removed. There was an apartment space on the second floor, so there may be potential to save the "A frame" portion of the building and reuse that space. The mechanicals here will all need to be upgraded as the furnace has been harvested and the electrical and plumbing are in disarray. Dangerous Building;</p> <p>Summer Tax Due: \$391.21</p>	54834 GREGORY STREET LAKE LINDEN;	\$2,700	

2425	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 014-416-003-10; Legal Description: PART OF LOT 3 COM AT SW COR OF LOT 8, BLK 11 TH IN A NE DIR 28' 3" POB TH N 71' TH IN SE DIR 37' TO MR RR R/W TH IN A SW DIR ALONG SAID R/W 51' TO POB PART OF LOT 3 BLK F AMENDED PLAT OF THE TOWN OF GROVER. Comments: Two adjacent parcels are being sold as a bundle. Located on D Avenue (M-26) which is the "main drag" right in Hubbell. These lots are in two different plats, but they're side-by-each and together form a large rectangular lot. This is hillside property and sits almost 10 feet above the road grade. So you will need to either engineer driveway access, or arrange for it across an adjoining parcel.</p> <p><i>(2 of 2)</i> Parcel ID: 014-561-008-00; Legal Description: LOT 8, 11, 12 BLK 11 EXC BEG AT NW COR LOT 8 BLK 11, TH NE 78' PT OF BEG, TH NE ON N BDRY OF LOTS 11 & 12, 64' 9", TH S 92', TH W 63' TO POB BEING PART OF LOTS 11 & 12 BLK 11 VILLAGE OF MELLONSVILLE. Summer Tax Due: \$119.19</p>	M-28 / D AVE HUBBELL; HUBBELL;	\$2,000	
2427	<p>Parcel ID: 014-657-001-00; Legal Description: LOTS 1 TO 5 INCL BLK 7 VILLAGE OF ARCADIA. Comments: 5 platted lot at the Arcadia location on the Point Mills peninsula. Roads out here can be difficult to navigate. Parcel is 250' x 110' in size. Aerial maps suggest that there are roads in this area, Summer Tax Due: \$41.97</p>	(Off) Sved Road;	\$900	
2428	<p>Parcel ID: 041-141-013-00; Legal Description: LOT 3 BLK 31 VILL OF CALUMET SURFACE ONLY. Comments: This home is occupied. We did not have an opportunity to review it in detail for that reason. From outward appearance, this is a very sharp, well maintained property. 2 car detached garage. One of the nicest homes on the block. Surface rights to land only. Occupied; Dnvi; Summer Tax Due: \$911.10</p>	431 SEVENTH ST CALUMET;	\$6,700	
2429	<p>Parcel ID: 044-105-005-00; Legal Description: LOT 5 BLK 5 AND LOT 6 BLK 5 VILL OF LAURIUM SURFACE ONLY. Comments: This property is presently occupied by a renter. It appears to be an older trailer with several frame additions. We did not have the opportunity to review this in detail, as it was occupied, but it appears to be in generally merchantable condition with some clutter likely to be removed. Surface rights only to land. Occupied; Dnvi; Summer Tax Due: \$1,505.19</p>	320 CALUMET ST LAURIUM;	\$7,300	

2430	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 044-106-015-00; Legal Description: LOT 15 & THE N 1 1/2' OF LOT 14, BLK 6 VILL OF LAURIUM SURFACE ONLY. Comments: Historic cut stone commercial building in downtown Laurium. Has had a modern storefront added in recent years. This sale includes three parcels. The north parcel is parking, center is the restaurant building, and the southern one is an annex room, which has collapsed. It would appear that this has been a tavern for many years. It has a terrazzo floor and a kitchen which is almost fully equipped. We can convey title ONLY to those equipment items that are affixed to the building. The balance of the contents are personal property and still titled in the former owner. The main structure appears to be solid, however there are ramifications to the south wall from the collapsed building next door that you may want to have an engineer opine on prior to bidding. THE SELLER RESERVES THE RIGHT TO REQUIRE A PERFORMANCE BOND TO ASSURE DEMOLITION OF THE ANNEX BUILDING as a part of this sale. That will be disclosed prior to the time of sale. There is NO LIQUOR LICENSE included in this sale. Dangerous Building;</p> <p><i>(2 of 3)</i> Parcel ID: 044-106-016-00; Legal Description: LOT 16 BLK 6 VILL OF LAURIUM SURFACE ONLY.</p> <p><i>(3 of 3)</i> Parcel ID: 044-106-017-00; Legal Description: LOT 17, BLK 6 VILL OF LAURIUM SURFACE ONLY. Summer Tax Due: \$4,298.15</p>	<p>333 HECLA ST LAURIUM;</p> <p>333 HECLA ST LAURIUM;</p> <p>333 HECLA LAURIUM;</p>	\$35,000	
2433	<p>Parcel ID: 044-111-009-00; Legal Description: LOT 9, BLK 11 SECOND ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: This home was built as identical duplex units. In recent years an owner began to rehab the right/south side, and used the left/north unit for motorcycle parking and manstuff. The former owner was killed in an accident (offsite) about 5 years ago and the incomplete restoration stalled at that time. They had begun to restore wood trim and make other improvements but this work is not complete. The house appears to be straight and solid. It has a newer steel roof. New water heater. This is certainly worth taking a look at if you are looking for an investment project. Summer Tax Due: \$1,538.47</p>	108 S KEARSARGE ST LAURIUM;	\$8,500	
2434	<p>Parcel ID: 044-141-017-00; Legal Description: LOT 17 BLK 41 SIXTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY. Comments: This home has some obvious issues just from the outside, but it has potential. The front porch is deteriorated and probably just needs to be taken off. The 4 outside walls appear to be generally straight and true. Inside the house has a lot oif character including original routed wood trim and some stained glass. There is a substantial low spot in the floor on the main level where the weight of the brick chimney was not properly supported below. It has resulted in both sagging floors around the chimney as well as cracked plaster in walls on first and second levels. The basement reveals that someone poured a very thin concrete floor and tried to support the main level with it and when that concrete buckled and failed, the house started to sag. Fix the bottom, and the rest should be repairable. This house could be a sturdy family home if you are willing to invest the time and money in those two repairs. Has hot water heat. Roof is older but we did not see signs of leakage inside other than the porch, which is a goner. Will need a new back exterior stairway as well. Some hardwood floors and nice old trim here. Surface rights to land only. Summer Tax Due: \$1,036.49</p>	166 WOODLAND AVE LAURIUM;	\$5,000	

