

# Public Land Auction

Northcentral LP

*August 13th, 2018*

Cheboygan, Crawford, Oscoda, Otsego, and Roscommon Counties



***Location:***

Ellison Place  
150 Dale Dr., Gaylord, MI 49735

***Time:***

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

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

# Auction Location

Ellison Place: 150 Dale Dr., Gaylord, MI 49735





[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.*

## 2018 AUCTION SCHEDULE - ROUND 1

<b>Ionia/Montcalm</b> 7/31/2018 Sheridan, MI	<b>Northern Bay Area</b> 8/1/2018 East Tawas, MI	<b>Mecosta/Osceola</b> 8/2/2018 Big Rapids, MI
<b>Lake</b> 8/3/2018 Baldwin, MI	<b>Clare/Gladwin</b> 8/4/2018 Clare, MI	<b>Bay/Tuscola</b> 8/8/2018 Bay City, MI
<b>Central L.P.</b> 8/9/2018 Owosso, MI	<b>Monroe</b> 8/10/2018 Monroe, MI	<b>Saint Clair</b> 8/11/2018 Port Huron, MI
<b>North Central L.P.</b> 8/13/2018 Gaylord, MI	<b>Northeastern L.P.</b> 8/14/2018 Alpena, MI	<b>Northwestern L.P.</b> 8/16/2018 Boyne Falls, MI
<b>West Central Lakeshore</b> 8/17/2018 Manistee, MI	<b>Allegan/Ottawa</b> 8/18/2018 West Olive, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/21/2018 Cadillac, MI
<b>Muskegon</b> 8/22/2018 Muskegon, MI	<b>Eastern U.P.</b> 8/23/2018 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/24/2018 Gladstone, MI
<b>Western U.P.</b> 8/25/2018 Watersmeet, MI	<b>Saint Joseph/Branch</b> 8/28/2018 Sturgis, MI	<b>Calhoun</b> 8/29/2018 Battle Creek, MI
<b>Jackson</b> 8/30/2018 Jackson, MI	<b>Genesee</b> 9/4/2018 Flint, MI	<b>Lapeer</b> 9/5/2018 Lapeer, MI
<b>Saginaw</b> 9/6/2018 Frankenmuth, MI	<b>Van Buren/Cass</b> 9/7/2018 Decatur, MI	<b>Kent</b> 9/10/2018 Grand Rapids, MI
	<b>Kalamazoo/Barry</b> 9/11/2018 Kalamazoo, 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. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

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

#### B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

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

#### C. Bid Increments

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

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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



## 4. Terms of Sale

### A. Payment

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

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

### B. Refund Checks

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

### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

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

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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

### D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

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

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

It is 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](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

## B. Occupied Property

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

## 9. Conditions

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

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

# Cheboygan

Lot #	Lot Information	Address	Min. Bid	Sold For
1600	<p><b>Parcel ID:</b> 052-032-203-015-02; <b>Legal Description:</b> COM AT INT OF N &amp; S 1/4 LINE OF SEC 32 AND HWY US 23 TH N 102.2FT ON SD 1/4 LINE TH E AT R/A TO SD 1/4 LINE 204.28FT TH S PAR TO SD 1/4 LINE 208.49FT TO US-23 TH NWLY AL US-23 R/W 219.8FT M/L TO SD 1/4 LINE &amp; POB. ALSO ALL THAT PART OF LOT 1 BLK 5 CHARLES BELLANTS ADD TO CITY OF CHEBOYGAN LYING N OF HWY US-23 R/W. ALSO COM CEN 1/4 COR SD SEC TH N 00D 06M W ALG N-S 1/4 LI 659.60 FT TO POB TH CONT N 00D 06M W 95 FT TH S 87D 15M E 155 FT TH S 00D 06M E 95 FT TH N 87D 15M W 155 FT TO POB EXC COM CEN 1/4 COR SEC 32; TH N 0D 6M W ALG N-S 1/4 LI 562.4 FT TO NLY R/W OF US 23 AND POB; TH N 57D 33M W ALG SD R/W 69.85 FT TO SLY R/W OF DAVID ST; TH N 61D 13M 10S E 67.41 FT TO N-S 1/4 LI; TH N 0D 6M W 27.1 FT; TH N 61D 13M 10SS E 69.93 FT; TH S 56D 44M E 20.68 FT; TH S 33D 16M W 142.94 FT TO POB. BEING PART OF LOT 1 BLK 5 CHARLES BELLANTS ADD TO CITY OF CHEBOYGAN AND PART OF SW 1/4 OF NE 1/4 SEC 32 T 38 N, R 1 W</p> <p><b>Comments:</b> Right on the main drag, US 23 heading east toward Rogers City from Cheboygan. Still has some personal property belonging to the last owner here. Originally a service station, most recently a muffler/brake/hitch/welding shop. WE would HIGHLY recommend having a baseline environmental assessment done here immediately after purchase as there is very likely contamination potential here. Several oil drums around the backside and soils and the building interior are grease burdened. Steel roof. Highly visible commercial location on a US highway. Drnvi; Personal Property; Contamination Indicators;</p> <p><b>Summer Tax Due:</b> \$1,439.12</p>	807 E STATE ST CHEBOYGAN;	\$8,400	
1601	<p><b>Parcel ID:</b> 052-W59-027-014-00; <b>Legal Description:</b> WEST DUNCAN, LOT 13, BLK 27. (SEC 32, T38N,R1W) <b>Comments:</b> 2 Bedroom one bath home just a couple blocks from downtown. Appears to have been well maintained most of its life. Last occupancy has been a couple years or so. Built on a crawlspace. Older roof looks intact and ready for years of good coverage. There is a funky bathroom being added in the rear and the front/original one has had the shower removed. Not sure what the concept was ... Front porch will need some work. The decking is oold and a couple of the posts have serious deflection. This house is clean, tight and has had mechanical upgrades of a modest nature. Old 60A electric service. Some newer pex water lines seen. Kitchen and rear portion have had a new subfloor put down. There is one archway to the rear that is only about 5 feet high (duck !!) and we think the rear portion of the home was originally a shed or garage that has been converted. With some work, this could be a cute little house.</p> <p><b>Summer Tax Due:</b> \$734.25</p>	219 S B ST CHEBOYGAN;	\$3,700	