2435	Parcel ID: 044-248-015-50; Legal Description: LOTS 15 & 16 BLK 48 SEVENTH ADD TO VILLAGE OF LAURIUM SURFACE ONLY Comments: Fairly modern construction, but has not been well maintained. Frame construction, 2 stories, attached garage. Steel roof. We did not get an opportunity to view it in detail due to occupancy. North end of Laurium. Surface right only to land. Personal Property; Dnvi; Occupied; Summer Tax Due: \$1,151.28	243 N PEWABIC ST LAURIUM;	\$5,600	
2436	Parcel ID: 045-107-020-00; Legal Description: LOT 20 BLK 7 TOWN OF SOUTH RANGE. Comments: This property has been vacant for years. It is an older commercial storefront that was later converted to a multifamily, and then taken over by pigeons. We have sold this at the tax auctions before, and since the last time, someone invested in a new steel roof. We did not investigate the interior, but our memory of the building is that there is substantial interior decay from the old roof that permeates the building all the way to the sill plates. The windows have been almost entirely removed and boarded over (they were almost all broken). Summer Tax Due: \$821.48	1 BALTIC AVE SOUTH RANGE;	\$4,500	
2437	Parcel ID: 051-602-011-00; Legal Description: LOTS 10, 11, 12 & 13 BLK 2 QUINCY LAKESHORE ADD TO VILLAGE OF HANCOCK. AND A PAR OF LAND LOC IN PT OF GOV LOT ONE, SEC 34 T 55 N R 34 W, DESC AS FOLLOWS, COM AT THE NE COR OF SD SEC 34, TH S 89 53 23 W, 626.35' ALG TH N LN OF SD SEC 34; TH S 00 17 20 W, 398.10' TO A PT ON THE E ROW LN OF MICHIGAN AVE, ALSO BEING THE POB OF THE PARCE TO BE DESC; TH S 89 46 41 E, 100'; TH S 00 17 20 W 100' TO A PT ON THE N LN OF LOT 12 OF BLK 2 OF THE PLAT OF QUINCY LAKE SHORE ADDITION TO THE CITY OF HANCOCK; TH N 89 46 41 W 100' ALG SD N LN TO THE NW COR OF LOT 13 FO BLK 2 OF SAID PLAT, WHICH IS ON THE E ROW LN OF MICHIGAN AVE; TH N 00 17 20 E 100' ALG SD E ROW LN TO MICHIGAN AVE TO POB. Comments: This is the former location of the Hancock Eagles club, across from the old hospital. This is a small commercial building that would be a perfect location for a sole practitioner professional. At this time the basement of this building is FULL (yews we mean full) of water that is probably at least 5 or 6 feet deep. There has been some molding and a buyer will really need to strip it down to the bare elements and resurface. Much of the construction here is masonry, so recovery should not be much more than sealing and surfacing. We assume the water is the result of a de-powered sump pump, but there is also a minor roof leak in the center of the roof from a roof drain that likely froze up. This could be a really great office property. Because the building is fairly small (less than 1000 square feet or so) the cost of renovation would be quite reasonable. Mold; Summer Tax Due: \$3,142.35	WATER ST HANCOCK;	\$13,500	
2438	Parcel ID: 051-678-003-50; Legal Description: N 1/2 OF LOT 3 BLK 8 ANTHONY'S SECOND ADD TO HANCOCK. Comments: This is a really solid older home in Hancock. It is chock full of leftovers from the former owner, but none of it is stinky stuff, so cleanout will be drama free. This is a well maintained property that you should be able to make productive without a lot of expense. It has an older roof, but we saw no signs of leaks anywhere. The power service and furnace were located in the crawlspace and we did not investigate them in detail but we suspect they are older but serviceable. One car garage could be saved, but is in fairly creaky condition. This one will make someone a solid, comfortable home. Summer Tax Due: \$1,134.75	1108 PARK ST HANCOCK;	\$4,000	

2440	Parcel ID: 043-265-006-00; Legal Description: LOTS 6, 8, 10 & 12 BLK 5 M NEUMANS ADD TO TORCH LAKE CITY. Comments: Parcel consists of 4 large platted lots on Front Street in Lake Linden village. This is the former site of a lumber yard, and there is a good amount of debris to be removed. There is a large commercial storage building here, and the two outside wings of it have collapsed under snow load. The center portion could probably be restored with some work, but you'd want to get right on it before it too fails. Dangerous Building; Summer Tax Due: \$1,478.47	FRONT STREET, LAKE LINDEN;	\$9,300	
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Iron County

Lot #	Lot Information	Address	Min. Bid	Sold For
2700	<p>Parcel ID: 001-019-050-00; Legal Description: SEC 19 T43N R34W ALL THAT PART OF THE SW 1/4 OF TH NW 1/4 DES AS COM AT A PT ON THE W LN OF SEC 19 488.7' S OF THE NW COR OF SAID SW 1/4- NW 1/4, TH E 520', TH S 139.6', TH W 520' TH N ALG THE W LN OF SEC 19 139.6' TO POB Comments: Parcel runs 139.6' along the road, and 520' deep to the east. The Bates Location is a former mine site town, and all of the roads into this area are gated and/or two track swamp trails. Feel free to investigate on foot if you're so inclined.</p> <p>Summer Tax Due: \$34.53</p>	Bates Mine Road;	\$500	
2701	<p>Parcel ID: 002-080-069-00; Legal Description: SEC 30 T43N R32W NW 1/4 OF SE 1/4 COM 35.30' S & 124.05' E OF NE COR OF NW 1/4 OF SE 1/4, TH S 100', TH E 100', TH N 100', TH W 100' TO POB. Comments: This is a really sharp 100' x 100' lot at the Tobin Location. Sits just east of the Tobin-Alpha Road on the south side of Forest Avenue. There are a bunch of really great young maple trees on this parcel. This would be an excellent site for a new home.</p> <p>Summer Tax Due: \$41.42</p>	Forest Avenue;	\$550	
2702	<p>Parcel ID: 002-261-005-45; Legal Description: PARCEL 15 SEC 11 T43N R33W NORTH SHORESESTATES PRT GOV LOT 2 DESC AS COM @ NE SEC COR, TH W 1320.38', TH S 513.93', TH S74W 488.42' & S51W TO C/L ROCKY RUN & POB; TH ALG C/L S38E 418.67' S07E 109.75', S23W 131.98', S55W 64.78', S86W 48.6', S51W 70.63' & S17W 28.97' TO N R/WSHEL- TROW RD, TH ALG SD R/W N72W 445.88', N61W 35.56' & N49W 64.17', TH N43E 608.03' & N51E 33' TO POB. (PART OF PAINT RIVER HIGHLANDS) 6.03A Comments: Parcel is irregular in shape, and fronts about 555' on the north side of Sheltnow Road. It is bordered on the east by Rocky Run (two track road that is part of the development plan as an access road). This is a really nice parcel in an area of nice, newer homes that is just a couple miles north of Crystal Falls off US 141. The property in this area has been split it just the last few years, and most of the construction out here is newer. There is underground power out here at the road. The lands are rolling, wooded and dry. An excellent building site !!</p> <p>Summer Tax Due: \$249.21</p>	Sheltnow Road at Rocky Run;	\$850	
2704	<p>Parcel ID: 004-022-006-00; Legal Description: SEC 22 T43N R35W COM 421.31' S & 1037' W OF NE COR OF SE 1/4 OF NW 1/4, TH S 0 DEG 5' W 439.56' TH N 88 DEG 56' W 276.55' TH N 0 DEG 5' E 439.46', TH S 88 DEG 58' E 275.91' TO POB. 2.74 A. Comments: This parcel runs 275' (east-west) and 439' (north-south). That = 2.74 acres. It lies a few hundred feet west of Rosetti Road off a trail that crosses other private property. It has no clear public road access. No Road Access;</p> <p>Summer Tax Due: \$54.27</p>	(Off) Rosetti Road.;	\$600	
2705	<p>Parcel ID: 004-028-079-00; Legal Description: SEC 28 T43N R35W BEG AT A PT ON SD S BDY WH IS 438' W OF SE COR OF NE 1/4 OF SW 1/4; TH N 13 DEG W 360' TO IRON PIPE; TH E 182' TO IRON PIPE; TH S 13 DEG E TO S BDY; TH W 182' TO POB. Comments: This parcel does not front on an improved road. It is 182' (east-west) and 360' (north-south) in dimension. Sits near Dobson Drive and Lake Ottawa Road, but has no frontage on either. No Road Access;</p> <p>Summer Tax Due: \$113.00</p>	(Off) Dobson Dr at Lake Ottawa Road.;	\$700	

2706	<p>Parcel ID: 007-710-031-00; Legal Description: ASSESSOR'S PLAT OF INDIAN LAKE LOT 31 Comments: Location, location, location. If you're looking for a rehabber project, why not pick one in a great area ? This parcel is at the intersection of County Road 424 and Pentoga Road near Indian Lake. We would call the house a "shell" to be redone. The one story portion of this is a converted garage and probably should come off, as should the "front" porch. Both have decay issues and are just generally in poor condition. The remaining two story structure seems overall to be straight and solid, just void of any finish other than some maple floors which appear to be very restorable. This has a "thru the trees" view of Indian Lake, which is about 1000 feet away across the street. This has potential, and the location warrants the effort !</p> <p>Summer Tax Due: \$487.61</p>	County Road 424 at Pentoga Road;	\$2,900	
2707	<p>Parcel ID: 041-549-005-00; Legal Description: PLAT OF ALPHA LOTS 5, 6 & 7 BLK 9. Comments: The core of this one is an ancient one story log home. Someone has begun the process of putting it into a larger form, but there is much left to do. We'd describe this one as "primitive" in its current form. It's stinky and needs to be cleaned out to assess its potential.</p> <p>Summer Tax Due: \$208.00</p>	611 SECOND STREET ALPHA;	\$5,000	
2708	<p>Parcel ID: 041-550-008-00; Legal Description: PLAT OF ALPHA LOTS 8 & 9 BLK 10. Comments: This Alpha home is recently unoccupied. It is a modest home with detached one car garage. Lots of garbage throughout the home that will need cleanup. Occupied;</p> <p>Summer Tax Due: \$366.70</p>	505 SECOND STREET ALPHA;	\$1,600	
2709	<p>Parcel ID: 041-588-015-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOT 15 BLK 8. Comments: Parcel sits "at the point" where 2nd Street meets S Main Street in Alpha. It's too small to build anything useful on. But maybe you could buy it, have a bronze statue of you made, and turn it into a park. Or use it for lawn bowling. Or plant flowers on it. The possibilities are endless ! Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$9.11</p>		\$400	
2710	<p>Parcel ID: 042-740-014-00; Legal Description: PLAT OF SPIES LOCATION TO VILLAGE OF MINERAL HILLS (NOW CITY OF IRON RIVER) LOT 14 Comments: This one just needs to come down. 50' x 155' lot on Grant Street, contains an old frame structure that is all torn up. The garage out back is decent and worth saving, but this building in front is rotten and failing. Has had no garage for a fortnight, and the inside is molded. The garage here is a modern, 2 car unit with steel siding and roof. It's roughly 24x28 in size. Cement floor. We did not see a power service to the garage. A performance bond in the amount of \$10,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed.</p> <p>Summer Tax Due: \$514.11</p>	Grant Street. Virgil Location;	\$7,900	

2711	<p>Parcel ID: 051-115-009-00; Legal Description: SEC 1 T42N R35W PLAT OF THE VILLAGE OF PALATKA LOTS 9 & 10 BLK 15. Comments: This home is at the intersection of Brady Avenue and County Road 424. It has been boarded for some time, as we assume there are some broken windows hiding under that plywood. The real gem here is the LOT. It is waterfront on the IRON RIVER and it's real useable. The house could be full of solid gold bars. We didn't look ... figured we'd let you have the first crack at the chef's surprise. The roof is older but seems straight. The foundation also looks decent. We assume there is some work to do here, or maybe you just want to remove it and start over. The lot certainly makes that worth doing. There is also a newer, half-built shed or party pavilion of some sort that is just a few feet from the edge of the river. Dnvi; Boarded;</p> <p>Summer Tax Due: \$589.55</p>	721 BRADY AVENUE CASPIAN;	\$7,200	
2712	<p>Parcel ID: 051-162-011-00; Legal Description: SEC 1 T42N R35W PLAT OF CASPIAN LOTS 11 AND 12 BLK 2. Comments: There are two structures here under a common storefront facade. The east building is an old wood frame two story traditional retail walk up. Probably 100 years old or more. The west addition is a mid century concrete block one story structure. Both have sketchy looking old roofs that have been patched, coated and mostly ignored. Surprisingly, the leakage inside is almost nil. But we'd get a new roof on this one before the nastiness creeps inside. The interior has been joined and carved up into more than a dozen office type rooms. Most of the building has paneling and drop ceilings. This property has potential. Do you have a use for it ? It appears the last use was a resale-secondhand store and residence. There is a large tree that has fallen to the rear. Near miss. Almost had some major roof damage.</p> <p>Summer Tax Due: \$251.02</p>	301 E. CASPIAN AVENUE CASPIAN;	\$5,500	
2713	<p>Parcel ID: 051-202-006-00; Legal Description: SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN LOTS 6 & 7 BLK 2. Comments: Home is situated on a double (60'x120') lot near Caspians "main drag". The exterior is faux brick asphalt. And the roof is older, but seems pretty serviceable for the near term. The inside is straight and solid. Someone has harvested just about every light fixture, so you'll need to replace all of those. The kitchen and bath could both use a freshening up, but they're adequate. Nice landscape that could be trimmed up and made to look sharp. The front porch here is cantilevered, and it may be missing some sort of structural support at the corners. You will want to take a good look at that. This one could be made back into someones Home Sweet Home without a tremendous investment.</p> <p>Summer Tax Due: \$593.90</p>	220 BERKSHIRE AVENUE CASPIAN;	\$4,500	
2714	<p>Parcel ID: 051-204-016-00; Legal Description: SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN LOT 16 BLK 4. Comments: This is a sharp little bungalow style home in Caspian that has a horrid foundation. Some cracks are evident at the front left corner of the house, but the backside is where you really see the damage. An effort was made to put some plywood over it, but most of the back foundation is shifting into the basement. This is a sharp little house, but it really, really really needs to either be lifted onto a new foundation, OR simply moved to a new lot nearby. There are nice hardwood floors here, buckling from a combination of the foundation issues and the dampness that permits to enter. 2-3 bedrooms and one bath here. This one is worth saving. Are you up to the task ? Foundation Issues;</p> <p>Summer Tax Due: \$282.16</p>	321 EAST FIRST STREET CASPIAN;	\$5,900	
2715	<p>Parcel ID: 051-222-023-00; Legal Description: SEC 1 T42N R35W KONWINSKI ADDITION LOTS 23 THRU 26 BLK 2. Comments: We believe that a home was removed from this lot, based on the remaining driveway paving at the location. There are some sharp evergreens here that would be a beautiful setting for your new home ! Would also make a great addition to one of the neighboring well kept yards !</p> <p>Summer Tax Due: \$129.15</p>	221 W. THIRD STREET CASPIAN;	\$1,200	