1602	<p><b>Parcel ID:</b> 054-031-101-006-00; <b>Legal Description:</b> COM ON S LI OF DIVISION ST AT A POINT 352FT E FROM SE ANG OF WESTERN &amp; DIVISION STS; TH E ALG DIVISION 132FT; TH S AT R/A 120FT; TH W AT R/A 132FT; TH N AT R/A 120FT TO POB, SEC 31, T38N R1W <b>**AND**</b> N1/2 OF VAC ALLEY DESC AS: COM AT NE COR LOT 2, BLK 2, A M GEROWS ADD TO CITY OF CHEBOYGAN; TH WLY ALG N LI SD LOT 15.6FT; TH NLY AT R/A 5FT TO POB; TH CONT NLY AT R/A TO N LI OF SD LOT 5FT; TH WLY PAR TO N LI OF LOTS 2, 3 &amp; 4, BLK 2 SD PLAT 132FT; TH SLY AT R/A 5FT; TH ELY PAR TO SD LOTS 2, 3, &amp; 4, BLK 2 132 FT TO POB. <b>Comments:</b> One story home on Cheboygan's west side. There has been a frozen plumbing event here that has ruined the floors in the rear third of the home and caused mold to begin throughout the building. Three bedrooms, attached garage and a second shop/garage building with wood heat. There is a good amount of debris here to remove ... mostly inert (clothing, furniture castoffs) but there is some food garbage as well. Overall this is structurally sound, but wet, stinky and full of rubbish. Roof isn't horribly old and appears to have a lot of life left in it. Dog run attached to garage. The garage doors all need attention. Aluminum siding on house. Double lot 120x132 in size. Could be a nice home again with some work. Last occupancy about December 2016. Freeze Damage; Bank Repo; <b>Summer Tax Due:</b> \$1,698.47</p>	929 DIVISION ST CHEBOYGAN;	\$11,250	
1603	<p><b>Parcel ID:</b> 054-P40-001-010-00; <b>Legal Description:</b> PLAT OF SUPERVISOR J M PENNELL'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOTS 16 &amp; 17, BLK 1. (SEC 36, T38N,R2W) <b>Comments:</b> Older wood frame 2 story house on Cheboygan west side. 2 BR down and 1.5 up. Was built on a wood pier foundation, and some of the floors have some sway and dip to them. The roof is probably 10+ years old but not ancient. Vinyl siding. Has an express exit from the second floor on the back side you'll want to watch out for when drinking. Could be turned into a balcony or deck access. Home has been poorly/cheaply modernized (more than once) and has little of its original finish left. Natural gas space heat. There is a power service attached to the front porch but we could find no panelboard anywhere inside ... we suspect this is 60A service and probably a little sketchy. A few missing windows. Stinky and grubby. Has potential but will need some work. <b>Summer Tax Due:</b> \$1,182.70</p>	1134 RANDOLPH ST CHEBOYGAN;	\$29,250	

1604	<p><b>Parcel ID:</b> 091-026-300-023-00; <b>Legal Description:</b> COM INT OF N LI GOVT LOT 3, SEC 26, T37N,R2W; WITH WLY LI MCRR R/W; TH W ALG N LI TO NW COR GOVT LOT 3; TH S ALG W GOVT LOT LI TO A PT 200FT N OF NW COR OF WHEELER'S PLAT; TH N 71D E TO PT OF INT WITH ELY LI OF LOT 6 SD PLAT, EXT TH SELY ALG ELY LI OF LOT 6 SD PLAT, EXT TO NE COR OF LOT 6 SD PLAT; TH N 71D E 145FT; TH S 76D 30M E 216FT TO WLY R/W MCRR; TH NLY ALG WLY LI RR TO POB, PT OF GOVT LOT 3. <b>Comments:</b> Estate sized parcel could easily support a nice pole barn, gardens and still have a woodlot left over ! Located less than 500 feet from Mullett Lake on the north end, right in the old money blueblood neighborhood west of the river channel. Of the 9+ acre parcel, we believe about 5 acres of it is wooded ... the entire thing is level. There are some pockets of "moist" land here and there, but its generally useable land. The home is probably 80 years old and full log construction. It appears to be in salvageable condition. We saw some decay, but it was not horrid at all based on a cursory examination. (We didn't probe, we just looked). The home has a full basement of masonry construction, but it was waist deep in water ... which is what happens when you turn the power off and your basement is normally serviced by a sump pump. So there will be some cleanup to do here. We did not see any evidence of mold having formed from this water accumulation, but it is certainly a possibility as summer trudges along. Three bedrooms. One bath. 60A electric service (did not find the panel ... probably down below) and bottle gas at present, tho natural gas appears to be available at the street within a short distance. The original structure has a rear addition .. all of it has sloping and weaving floors which will require some inspection and correction from the basement. There is a large classic garage building on the property that appears to be restorable. Also a couple of small sheds (bath-with-a-path ?) in the vicinity. Bring your own Sears catalogue and clean up. We did not see the well or pump (again ... probably in the basement) and there is some modern septic evidence suggesting that the two holer is just yard art now. This could be a really sharp property in the hands of the right rehabber. Just a spitting distance from Cheboygan shopping and dining.</p> <p><b>Summer Tax Due:</b> \$1,188.14</p>	7166 VILLAGE LN CHEBOYGAN;	\$8,400	
1605	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 105-C13-000-590-00; <b>Legal Description:</b> CORDWOOD POINT NO 2, LOT 590. (SEC 21, T38N,R1E) <b>Comments:</b> 1998 construction. Currently occupied by a family of screeching raccoons that have found a way in and now live in the main floor ceiling right over the front door. Wouldn't take much work to make this a cool little weekend getaway for a couple or small family. 4" well. We didn't see any heat or gas supply either NG or bottle gas. Cordwood Point has a POA, and there is a community building with BEACH ACCESS to Lake Huron as well as an association owned boat launch. We're adding the vacant lot to the north with the improved parcel to be sure that you own your septic system ! Outbuilding could be salvaged, but will need some work ....</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 105-C13-000-591-00; <b>Legal Description:</b> CORDWOOD POINT NO 2, LOT 591. (SEC 21,T38N,R1E)</p> <p><b>Summer Tax Due:</b> \$630.73</p>	14120 GRANVILLE DR CHEBOYGAN;  14130 GRANVILLE DR CHEBOYGAN;	\$3,900	

1607	<p><b>Parcel ID:</b> 130-T25-002-002-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF TOPINABEE, PT OF LOTS 1, 2, 4 &amp; 5, BLK 2, DESC AS: COM NE COR LOT 1, BLK 2; TH E ALG N LI OF LOT 5 , BLK 2, 24.77FT; TH S 22D 13M E 80FT; TH S 23D 43M W 101.6FT TO NWLY SIDE OF WEBSTER ST; TH N 10D 39M 30S W 166.68FT TO NLY LI SD LOT 1; TH E ALG SD LOT LI 12.48FT TO POB. (SECS 29&amp;30, T36N,R2W) <b>Comments:</b> This one will need some work to bring back to usefulness, but it holds potential. The roof edge has been in poor condition (probably for decades), and the south edge has some serious decay in the soffits. The cottage was built on wood pier footings, and decay to that is also evident based on the sloping and weakened floor system inside. The kitchen (at the rear end) is particularly distressed, with the structure improving in condition as you move toward the front/lake side. This will need a new roof and roof decking, some roof joists replaced (south and west) and you'll have to open up the floor and see what's needed down there in the way of stabilizing and straightening the floor system. Short version: This one will need a lot of work, and if you hire it out it'll probably exceed the value of the finished project ... but it may make sense for the skilled owner-rehabber. Before doing anything (like bidding ?) we'd suggest having a good conversation with the code enforcement people (the building inspector) AND the people with the health department. We did not see either the well or the septic and have no idea how old, or in what condition they might be. This is the kind of property that has several neighbors paying attention (that would probably like to see it torn down). So you'll want to get the right permits, dot the i's and cross the t's as you go along. There are 2 bedrooms and a bath, natural gas service with space heat. We did not locate the panelboard but suspect this is 60A service. It is located in summery Topinabee, just west of Mullett Lake, on the hillside right behind the Marathon Station. There is a vacated (?) street to the east/lake side that adds to the front yard. This property has a great thru-the-trees view of Mullett Lake from a hillside vantage. Could be a dream cottage ... or a nightmare ! Do your homework on this one !!!</p> <p><b>Summer Tax Due:</b> \$156.62</p>	5115 PRUYN ST TOPINABEE;	\$5,500	
1608	<p><b>Parcel ID:</b> 171-017-302-011-02; <b>Legal Description:</b> COM S 1/4 COR SEC 17, T35N,R2W; TH N 84D 56M W ON SEC LI 340FT; TH N 4D 34M E 2647.23 FT; TH S 83D 46M W 670.06FT TO W LI OF PAR 13 RECD IN 419/794; TH S 09D 52M 20S E 321FT ALG E LI OF SD PAR 13 TO SE COR OF PAR 13; TH S 80D 54M W 418.18FT ALG S LI OF SD PAR 13 TO POB; TH CONT S 80D 54M W 418.42FT ALG SD S LI TO SW COR OF SD PAR 13; TH N 21D 43M 40S W 75FT &amp; N 00D 27M 00S W 136.58FT ALG W LI OF SD PAR 13; TH N 80D 54M E 418.42FT PARA WITH S LI OF SD PAR 13; TH S 00D 27M E 136.58FT; TH S 21D 43M 40S E 75FT TO S LI OF PAR 13 &amp; POB. <b>Comments:</b> This is a nicely wooded, level, dry, sandy soiled, well drained 2+ acre parcel. It is located on a private road near the SE corner of Mullett Lake off East Mullet Lake Road. Most of the other parcels here are larger/acreage (5-10 acre average) and have newer rural housing with a lot of modular homes in the area. We do not believe this to be a county maintained road, and it is likely either communal effort or there may be a looseknit owners association that maintains it in the winter season. It does not appear to be graded on a regular basis. We have put the auction signs up twice (removed within a day by a neighbor thinking YOU won't see this posting) so we'll tell you how to find it ! Enter Muscott Trail from either the north or the south end ... and look for the parcel with the electric fence and critters. This parcel is NORTH (left) of that, and is in between it and the camper and storage building further north. It has roughly 211 feet along the road and runs 418 feet deep to the east from the road. Find the camper and garage/barn ... and the electric fence and critters ... and this is the parcel IN BETWEEN those parcels and is vacant wooded land. 2 + acres, east of the road.</p> <p><b>Summer Tax Due:</b> \$43.84</p>	S MUSCOTT TRL INDIAN RIVER;	\$1,100	