2716	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 051-229-001-00; Legal Description: SEC 1 T42N R35W KONWINSKI ADDITION LOTS 1, 2 & 3 BLK 9. Comments: The house here is roached. The wooden sill plates and foundation are rotten to the point that even the termites moved out. The value here is in the really great 90'x120' corner lot at the NE corner of W Caspian and W 2nd Streets. If you're looking for a great place to build new, this could be it ! All municipal utilities and natural gas here ! Sold as a bundle with the home right next door. A performance bond in the amount of \$20,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. Structural Issues; Foundation Issues; Dnvi; Dangerous Building;</p> <p>(2 of 2) Parcel ID: 051-229-004-00; Legal Description: SEC 1 T42N R35W KONWINSKI ADDITION LOTS 4 & 5 BLK 9. Comments: Someone started rehabbing this home, even though the foundation here is shot.Has a partial roof that is very new higher grade architectural style shingles. Seems the equivalent of putting lipstick on a pig ... doesn't it ? There may be something beyond just a foundation issue here as well, as we noticed that the driveway paving is itself cracking and rolling under the house. So there could very well be something unstable under the surface here beyond the extent of the foundation walls. The land to the west is a hillside ... and this could be the result of decades of washout. There is also a one car garage here. It may have potential use to an adjacent property owner. Foundation Issues; Dangerous Building;</p> <p>Summer Tax Due: \$370.52</p>	<p>233 W. CASPIAN AVENUE CASPIAN;</p> <p>217 CASPIAN AVENUE CASPIAN;</p>	\$10,750	
2718	<p>Parcel ID: 052-100-115-00; Legal Description: VILLAGE OF CRYSTAL FALLS LOT 115 Comments: This is an older frame structure in Crystal Falls that needs a good deal of work. It was originally a single family home, then (not especially well) converted to a duplex. The foundation is covered, but we suspect it is a wood pier footing system and failing. The roof is old and sketchy looking. There is an exterior entrance to the second floor apartment that is showing signs of decay. Inside, the main floor walls and ceiling are covered in soot, suggesting that there has been a fire in here, or a really hazardous heating system was used. It could probably be deep cleaned (we didn't see any fire damage beyond the soot) but the house overall is of poor condition, needs a complete resurfacing inside and out, and it may or may not warrant the investment. Multiple Family Use; Fire Damage;</p> <p>Summer Tax Due: \$1,224.12</p>	<p>108 W. MARQUETTE AVE CRYSTAL FALLS;</p>	\$7,100	

2720	<p>Parcel ID: 054-126-012-00; Legal Description: PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOT 12 BLK 26. Comments: Narrow 30x120 lot with alley service. Contains a two story home and garage in weathered condition. The home is dated, but is generally straight and solid. We would encourage a good look at the roof. It's not leaking "yet", but it looks pretty shady and that probably isn't far off. The electrical panel is all chopped up and the wiring is going to need an overhaul. The basement is a one room cellar, with a rear entrance. It is moist and the furnace and water heater are deteriorating because of being located here. It should be sealed better, or those units moved. The foundation was not easy to assess as it is covered in most places, and we noticed some deflection in the floors. The main floor walls have been plastered with a rough texture that would be much improved with new sheet rock. Or you could just leave it the way it is. The second floor has two bedrooms and a very oddly arranged bath tub set up that could best be described as "cobbled". It is enclosed in a glass walled trim piece that clearly had some other original purpose. Overall, this is a pretty basic structure that could be used as it is with some basic repairs. But it has greater potential with some cosmetic upgrades. In either instance, it's going to need a roof and mechanicals replaced in order to serve the purpose for any substantial period of time.</p> <p>Summer Tax Due: \$238.98</p>	120 W BOYINGTON IRON RIVER;	\$1,700	
2721	<p>Parcel ID: 054-137-007-00; Legal Description: PLAT OF ADDITION OF VILLAGE (NOW CITY) OF IRON RIVER LOTS 7 & 8, BLK 37 Comments: This is a very solid older 2 story home in Iron River. It has been converted into a 2 unit rental property with a cheezy front exterior stairway, and it appears that is has been vacant for some time. We saw items inside dated from the 1990's if that is an indication. The roof looks sketchy, but we found no active leaks. It is old shingle on the west side and much newer steel on the east. The siding is in dire need of paint, but overall really is not all that bad with a few spots that should be repairable. We saw numerous places in the eaves and soffits that need attention, but not horrid condition overall. Inside, everything is dated and worn. The plaster is generally solid and merchantable, but the whole place could use a resurfacing and sprucing up, inside and out. The mechanicals are ancient and will all need updating. The furnace and water heater are probably shot, and the electric is an old and shady looking 60A fuse panel. This is a sturdy old place that would be a wonderful restoration project for the rehabber looking for a large single family home. Multiple Family Use;</p> <p>Summer Tax Due: \$867.98</p>	731 W. CAYUGA IRON RIVER;	\$8,300	
2722	<p>Parcel ID: 054-343-005-00; Legal Description: PLAT OF BURNS ADD TO VILL OF IRON RIVER LOT 5, BLK 3 Comments: Worn and used two story home. Has been multi-family in recent times. The inside looks better than the outside, but not by much. The entire place would benefit from a resurfacing. The roof has been replaced in fairly recent years, however it is easily 3 or 4 layers of shingle without a proper tear-off and the shingle is blowing off and can be seen missing and laying around the yard. Guess they didn't use the 6 inch roofing nails ... The electric service panel is installed in an open exterior porch which clearly would never pass an inspection. The mechanicals here in general are jerry-rigged and should probably be replaced entirely. This one has potential, but it will require a substantial investment of time and money to bring it around. Multiple Family Use;</p> <p>Summer Tax Due: \$526.84</p>	1127 N 2nd Avenue;	\$4,600	