1609	<p><b>Parcel ID:</b> 172-L19-003-008-00; <b>Legal Description:</b> PLAT OF VILLAGE OF LEGRAND, LOT 8, BLK 3. (SEC 21, T35N,R1W) <b>Comments:</b> There has been a shack or trailer removed from this parcel. They left a lot of goodies behind for you to clean up. There is a shallow well, bottle gas pig, and it appears there was power here as well. There are platted unimproved streets on two sides of this parcel, and access is by a two track that may or may not be over that street. Might wanna check that before bidding. Parcel is 66x132 in size.</p> <p><b>Summer Tax Due:</b> \$98.31</p>	2353 QUINCY RD AFTON;	\$1,800	
1610	<p><b>Parcel ID:</b> 210-014-400-002-04; <b>Legal Description:</b> COM E1/4 COR SEC 14, T34N,R2W; TH S ALG E SEC LI 331.25FT TO POB; TH CONT S 331.25FT; TH S 89D 11M 14S W 322.46FT; TH N 0D 1M 35S E 331.03FT; TH N 89D 8M 52S E 322.31FT TO POB, PT OF N1/2 OF NE1/4 OF SE1/4. <b>Comments:</b> Parcel is 331x322 in size. Nice dry, level wooded lands suitable for building! Lilies and flora very prone to be great morel hunting territory. Parcel is located on a paved county road, just south of Beebe School Road. 2.44 acres!! The old shack near here is not on this parcel. Power and natural gas at the road!!</p> <p><b>Summer Tax Due:</b> \$63.13</p>	8594 AFTON RD AFTON;	\$1,200	
1611	<p><b>Parcel ID:</b> 220-001-200-001-01; <b>Legal Description:</b> PAR 16: COM NE COR SEC 1, T34N,R1W; TH N 86D 48M W ALG N SEC LI 1556.30FT; TH S 0D 21M 30S W 416.50FT TO POB; TH N 86D 47M 10S W 1051.25FT TO N-S 1/4 LI; TH S 0D 12M 50S W 416.28FT; TH S 86D 47M 10S E 1050.20FT; TH N 0D 21M 30S E 416.20FT TO POB, PT OF NW1/4 OF NE1/4. *EXC &amp; RESERVING: ELY 33FT FOR RD ROW EASEMENT. <b>Comments:</b> A rectangular ten (330x1320) located past the end of Kissner Road on a shared two track. Parcel is to the right a few hundred feet after the end of the public road, and begins roughly where you find the old camper back in the woods (look for the orange tape marker on the driveway leading to the camper). It runs south 330 feet along the private road to a point where another narrower road runs west. BE ADVISED that this trail has nowhere to turn around and is mucky about 500 feet back in. Great place for some newbie to get stuck ... so we advised WALKING in this route at least until the weather dries this up. Nicely wooded lands ... the USGS topographical maps indicate that this is all uplands, but you should walk it yourself to be certain. Nice property !!! Power and phone is across the road and runs along the entire east boundary of the parcel.</p> <p><b>Summer Tax Due:</b> \$74.77</p>	(Off end of) Kissner Road.;	\$1,300	
1612	<p><b>Parcel ID:</b> 220-016-201-002-01; <b>Legal Description:</b> BEG N 1/4 COR SEC 16, T34N,R1W; TH E ALG N LI SEC 180FT TO POB; TH CONT E ALG SEC LI 195FT; TH S 305FT; TH W 195FT; TH N 305FT TO POB. <b>Comments:</b> Older mobile on a 1.24 acre parcel ... that runs 195 feet along Walker Road and 305 feet deep. The power service has been dropped and the skirting if off the trailer. Not sure if it was either never actually installed here ... or if they're taking it with them. We did not have the opportunity to inspect this in person in mid-May as it was still occupied. Can't be sure of the well and septic situation ... you'll want to verify these bidding ! Mobile Home;</p> <p><b>Summer Tax Due:</b> \$39.28</p>	2558 WALKER RD AFTON;	\$850	

1613	<p><b>Parcel ID:</b> 231-003-300-002-01; <b>Legal Description:</b> PT OF NE1/4 OF SW1/4 SEC 3, T34N,R1E, DESC AS: COM W1/4 COR SEC; TH S 87D 21M 35S E 1322.50FT; TH S 01D 33M 34S W 539.79FT TO POB; TH N 81D 46M 58S E 456.55FT; TH S 01D 33M 33S W 169.23FT; TH N 87D 22M 26S W 450.00FT; TH N 01D 33M 34S E 83.32FT TO POB. <b>Comments:</b> Older biltmore cabin north of Tower on Davies Avenue. It has been added onto a couple times and there is also a detached guest room/shop space. We didn't view the inside as we weren't certain of occupancy/personal property status. It appears that the main house has a bad roof and is molded based on the condensation in the windows. 4" well. Property fronts 169' along the road and runs 400+ feet deep to a rear boundary that is 83 feet wide ... so it gets narrower as it runs west. Level dry lands for the most part. Roughly 2 acres in size. Dnvi;</p> <p><b>Summer Tax Due:</b> \$78.76</p>	6584 DAVIES AVE ONAWAY;	\$950	
1614	<p><b>Parcel ID:</b> 231-V06-002-001-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF SOUTH TOWER, LOTS 1, 2, 3, 4 &amp; 5, BLK 2. (SEC 10, T34N,R1E) <b>Comments:</b> 5 platted lots in Tower Village, on high traffic M-33, on-the-way-to-On-a-away. Total lot size is 125' along M-33 and it runs 250 feet deep. This parcel sits below road grade but isn't wet. There is commercial uses of nearby property ... you may wish to check with zoning officials to see what is allowed here.</p> <p><b>Summer Tax Due:</b> \$16.91</p>	7060 S BERKLEY AVE TOWER;	\$750	
1615	<p><b>Parcel ID:</b> 241-001-100-008-05; <b>Legal Description:</b> BEG AT A PTE ON N-S 1/4 LI DIST 713.2FT S 01D 29M 50S W FROM N1/4 COR OF SEC 1, T33N,R3W; TH N 88D 34M 20S W 325FT &amp; POB; TH N 01D 25M 40S E 100FT; TH N 88D 34M 20S W 300FT; TH S 01D 25M 40S W 100FT; TH S 88D 34M 20S E 300FT TO POB, PT OF E1/2 OF NW1/4. <b>Comments:</b> Parcel is 100' (N-S) x 300' (E-W). Sits behind 12166 Shire Road. Does not front on a public street. Access appears to be by private road, through a gate ... we are not certain if this is an easement and permanent legal access ... you will want to determine that BEFORE bidding. There has been some excavation/leveling here. Dry, sandy soils. Nicely wooded. A little debris to haul off.</p> <p><b>Summer Tax Due:</b> \$15.39</p>	(Behind) 12166 SHIRE RD WOLVERINE;	\$700	
1616	<p><b>Parcel ID:</b> 251-017-400-009-00; <b>Legal Description:</b> PAR 9: COM 2499FT N &amp; 1420.5 FT N 89D 56M W &amp; 1785FT S OF SE COR SEC 17, T33N,R2W; TH S 357FT ALG C/L ELK TRL; TH N 89D 56M W 1246.84FT; TH N 0D 33M 24S E 357.02FT; TH S 89D 56M E 1243.38FT TO POB, PT E1/2 OF SEC 17. <b>Comments:</b> Parcel is roughly 357x1246 in size. At the verrrry end of Elk Trail Road, where the wooded area to the SW of the dirt bike rodeo arena begins. Runs south 357' and west 1246' from there. Nice, dry, level, wooded lands. Lilies and other flora indicating prime morel mushroom hunting turf. Power and phone at the road. We suspect this is a private road not maintained by the county. There are a number of nice, mature maples and other hardwoods here.</p> <p><b>Summer Tax Due:</b> \$106.45</p>	14908 ELK TRAIL RD WOLVERINE;	\$1,800	
1617	<p><b>Parcel ID:</b> 251-020-300-009-00; <b>Legal Description:</b> ALL THAT PART OF SE1/4 OF SW1/4 SEC 20 WHICH LIES WLY OF A LINE 115 FT WLY OF I-75 SEC 20 T 33N R 2W <b>Comments:</b> Helicopter landing pad. No access from I-75. No frontage on any other road. Maybe you can put a billboard here. Or a big statue of yourself. Hot air balloon landing site. UFO refueling station. The possibilities are endless .... No Road Access;</p> <p><b>Summer Tax Due:</b> \$14.21</p>	(Adjacent to) I-75.;	\$700	

1618	<p><b>Parcel ID:</b> 251-G01-000-137-00; <b>Legal Description:</b> GOLFVIEW ESTATES SUB, LOT 137. (SEC 21,T33N,R2W) <b>Comments:</b> Nice dry buildable hillside lot near the Wildwood Golf club in Wolverine. Probable water view thru the trees to the south. Paved county road. There is a little pile of junk on or near the back corner here that my GPS says is a freebie included with this bargain. Driveway and culvert already in! "Might" be association fees here ... please check !</p> <p><b>Summer Tax Due:</b> \$21.32</p>	15542 VALLEY DR WOLVERINE;	\$800	
1619	<p><b>Parcel ID:</b> 251-M03-000-097-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 97. (SECS 15&amp;22,T33N,R2W) <b>Comments:</b> Nice rolling, wooded, dry building site in Mont Gabriel. Softwoods.</p> <p><b>Summer Tax Due:</b> \$21.32</p>	15203 AVENUE DU CHALET WOLVERINE;	\$800	
1620	<p><b>Parcel ID:</b> 251-W11-000-002-00; <b>Legal Description:</b> WILDWOOD ACRES, LOT 2. (SEC 14, T33N,R2W) <b>Comments:</b> Echo Lake is a small, spring fed backwater that feeds the Little Pigeon River. There are NO MOTORS allowed on this lake ... so leave your speedboats and wave runners at home. Ridgeview lot, about 40 feet down to the lake. This is a fishing (not swimming) lake. Power and utility service at the road!</p> <p><b>Summer Tax Due:</b> \$94.75</p>	14995 SHORE LINE DR WOLVERINE;	\$1,700	

# Crawford

Lot #	Lot Information	Address	Min. Bid	Sold For
7150	<b>Parcel ID:</b> 010-12-033-09-030-00; <b>Legal Description:</b> S 1/2 OF SW 1/4 OF SW 1/4 SEC 33 T28N R1W CONT 20 AC ML <b>Comments:</b> Large parcel that sits on a corner lot. Perfect for hunting as there is an older single wide trailer that is already being used as a camp. Parcel has some deer binds. There are some trails throu the mostly wooded lot. Some minor debris. Mobile Home; <b>Summer Tax Due:</b> \$1,186.45	8057 LOVELLS RD GRAYLING MI;	\$6,100	
7151	<b>Parcel ID:</b> 010-14-151-00-085-00; <b>Legal Description:</b> LOT 085 IN CREEKVIEW 2 <b>Comments:</b> Smaller parcel, mostly wooded, some open space <b>Summer Tax Due:</b> \$22.21	LOVELLS RD GRAYLING MI;	\$500	
7152	<b>Parcel ID:</b> 010-14-800-00-005-00; <b>Legal Description:</b> LOT 5 WARBLER'S HIDEAWAY <b>Comments:</b> Parcel Located in Warblers Hideaway, semi wooded. Could possibly have association fees. Association Fees; <b>Summer Tax Due:</b> \$22.21		\$550	
7153	<b>Parcel ID:</b> 010-14-800-00-019-00; <b>Legal Description:</b> LOT 19 WARBLER'S HIDEAWAY <b>Comments:</b> Parcel that is wooded with some dead trees located in Warblers Hideaway, may have association fees. Association Fees; <b>Summer Tax Due:</b> \$14.85		\$550	
7154	<b>Parcel ID:</b> 010-14-801-00-340-00; <b>Legal Description:</b> LOT 340 WARBLER'S #2 <b>Comments:</b> Wooded parcel located in Warbles Hideaway. Association Fees; <b>Summer Tax Due:</b> \$22.21		\$500	
7155	<b>Parcel ID:</b> 010-14-802-00-399-00; <b>Legal Description:</b> LOT 399 WARBLER'S #3 <b>Comments:</b> Wooded Parcel in Warbles Hideaway, has a few dead trees, may have association fees. Association Fees; <b>Summer Tax Due:</b> \$15.98	KIRKLAND DR GRAYLING MI;	\$500	
7156	<b>Parcel ID:</b> 020-032-014-040-00; <b>Legal Description:</b> S 1/2 OF NW 1/4 OF SE 1/4 20 A. SEC 32 T28N R3W <b>Comments:</b> Parcel does not appear to have any easements of record and should be considered landlocked. Unimproved Roads; <b>Summer Tax Due:</b> \$347.45		\$2,000	
7157	<b>Parcel ID:</b> 020-075-000-090-00; <b>Legal Description:</b> LOT NO. 90 TWIN PEAKES #1. <b>Comments:</b> Wooded parcel that could be suitable for a home or cottage. <b>Summer Tax Due:</b> \$37.80		\$650	
7158	<b>Parcel ID:</b> 020-075-000-192-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #192 <b>Comments:</b> Parcel that sits on a seasonal road. Will need some clean up as there is an old camper and some debris on lot. Located in Bradford Lake Hills Subdivision, so there could be association fees. Association Fees; <b>Summer Tax Due:</b> \$37.80		\$700	
7159	<b>Parcel ID:</b> 020-075-000-194-00; <b>Legal Description:</b> LOT 194 TWIN PEAKES #1. <b>Comments:</b> Corner parcel that has seasonal road running along South border. <b>Summer Tax Due:</b> \$37.80		\$700	
7160	<b>Parcel ID:</b> 020-075-000-206-00; <b>Legal Description:</b> LOT 206 TWIN PEAKES #1. <b>Comments:</b> Vacant Wooded Lot in the Twin Peakes #1 Subdivision.. <b>Summer Tax Due:</b> \$41.58		\$700	
7161	<b>Parcel ID:</b> 020-075-000-208-00; <b>Legal Description:</b> LOT 208 TWIN PEAKES #1. <b>Comments:</b> Densely wooded parcel,not completely level ground. <b>Summer Tax Due:</b> \$45.36		\$700	