2723	<p>Parcel ID: 054-345-012-00; Legal Description: PLAT OF BURNS ADD TO VILL OF IRON RIVER LOT 12 BLK 5. Comments: This is a really sharp little 3 BR (2 up, 1 down) house that clearly has been very well maintained over time. It has hardwood floors on both levels and you can just tell that someone carefully attended to chores here. It has a newer roof, however some shingle is missing and there is checkering taking place that would be best mitigated by installing a new roof. The siding is vinyl. A piece is missing, but we found it and put it in the garage for you. There are some newer windows and combination storm/screens here. If you are looking for a really solid, clean and ready-to-go starter, retirement or small family home, look no further. Mechanicals are not "new" but they appear to have been well cared for.</p> <p>Summer Tax Due: \$847.30</p>	1204 N SECOND AVENUE IRON RIVER;	\$6,600	
2724	<p>Parcel ID: 054-403-002-00; Legal Description: FIRST PARK ADD TO VILL OF IRON RIVER LOTS 2 & 3, BLK 3 Comments: This could be a cute little place in the right hands. It needs a new roof immediately. There are a couple of minor leaks that have not caused much damage "yet", but another year or two will not be good for this home. The eaves and roof decking likely will need some attention during that process. We saw a couple of cracks in the foundation and some loose components that could use your attention. They do not seem to have impacted the structure "yet", but they will if left unattended. Inside the home is grubby and could use a deep cleaning. There are a few spots where the ceiling will need repair, and we would resurface it and install new floor coverings. It appears the home has been vacant for about 10 years. The mechanicals here are newer, but it has an older electrical service that we would upgrade. 2 bedrooms, one bath. Wood floors that may shine with a refinish.</p> <p>Summer Tax Due: \$609.10</p>	811 N SIXTH AVE IRON RIVER;	\$7,800	
2725	<p>Parcel ID: 054-425-002-00; Legal Description: PLAT OF MINKLER ADDITION TO VILLAGE OF IRON RIVER LOTS 1,2,3,4,15, 16,17,18,19 & 20; BLK 5 Comments: Parcel fronts on 9th and 10th Streets, as well as the platted (but unimproved) Monroe Street. It is approximately 1 acre in size.</p> <p>Summer Tax Due: \$126.80</p>	NORTH TENTH AVE IRON RIVER;	\$1,600	
2726	<p>Parcel ID: 054-464-002-00; Legal Description: GREILING HILLTOP ADD TO VILL OF IRON RIVER LOT 2 BLK 4. Comments: The road to this parcel was never completed. It sits on the south side of platted but unimproved Buckholz Street, 46 feet west of Hamilton. It is 30 feet wide and 125 feet deep. Unimproved Roads;</p> <p>Summer Tax Due: \$40.46</p>	(Unimproved) Buckholz Street;	\$550	
2727	<p>Parcel ID: 054-481-003-00; Legal Description: ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOTS 3, 4, 5, 6, 7, 8 & 9 BLK 1. Comments: This is a fairly modern single wide on a block foundation. It has a rear frame addition and is attached by a breezeway to a magnificent THREE CAR attached garage ! Ladies: Buy the house for you and the garage for the old man. Plenty of room out there for a cot. 3BR 2BA. The garage actually was a standard 2 car garage prior to the front section being added, which gives it extra stacking depth. The property was not winterized, and we found there was still water in the terlets. However we did not see any evidence of freeze damage. However that observation is not a guarantee. This one still has some personal property in it that remains the property of the heirs of the deceased former owner. Inside, this one is ready to move into from all outward indications. A little cleaning, and it's ready to go ! Personal Property;</p> <p>Summer Tax Due: \$1,951.43</p>	72 E VIRGIL ST IRON RIVER;	\$6,600	

2728	<p>Parcel ID: 054-482-027-00; Legal Description: ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOT 27, BLK 2 EXC THE W 0.80' OF THE S 97.5' THEREOF. Comments: This one is probably beyond any realistic economic value. The foundation has deteriorated and the west wall has begun to delaminate its brick coursework from the bottom up. There is also substantial decay at the rear. Power service has been dropped. Lot is 40' at the road x 125' deep. There are multiple cracks from bottom to top all around the building. This one is a land-value purchase. A performance bond in the amount of \$30,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. Foundation Issues; Dangerous Building;</p> <p>Summer Tax Due: \$182.38</p>	11 Allen Street, Virgil Location;	\$2,000	
2729	<p>Parcel ID: 054-483-026-00; Legal Description: ALLEN'S ADDITION TO IRON RIVER TOWNSHIP NOW CITY OF IRON RIVER LOT 26 BLK 3. Comments: Parcel fronts 40' on the south side of Singler Street and runs 125' deep. Rises a couple feet from the road grade. Open lands.</p> <p>Summer Tax Due: \$20.22</p>	Singler Street. Virgil Location;	\$400	
2730	<p>Parcel ID: 055-104-016-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH(NOW CITY OF IRON RIVER) ENTIRE LOTS 16, 17 & 18 BLK 4 & TH N 10' OF ABANDONED DIAMOND ST LYG S OF & ADJ TO SD LOTS (403 DIAMOND ST) Comments: Home has had some modernization done with vinyl siding and a partial newer roof. Someone started a complete rehab here, removing most of the lath and plaster prepping it for new wiring and plumbing and then they quit. The front portion of the roof still needs to be redone. The electric service is incomplete. The vinyl siding is about 90%. The existing mechanicals are either "gone" or ancient, needing replacement. On the bright side, most of the debris from the gutting has been removed, which makes finishing it a lot more efficient. Many of the windows have been boarded from the inside. We assume they were removed with the intention of being upgraded during the gut out, and they boarded instead of finishing that part of the project. Much of the elbow grease has already been done here. Now it's yours to finish ! It appears to be generally straight and very solid. A worthy rehab candidate. Corner lot at the NE corner of Diamond and Jefferson. There is a two car garage (detached) out back that is in serviceable condition. Incomplete Construction;</p> <p>Summer Tax Due: \$1,112.18</p>	403 DIAMOND ST IRON RIVER;	\$9,000	

2731	<p>Parcel ID: 055-118-023-00; Legal Description: PLAT OF THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 24 BLK 18 PLAT OF 1ST ADDITION TO THE VILLAGE OF STAMBAUGH (NOW CITY OF IRON RIVER) LOT 23 BLK 18 Comments: This was a real great home at one time. It has some ornate wood trim and an exterior wraparound porch that must have been gorgeous when it was original. Sadly, it has been allowed to deteriorate to the degree where there is a large hole in the roof and the wood floors in several parts of the home have gone to rot. This one must be torn down in order to purchase. It also has potential for repurposing the beautiful trim (really sharp rosettes and appliques) demolishing the home and adding the vacant lot to an adjacent property. A performance bond in the amount of \$15,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. Roof Issues; Summer Tax Due: \$322.91</p>	115 CHERRY ST IRON RIVER;	\$5,200	
2732	<p>Parcel ID: 055-320-019-00; Legal Description: PLAT OF ANDERSON & PETERSON ADDITION TO CITY OF STAMBAUGH N 1/2 OF LOT 19 BLK 1 ALSO LOT 20 BLK 1. Comments: A home was removed from this site, and it is now clean and ready for you to build anew ! Would also make a great addition to a neighboring yard ! The homes in this area are newer, well kept properties ! Sev Not Accurate; Summer Tax Due: \$138.82</p>	502 WILSON AVE IRON RIVER;	\$4,200	

Keweenaw County

Lot #	Lot Information	Address	Min. Bid	Sold For
3400	<p>Parcel ID: 101-58-000-023; Legal Description: Lot 23 Assessor's Plat of Bumbletown Comments: Parcel fronts 70 feet on the Bumbletown Road, and runs all the way south to Birch Street. There is an older frame home here, as well as an old one car garage. The home appears to be built on a traditional wooden pier footing system and has the expected bows and weaves in the floors and roofs from exterior-only observation. The buildings still have personal property in them, which is not included in the sale. The roof is older but appears solid overall. The front porch has been redone in recent years. Siding could use paint, but does not appear to be in bad condition at all. We surmise that the electric supply is probably an older 60A service based on wire size and age. Dnvi; Personal Property; Summer Tax Due: \$453.44</p>	967 BUMBLETOWN ROAD ALLOUEZ;	\$2,400	