7162	<b>Parcel ID:</b> 030-034-005-100-00; <b>Legal Description:</b> PARCEL 34-I THE S 660 FT. OF N 1980 FT. OF W1/2 OF W1/2 OF NW1/4 OF SEC. 34 T27N R4W 10.05 AC. <b>Comments:</b> Wooded parcel on two track that has an old truck camper and a tow behind camper onsite, along with a small shed. Unimproved Roads; <b>Summer Tax Due:</b> \$770.30	8995 PORCUPINE TRAIL;	\$4,600	
7163	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 032-101-000-052-00; <b>Legal Description:</b> LOT 52 OF UPP NORTHE SUB. #1 <b>Comments:</b> Densely wooded double parcel. Bundle;  (2 of 2) <b>Parcel ID:</b> 032-101-000-053-00; <b>Legal Description:</b> LOT 53 OF UPP NORTHE #1 <b>Summer Tax Due:</b> \$67.28		\$1,400	
7164	<b>Parcel ID:</b> 032-101-000-064-00; <b>Legal Description:</b> LOT 64 OF UPP NORTHE SUB #1 <b>Comments:</b> Heavily wooded parcel in the.....subdivision <b>Summer Tax Due:</b> \$26.16		\$700	
7165	<b>Parcel ID:</b> 032-101-000-073-00; <b>Legal Description:</b> LOT 73 OF UPP NORTHE SUB # 1 <b>Comments:</b> Wooded parcel that sits on a hill. <b>Summer Tax Due:</b> \$51.81		\$750	
7166	<b>Parcel ID:</b> 032-102-000-220-00; <b>Legal Description:</b> LOT 220 OF UPPNORTHE SUB #2. <b>Comments:</b> Wooded parcel with mature trees. Not sure if there is power out here. <b>Summer Tax Due:</b> \$29.91		\$700	
7167	<b>Parcel ID:</b> 032-102-000-226-00; <b>Legal Description:</b> LOT 226 OF UPPNORTHE SUB #2. <b>Comments:</b> Completely wooded, grade of parcel is gradually going up hill. <b>Summer Tax Due:</b> \$33.64		\$700	
7168	<b>Parcel ID:</b> 032-119-000-158-00; <b>Legal Description:</b> LOTS 157 & 158 TWIN PEAKS #1. <b>Comments:</b> Wooded Parcel with uneven terrain. One Side of parcel borders season road. <b>Summer Tax Due:</b> \$59.73		\$800	
7169	<b>Parcel ID:</b> 032-180-000-380-01; <b>Legal Description:</b> LOT 7 BLK.4 BROWN & JOHNSON ADDITION TO THE VILLAGE OF FREDERIC <b>Comments:</b> Smaller corner parcel that has an old cabin on property. The Building will be removed, so you will be bidding on an empty lot. Demo Target; Wetland Indicators; <b>Summer Tax Due:</b> \$223.56		\$2,000	
7170	<b>Parcel ID:</b> 040-40-017-05-100-00; <b>Legal Description:</b> COMM AT THE NE COR OF S/2 OF N/2 OF E/2 OF W/2 OF NE/4 OF NW/4 OF SEC 17 T26N R2W FOR POB; TH W 65 FT TH S 330.38FT TH E 65 FT TH N TO POB. CONT .49AC <b>Comments:</b> Small cottage that could easily be updated to be usable again. Has a few soft spots in flooring and some mold. Sanitation Issues And Garbage; Mold; <b>Summer Tax Due:</b> \$363.65	2091 LEISURE LN GRAYLING MI;	\$2,400	
7171	<b>Parcel ID:</b> 040-45-282-00-098-00; <b>Legal Description:</b> LOT 98 GRAYLING MOBILE ESTATES NO 3. SEC 5 T26N R3W <b>Comments:</b> Empty lot in Grayling Mobile Estates. <b>Summer Tax Due:</b> \$49.61		\$750	
7172	<b>Parcel ID:</b> 040-45-760-02-046-00; <b>Legal Description:</b> LOTS 46 THRU 50 BLK. 2 PORTAGE HEIGHTS <b>Comments:</b> Semi wooded corner parcel located on a two track. Has some open space and a handful of dead trees. <b>Summer Tax Due:</b> \$138.46	MONROE AVE GRAYLING MI;	\$900	

7173	<b>Parcel ID:</b> 040-45-820-00-025-00; <b>Legal Description:</b> LOT 25 OF SHANGRI-LA <b>Comments:</b> Approximately 2.12 acre parcel that is wood and the grade is uneven <b>Summer Tax Due:</b> \$191.05	PEACEFUL VISTA GRAYLING MI;	\$2,000	
7174	<b>Parcel ID:</b> 050-011-007-019-00; <b>Legal Description:</b> NW 1/4 OF NW 1/4 LYING SLY OF RAILROAD RW SEC. 11 T25N R3W <b>Comments:</b> Small parcel that sits by railroad tracks that there is no road access to. No Road Access; <b>Summer Tax Due:</b> \$1.21		\$500	
7175	<b>Parcel ID:</b> 052-200-000-014-00; <b>Legal Description:</b> DEERFIELD ESTATES LOT 1 4 <b>Comments:</b> Wooded parcel that is located in Deerfield Estates, may have association fees. parcel could be a building site for a home. <b>Summer Tax Due:</b> \$251.36		\$1,700	
7176	<b>Parcel ID:</b> 052-520-000-254-00; <b>Legal Description:</b> LOT 254 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 5 <b>Comments:</b> Parcel has a mobile home that will be demoed. Parcel sits on a hill with a circular drive. Demo Target; <b>Summer Tax Due:</b> \$276.92	10317 BILLMAN RD ROSCOMMON MI;	\$3,000	
7177	<b>Parcel ID:</b> 052-775-000-050-00; <b>Legal Description:</b> LOT 50 ASSESSORS PLAT OF SWITZERVILLE <b>Comments:</b> Small cottage that could use some help or be demoed and start fresh. Has an outhouse, no bathroom in cottage/house. Tight quarters. On the other hand parcel is 2.14 acres. <b>Summer Tax Due:</b> \$192.38	5678 W FLETCHER RD ROSCOMMON MI;	\$1,700	
7178	<b>This lot is a "bundle" comprised of 3 parcels</b>  <i>(1 of 3)</i> <b>Parcel ID:</b> 064-161-000-036-00; <b>Legal Description:</b> LOT 36 BER-MAR WOODS NO. 2. <b>Comments:</b> Bundle of 3 wooded parcels just outside the city of Roscommon. Bundle;  <i>(2 of 3)</i> <b>Parcel ID:</b> 064-161-000-037-00; <b>Legal Description:</b> LOT 37 BER-MAR WOODS NO. 2.  <i>(3 of 3)</i> <b>Parcel ID:</b> 064-161-000-038-00; <b>Legal Description:</b> LOT 38 BER-MAR WOODS NO. 2. <b>Summer Tax Due:</b> \$56.73		\$2,100	
7179	<b>This lot is a "bundle" comprised of 3 parcels</b>  <i>(1 of 3)</i> <b>Parcel ID:</b> 064-161-000-043-00; <b>Legal Description:</b> LOT 43 BER-MAR WOODS NO. 2. <b>Comments:</b> Wooded bundle of 3 parcels just outside the city of Roscommon Bundle;  <i>(2 of 3)</i> <b>Parcel ID:</b> 064-161-000-044-00; <b>Legal Description:</b> LOT 44 BER-MAR WOODS NO. 2.  <i>(3 of 3)</i> <b>Parcel ID:</b> 064-161-000-045-00; <b>Legal Description:</b> LOT 45 BER-MAR WOODS NO. 2. <b>Summer Tax Due:</b> \$62.02		\$2,200	
7180	<b>Parcel ID:</b> 064-161-000-046-00; <b>Legal Description:</b> LOT 46 BER-MAR WOODS NO. 2. <b>Comments:</b> Corner parcel that is wooded, just outside the city of Roscommon <b>Summer Tax Due:</b> \$21.76		\$750	

7181	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 064-161-000-057-00; <b>Legal Description:</b> LOT 57 BER-MAR WOODS NO. 2. <b>Comments:</b> Wooded double Parcel on a gravel road, just outside the city of Roscommon. Bundle;</p> <p>(2 of 2) <b>Parcel ID:</b> 064-161-000-058-00; <b>Legal Description:</b> LOT 58 BER-MAR WOODS NO. 2.  <b>Summer Tax Due:</b> \$41.72</p>		\$1,500	
7182	<p><b>Parcel ID:</b> 064-400-000-672-00; <b>Legal Description:</b> LOT 672 INDIAN GLENS OF THE AU SABLE NO. 6. <b>Comments:</b> Corner parcel that may have a working well.  <b>Summer Tax Due:</b> \$24.91</p>		\$800	
7183	<p><b>Parcel ID:</b> 070-120-005-005-00; <b>Legal Description:</b> THE S 17 FT OF LOT 5 &amp; THE W'LY 43 FT OF LOT 5 BLOCK 5 O. M. BARNES ADDITION TO THE VILLAGE (NOW CITY) OF GRAYLING. ALSO THE FRT'L LOT 5 BLOCK 13 HADLEYS AMENDED ADDITION TO THE VILLAGE (NOW CITY) OF GRAYLING.  <b>Comments:</b> There is a house on the parcel that will be demolished. You will be bidding on an empty lot. Demo Target;  <b>Summer Tax Due:</b> \$715.45</p>	206 PARK ST GRAYLING MI;	\$3,900	
7184	<p><b>Parcel ID:</b> 070-132-001-001-00; <b>Legal Description:</b> COM AT THE SE COR OF LOT 7 BLOCK 1 MARTHA M. BRINK'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF GRAYLING FOR A POB; TH N 120 FT; TH E 66 FT; TH S 120 FT; TH W 66 FT TO THE POB. <b>Comments:</b> Small parcel in the city of Grayling. Has a single car garage that is in rough shape. Roof Issues; Demo Target;  <b>Summer Tax Due:</b> \$332.67</p>		\$2,000	