Ontonagon County

Lot #	Lot Information	Address	Min. Bid	Sold For
5100	<p>Parcel ID: 01 033 006 30; Legal Description: SEC 33 T48N R42W PAR OF LD IN GL2, COM @ 1/4 COR COM TO SEC 33 & 28; S 00 DEG 02'39" E ALG N-S 1/4 LN OF SEC 33 2632.28' TO CTR 1/4 COR OF SEC 33; N 89 DEG 38'24" W ALG E-W 1/4 LN 624.92 FT TO W R/W OF E SH RD; N 02 DEG 16'08" W ALG SD R/W 471 FT TO POB, N 89 DEG 38'24" W 397.71' TO PT ON MEANDER LN OVER LOOKING E SH OF LAKE GOGEBIC, N 04 DEG 39'37" W ALG MEANDER 175.49'; S 89 DEG 38'24" E 405.04' TO W R/W OF E SH RD; S 02 DEG 16'08" E ALG SD R/W 175 FT TO POB. 1.611 A Comments: This is the first waterfrontage on this wonderful lake that we've had in our almost 20 years of selling here. This parcel features 175+ feet of frontage on the sunset (east) shore, and runs about 400 feet deep. That = 1.5+ acres ! This parcel is SOUTH (left) of the house at 12417 Old East Shore Road. There is a good deal of new and newer construction going on around this parcel, so we suspect the lands are suitable for that purpose. You may wish to investigate well and septic requirements prior to bidding. The parcel is fully wooded in softwoods and some maple. Waterfront has a slight bluff, and is rocky at the waters edge. Lake Gogebic is one of the states premier all-sport lakes and has excellent fishing. You will not regret buying this one! Please respect the neighbor's property. Driveway is private, do not enter.</p> <p>Summer Tax Due: \$632.46</p>	East Shore Road. Bergland.;	\$2,800	
5101	<p>Parcel ID: 01 105 005 00; Legal Description: SEC 5 T49N R42W S 1/2 OF SE 1/4 OF NE 1/4. 20 A. Comments: This parcel is a horizontal 20, being 1320' east-west x 660' north-south. The North Country National Scenic Trail crosses the northwest corner of this parcel. It does not front on any public or even private improved road, so you'll have to use the trail to hike in. The property is rolling and mostly open according to USGS topographical maps. Located near the Bergland Lookout Tower. No Power In Area; No Road Access;</p> <p>Summer Tax Due: \$79.31</p>	(Off) North Country Nat'l Scenic Trail.;	\$800	
5102	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 03 007 035 20; Legal Description: SEC 7 T51N R41W S 1/2 OF SE 1/4 LYING EASTERLY OF MINERAL RIVER AND WESTERLY OF NATIVE CREEK. 43 A M/L Comments: We have two adjacent parcels here, totaling 48 acres. The property is just south of M-64 and about a mile east of the Silver City intersection. USGS topographical maps indicate that the property is generally level and dry. There is frontage on Native Creek along the east boundary of the lands. This is a beautiful property with a shared private road that is passable even for a 2wd vehicle. The parcel begins about 4/10ths of a mile beyond the yellow chain at M-64. If you enter past the chain, please be courteous and put it back when you're done. There are at least two other property owners that use the road. The Lake Superior beach is directly across the highway from the entrance road, and is public land. This could be a really special up north getaway location near the Lake of the Clouds, Porcupine Mountains and Lake Superior !</p> <p><i>(2 of 2)</i> Parcel ID: 03 008 004 20; Legal Description: SEC 8 T51N R41W SW 1/4 LYING WESTERLY OF NATIVE CREEK. 5 A M/L</p> <p>Summer Tax Due: \$685.46</p>	(Off) M-64. Silver City.;	\$4,100	

5104	Parcel ID: 03 520 104 00; Legal Description: SEC 5 T50N R42W LOT 104 OF PLAT OF WHITE PINE. Comments: This home could be saved, but you'll need to raise it and install a new foundation, or move it to a new location. The foundation here is horrid. We've sold this one before, and the condition of the home is still pretty fair, but it really needs to be moved soon or it's going to be a pile of splintered wood. The roof, siding and windows are pretty decent other than one spot where a heater warped some siding. Interior has been vandalized and spray painted a bit, but it's worthy of rehabbing and appears solid "for now".. Foundation Issues; Dangerous Building; Summer Tax Due: \$79.15	4 MAPLE ST ONTONAGON;	\$2,100	
5105	Parcel ID: 03 560 354 00; Legal Description: SEC 4-5 T50N R42W LOT 354 OF PLAT OF WHITE PINE #2. Comments: Small wood frame home at White Pine in western Ontonagon County. It appears that this has been vacant for several years, and we have sold it before. It appears the last occupancy here was about 2007. The foundation here is caving in to the basement, which has about 3 feet of water in it. To save this one, you'll need to get it onto another foundation ... or perhaps move the structure to another lot. 1.5 story. Interior is not quite complete but could be resurfaced to finish it. Foundation Issues; Summer Tax Due: \$300.16	103 ALDER ONTONAGON;	\$2,200	
5107	Parcel ID: 04 401 014 00; Legal Description: LOTS 11 & 12 BLK 1 OF PLAT OF VILLAGE OF MAPLE GROVE Comments: This is an older mobile, on a junky lot in Greenland. The mobile is in far better condition inside than out. See the photos. It's basically solid and would not take a lot to clean out and make it functional. We did not see any signs of leakage in the roof. Looks like an old garage type building out back that imploded. A couple of dumpsters and it's gone. The power service to this parcel has been dropped, so we assume it has been vacant for a bit. There is also an old Willys Jeep on the property. We do NOT have title to it and it is not included in the sale. Personal Property; Mobile Home; Summer Tax Due: \$27.81	104 ELM ST MASS CITY;	\$2,800	
5108	Parcel ID: 04 421 007 00; Legal Description: LOT 7 BLK 21 OF PLAT OF VILLAGE OF MAPLE GROVE. Comments: Parcel is roughly 60x120 feet in size. Located on a gravel, dead end section of Spruce Street, just a couple hundred feet south of M-38. Level, wooded lands. Dry. Summer Tax Due: \$4.34	Spruce Street, Greenland;	\$450	
5109	Parcel ID: 04 454 001 00; Legal Description: LOT 1, 3,4,5,6,7,8,9,10,11,12, BLK 4 OF PLAT OF COBURN & SALES ADD TO VILLAGE OF MAPLE GROVE. Comments: Parcels 5109 and 5110 are adjacent vacant parcels on the west side of Ridge Road, just south of Greenland. Each parcel is roughly 1.5 acres and fronts about 360 feet on the road, running about 240 feet deep. This sale is for parcel 5109, which is the northernmost of the two parcels. Paved, county maintained road. Walking distance to downtown Greenland. Summer Tax Due: \$33.50	Ridge Road. Greenland;	\$850	
5110	Parcel ID: 04 455 001 00; Legal Description: BLK 5 OF PLAT OF COBURN & SALES ADD TO VILL OF MAPLE GROVE. Comments: Parcels 5109 and 5110 are adjacent vacant parcels on the west side of Ridge Road, just south of Greenland. Each parcel is roughly 1.5 acres and fronts about 360 feet on the road, running about 240 feet deep. This sale is for parcel 5110, which is the southernmost of the two parcels. Paved, county maintained road. Walking distance to downtown Greenland. Summer Tax Due: \$44.88	Ridge Road. Greenland;	\$1,000	

5111	<p>Parcel ID: 04 785 001 00; Legal Description: LOTS 1 & 2 BLK 85 OF PLAT OF MASS CITY. Comments: This one has been recently rehabbed and is sharp as a tack ! It appears to be pretty much "move in ready" other than some drywall to be finished. Newer roof and siding. New furnace, water heater and electrical. Nice wood floors inside that could easily be refinished. Updated kitchen. Fresh inside and out. We don't get many this clean and ready to go in this area. Bring your checkbooks. This will be popular ! The lots fronts 60' on the road and runs 110' deep.</p> <p>Summer Tax Due: \$123.93</p>	2000 MASS AVE MASS CITY;	\$2,900	
5112	<p>Parcel ID: 08 554 011 00; Legal Description: LOTS 11 & 12 BLK 4 OF DONALD MCRAES FIRST ADD TO THE VILLAGE OF EWEN. Comments: Older frame construction. Has been updated with vinyl siding and a steel roof, but not well maintained. Lot is 50 feet wide x 107 feet deep. The interior is grubby but generally solid and straight. It could use a deep cleaning and resurfacing. Back shed roof is bad.</p> <p>Summer Tax Due: \$223.01</p>	609 S CEDAR ST EWEN;	\$4,700	
5113	<p>Parcel ID: 09 082 002 00; Legal Description: SEC 2 T51N R39W S 1/2 OF NE 1/4 EXC COM @ NE COR OF SE 1/4 OF NE 1/4 S ALG W R/W OF NEW CALUMET RD 390' W 160'; N " TO SD RD 390'; E 160' TO POB. AND ALSO PARCEL IN SEC 2 T51N R39W COM @ NE COR OF SE 1/4 OF NE 1/4; S ALG W R/W OF NEW CALUMET RD. 390'; W 160'; N PAR TO SD RD. 390'; E 160' TO POB. 79 A M/L. Comments: 79 acres on Calumet Road a few miles east of Ontonagon off M-38. The parcel runs 1320' (north-south) and 2640 (east-west) with a parcel out of the northwest corner sold off in the past. The home is an old farmhouse that has a newer steel roof. We suspect it has been vacant for 5 to 10 years. The side addition has a bad roof which has transmitted itself to the floor which is saturated and weak in just that one spot. One bedroom down with the second floor being one big open space. Could use modernization, but the structure is pretty solid. Mostly cosmetics. Hot water heat system. The two car garage is much newer than the house, and in pretty decent shape. Will just need a good cleaning. There are two primitive structures behind the farmhouse that are both in sad condition. Great recreational land here, with tributaries to Cane Creek watershed offering great wildlife habitat.</p> <p>Summer Tax Due: \$1,626.29</p>	35629 CALUMET RD ONTONAGON;	\$5,800	
5114	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 09 084 006 00; Legal Description: SEC 4 T51N R39W PAR OF LD SW1/4 OF NE1/4, COM AT SE COR N 99 FT TO ONTONAGON-GREENLAND ROAD R/W, NW'LY ALG SD R/W 716.10 FT, SW'LY TO PT ON E & W 1/4 LN WHICH IS 453.42 FT E OF SW COR, E 866.7 FT TO POB. EXC HWY R/W. 3.19 A. M/L. Comments: We don't get many opportunities like this !! This is a fairly new modular home with detached 2 car garage located on 2 parcels that equal 79.42 acres. It is located just east of Ontonagon on M-38. The property is roughly 2640' (north-south) and 1320' (east-west) with a little notch out of the NW corner for the highway right-of-way. The house is in pretty solid condition, but we did notice a couple of holes in the kitchen floor. The exterior decking will need some attention, as there is some warpage and the front steps are a little shaky. The two car detached garage is serviceable but messy. There is some personal property still located here that remains titled in the former owners. We are selling the land and buildings only. No contents are included. The land here is gently rolling. Tributaries of Bear Creek are part of the watershed. This is great recreational property.</p> <p><i>(2 of 2)</i> Parcel ID: 09 084 022 00; Legal Description: SEC 4 T51N R39W W 1/2 OF SE 1/4. 76.23 A.</p> <p>Summer Tax Due: \$1,564.62</p>	18299 M-38, Ontonagon; 18299 M-38 ONTONAGON;	\$6,900	

5116	Parcel ID: 10 005 001 00; Legal Description: SEC 5 T50N R39W THAT PART OF SE 1/4 OF NE 1/4 LYING SW'LY OF US-45 EXC HWY R/W. 1 A M/L. Comments: Parcel is irregular and roughly 1 acre in size. Fronts on the SW side of US-45. The eastern end comes to a narrow point. Parcel is subject to the highway right-of-way, which will reduce the net useable area to some degree. You may wish to check the width of the r/o/w with MDOT folks before bidding on this one. Summer Tax Due: \$8.05	US-45. Rockland;	\$500	
5117	Parcel ID: 10 006 006 00; Legal Description: SEC 6 T50N R39W PAR OF LD IN E 1/2 OF NE 1/4; COM @ PT 1320' S OF NE COR; W 1100'; S 37 DEG 30' W 285'; S 268.9'; E 1273.5'; N 495' TO POB. 14 A. Comments: This parcel sits several hundred feet south of US-45. It is accessed off a private road that we believe has a deeded access and runs off the end of the driveway of the home at 30447 US 45. We have spoken with the owner of the front parcel before and he opined that the property did not have access over his land, tho we believe that it does. You may wish to verify legal access with a local title company prior to bidding. The drive is gated and the property is inaccessible by vehicle at the present time. Nice property here, but do your homework before bidding. The dimensions are irregular, but it is roughly 1270 feet wide (east-west) x 500 feet (north-south). Topographical maps indicate this is level, wooded, dry lands. It is bisected by a powerline easement. No Road Access; Summer Tax Due: \$105.29	(Off) US-45. ONTONAGON;	\$1,100	
5118	Parcel ID: 10 708 016 00; Legal Description: LOT 16 BLK 8 OF ADD TO TOWN OF WEBSTER. Comments: Parcels 5118 and 5119 are adjacent vacant lots at the SE corner of the intersection of McClellan and Elm Streets in Rockland. Buy one or both ! 5118 has 50' of frontage on the east side of McClellan Street, beginning 100' south of the intersection. Summer Tax Due: \$9.42	McClellan Street. Rockland;	\$450	
5119	Parcel ID: 10 708 017 00; Legal Description: LOTS 17-18 BLK 8 OF ADD TO TOWN OF WEBSTER. Comments: Parcels 5118 and 5119 are adjacent vacant lots at the SE corner of the intersection of McClellan and Elm Streets in Rockland. Buy one or both ! 5119 fronts right on the intersection, and is 100' square with frontage on both streets. This parcel has a sewer or septic line of some sort visible that may be an existing field of some sort. Summer Tax Due: \$18.85	McClellan at Elm Street. Rockland.;	\$3,900	
5120	Parcel ID: 11 203 007 10; Legal Description: SEC 3 T48N R39W PAR IN SW 1/4 OF NW 1/4, COM @ SEC COR COM TO SEC 33, 34,3 & 4; S 0 DEG 09'41" W 1655.28 FT ALG W LN OF NW 1/4 OF SD SEC 3; S 89 DEG 50'23" E 74.57 FT TO POB; S 89 DEG 50'23" E 273.64 FT S 03 DEG 33'20" W 355.61 FT; N 89 DEG50'19" W 252.36 FT TO PT LOC IN E'LY R/W OF US-45; N O DEG 07'32" E 354.98 FT TO POB, EXC RDWY EASEMENT. 2.15 A M/L Comments: Updated LARGE older farmhouse with a couple of outbuildings. Situated on a 2.15 acre parcel that is level, dry and open. About 4 miles north of Bruce Crossing. There are a couple of modern additions to the original structure. It has a huge master suite on the main floor and three additional bedrooms on the second floor. There are two steel outbuildings to the rear, the second of which we are not 100% positive is on the parcel ... you may wish to confirm this with local assessing records. The house has some slope to the floors at the center of the original structure that could probably be fixed without much grief from the crawlspace ... tho we did not see a trap door or other access. We saw a couple of leaks in the roof, most notably in the side porch. The shingled roof on the main two story portion is older and is missing shingle, but we saw few signs of issues inside. The balance is steel roof and newer. Summer Tax Due: \$1,207.26	17642 US 45 BLUE CROSSING;	\$7,800	

5121	<p>Parcel ID: 11 207 010 00; Legal Description: SEC 7 T48N R39W PARC COM AT SE COR OF NE 1/4 OF SE 1/4, TH N 495 FT, TH W 1320 FT, TH S 495 FT, TH E 1320' TO POB. EXC THAT PRT LYING N OF COOKS CREEK. 7.50 A.</p> <p>Comments: Triangular parcel fronts 480' along Cooks Creek and about 375 feet on North Baltimore Road. Rolling lands south of the Creek on the west side of the road. Nicely graded gravel road. Nice homes near here.</p> <p>Summer Tax Due: \$53.01</p>	North Baltimore Road. Bruce Crossing;	\$700	
5122	<p>Parcel ID: 11 222 003 00; Legal Description: SEC 22 T48N R39W COM 260 FT E OF NW COR OF NE 1/4 OF NW 1/4 TH S 254 FT TH W 15 FT TH N 30 FT TH W 90 FT TH S 128 FT TH E 130 FT TH N 352 FT TH W 25 FT TO POB. .48 A M/L.</p> <p>Comments: We've sold this one (or tried to) before. Parcel is 1/2 acre, and sits 254 feet south of One Mile Road. There is a junky old collapsing house here that is WAY beyond help. Please be advised that the WELL is NOT ON THIS PARCEL. It belongs to the neighbor. Dangerous Building;</p> <p>Summer Tax Due: \$68.57</p>	14693 ONE MILE RD BRUCE CROSSING;	\$800	
5123	<p>Parcel ID: 11 222 005 30; Legal Description: SEC 22 T48N R39W PAR OF LD IN SW1/4 OF NW1/4, COM AT W1/4 COR OF SEC 22, N 88 DEG 44' 30" E 75 FT TO POB, N ALG E R/W LN OF US-45 475 FT, N 88 DEG 44' 30" E 645.50 FT, S 475 FT, S 88 DEG 44' 30" W 645.50 FT TO POB. 7.04 A M/L. Comments: Parcel fronts 475 feet on the east side of US 45 about 2 miles north of Bruce Crossing and runs 645 feet deep. Sits about 7 feet below road grade. We saw a few cat tails here, but the topo maps indicate that this is not marshland and it should be upland that will support construction. Nicely wooded and pretty level lands.</p> <p>Summer Tax Due: \$36.57</p>	US-45, Bruce Crossing;	\$600	
5124	<p>Parcel ID: 41 167 006 00; Legal Description: LOT 6 & S. 7 FT LOT 5, BLK 2, ROEHM'S S/D. Comments: Parcel is 57 x 137 feet in size. There is an older home here that has some structural (foundation) problems. It is in need of a thorough rehabbing starting at the bottom and working its way to the roof, which also could use attention. Inside, the home has cast off and garbage to be removed. Windows and doors are older and there is some decay. Foundation Issues;</p> <p>Summer Tax Due: \$78.05</p>	509 S FOURTH ST ONTONAGON;	\$900	
5125	<p>Parcel ID: 41 202 001 50; Legal Description: 2 LOTS 1 & 2 & E 10' OF E 1/2 OF LOT 3 BLK 2 OF CLARK & HANNA'S ADD TO VILLAGE OF ONTONAGON, EXC S 24.2 FT OF LOTS 1, 2 AND EXC S 24.2 FT OF THE E 10 FT OF E 1/2 OF LOT 3 ALL IN BLK 2 OF CLARK & HANNA'S ADD TO VILLAGE OF ONTONAGON, AND ALSO EXC A PC OF LD COM AT SE COR OF LOT 1 BLK 2 OF CLARK AND HANNA'S ADD TO VILLAGE AND RUNNING W ON S LN OF LOT 1, 2 & 3 A DISTANCE OF 125 FT; TH S AND PARALLEL TO CLN OF SECOND ST 33 FT; TH E ON CLN OF BRASS ST VACATED A DISTANCE OF 125 FT; TH N A DISTANCE OF 33 FT TO POB. Comments: This large sturdy home sits at the intersection of East River Street and 2nd Street, right behind the Holiday gas station downtown. The vacant corner lot is included in the sale. It seems clear that in its past, it was well maintained. However the last occupants here did a number on it before leaving. There are warped hardwood floors in the living and dining rooms from frozen plumbing, and we saw split pipes in several spots in the basement. This repairable if you're into restoration, or you could remove the hardwood and subfloor with carpet. They also broke numerous windows ... once again ... a fairly straightforward repair. The roof is older, but we saw no leaks. There is some really great original wood trim hiding under several layers of white paint if you're into restoration. We suspect there is also some Victorian gingerbread trim under the aluminum siding depending on how far you want to restore it. The home has hardwood floors in many rooms. The home has 5 or more bedrooms and would house a sizeable clan. One car attached garage. The mechanicals here will likely need attention as the heat is hot water and we assume it also froze. This one will need some work, but it has so much potential in the right hands.</p> <p>Summer Tax Due: \$717.23</p>	110 E RIVER ST ONTONAGON;	\$5,100	

5126	Parcel ID: 41 371 004 00; Legal Description: SEC 30 T52N R39W LOT 4 BLK 11 OF ASSESSORS PLAT OF SW 1/4 OF NW 1/4. Comments: Parcel sits to the rear of 205-7 E Conglomerate Street on Amydaloid Street ... which was never put in. Mostly of use to adjoining property owners. The platted street is unimproved and covered in trees. You can walk to this, but not drive ... Unimproved Roads; Summer Tax Due: \$19.28		\$450	
5127	Parcel ID: 41 373 011 10; Legal Description: LOT 11 BLK 13 ASSESSORS PLAT OF SW 1/4 OF NW 1/4 SECTION 30 T52N R39W Comments: This one looks worse from the outside than it really is. It could use a new roof, but structurally the shell is in pretty decent shape. It will need all new mechanicals and kitchen/bath, but it holds potential for someone willing to invest some elbow grease and put it back together. One bedroom on the main floor with additional space upstairs. Has a detached one car garage that is on the rough side, but has some potential as well. There is no natural gas service here, which leads us to believe that it has been vacant for some time. Summer Tax Due: \$165.03	401 MICHIGAN AVE ONTONAGON;	\$1,500	
5128	Parcel ID: 41 404 009 50; Legal Description: W'LY 1/2 OF LOT 9 BLK 4 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. Comments: This property is the former "Dry Dock" bar in downtown Ontonagon. There is no liquor license included in this sale. The main floor tavern space is modern, clean and functional. Upstairs, there are two rather spartan apartment units. The tavern space is serviced by a 150 amp modern breaker box electric service. Hot water heat ... one unit for the entire space. Apartments have separate electric. Right next door to Suls ! Summer Tax Due: \$856.70	715 RIVER ST ONTONAGON;	\$6,900	

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can *cut your checkout time in half* and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____ Bidder #: _____

Email Address: _____ Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if **married couple**): _____

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

Married Persons

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

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	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. 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.		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. Transfers 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.