# Oscoda

Lot #	Lot Information	Address	Min. Bid	Sold For
5600	<p><b>Parcel ID:</b> 001-317-040-00; <b>Legal Description:</b> T26N R2E SEC 17 - E 9 RDS OF W 26 RDS OF S 8 RDS OF N 1/4 &amp; E 18 RDS OF W 35 RDS OF N 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SE 1/4. 1.60 A. <b>Comments:</b> One bedroom knotty pine cabin with loooow ceilings in Luzerne. There is a small roof leak in one corner of the kitchen which so far should not have caused much damage ... we'd get it fixed this season. Has a newer bottle gas forced air furnace. The one car garage appears to have had some use as a guest space. Outbuilding to the rear is a goner most likely ... has a really bad roof problem. This place could be cute with the right touches.  <b>Summer Tax Due:</b> \$418.75</p>	1261 SCHMALL ROAD LUZERNE MI 48636;	\$2,300	
5601	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 001-330-052-00; <b>Legal Description:</b> T26N R2E SEC 30 - S 7 RDS OF N 49 RDS OF W 8 RDS OF E 24 RDS OF NW 1/4 OF NW 1/4. .36 A. <b>Comments:</b> Two adjacent parcels being sold as one. Bring your front end loader and clean up ! There is an older mobile on one parcel ... it has a frame addition ... the entire thing is in pretty rough condition but appears to have been occupied as recently as late 2016. There is a rustic outbuilding ... and also an adjacent parcel with (what is left of) other outbuildings. A good assortment of car parts and other castoffs to dispose of here. The value here is in the 4" submersible well, power service and land. The rest probably should be scooped up and hauled away. Together there is roughly 8/10ths of an acre here.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 001-330-062-00; <b>Legal Description:</b> T26N R2E SEC 30 - E 8 RDS OF W 48 RDS OF N 10 RDS OF S 38 RDS OF NW 1/4 OF NW 1/4 EXC S 15'. .50 A  <b>Summer Tax Due:</b> \$445.92</p>	2909 MCQUAID DRIVE LUZERNE MI 48636;  2909 MCQUAID DRIVE LUZERNE MI 48636;	\$2,300	
5603	<p><b>Parcel ID:</b> 002-026-001-08; <b>Legal Description:</b> T28N R3E SEC 26 - PARC D: LD IN NE 1/4 BEG AT NE COR TH S 1574.99' TH NW'LY 678.56' TO POB, TH W 131.70',N 147.17', TH E'LY 170', TH SW'LY 127.86' TO POB. .46A. M/L <b>Comments:</b> This is an irregularly shaped 1/2 acre parcel in the vicinity of the Cedar Valley Golf Club near Lewiston. We did not find an improved road that reaches this parcel, but you can get there by golf cart ! See local records for exact location and dimensions. Unimproved Roads;  <b>Summer Tax Due:</b> \$22.77</p>	(Off) Weaver Road;	\$1,100	
5604	<p><b>Parcel ID:</b> 004-116-018-00; <b>Legal Description:</b> T28N R2E SEC 16 - E 20 RDS OF N 8 RDS OF SE 1/4. 1 A. <b>Comments:</b> One acre parcel with cleared campspot and old trailer. On a graded county road. Parcel is 132' wide x 330' deep. We do not have title to the trailer, and it is not included in the sale. A little crud to pick up and throw away, but a couple pickup loads and you have a nice clean building site or camp spot.  <b>Summer Tax Due:</b> \$14.54</p>	4743 CENTERLINE ROAD LEWISTON MI 49756;	\$500	
5605	<p><b>Parcel ID:</b> 004-850-062-00; <b>Legal Description:</b> T28N R2E SEC 24- ASSESSORS PLAT OF HILL SETTLEMENT SUB. LOT 62. <b>Comments:</b> Parcel is 75x66 feet in size, less road ... which may not be exactly where platted. The trailers are junk. Has a bath-with-a-path.  <b>Summer Tax Due:</b> \$14.24</p>	PENN RD;	\$550	



5606	<p><b>Parcel ID:</b> 005-027-014-10; <b>Legal Description:</b> T27N R1E SEC 27 - E 16 RDS OF W 48 RDS OF N 10 RDS OF NW 1/4 OF SE 1/4. 1 A. <b>Comments:</b> Cute, updated little cottage on a 1/2 acre lot. But she's got some issues. This was originally a vertical log cabin. An addition placed on the rear with a bedroom and bath ... and then more recently an additional 3 bedrooms added to the very rear. However something has given way underneath the newest addition and the floor is now *very* weak (to the point of being dangerous and in danger of collapse under weight). We suspect that this could be corrected with concrete pads and beams, but it's going to need some quick attention. The home has hot water boiler heat (did not see the boiler ... assume it is below) except the rear addition ... which has no permanent heat source at all. The electrical here is a bit sketchy ... we counted roughly SEVEN breaker boxes or fuseboxes ... most of which have been converted to essentially large junction boxes with exposed wiring visible (not quite NEC standard ...) Has a great 2 car garage ... This one has potential .... but needs quick help to stabilize the underside. Structural Issues;</p> <p><b>Summer Tax Due:</b> \$754.51</p>	4183 HANSON ROAD - LEWISTON;	\$3,700	
5607	<p><b>Parcel ID:</b> 005-650-060-00; <b>Legal Description:</b> T28N R1E SEC 12 - WOODRIDGE ESTATES SUBD. LOTS 60, 61 &amp; 62. <b>Comments:</b> Generally solid older mobile near Moon Lake. Detached 1.5 car garage. There is a generous helping of trash around the yard to haul away, but not severe. This structure is in pretty solid shape, mostly in need of a good cleaning and mechanical review. There is a minor roof leak developing in the front porch area, but it could be gotten under control without a lot of effort. Didn't see the inside of the garage. It looks solid. We assume its full of garbage also. Mobile Home;</p> <p><b>Summer Tax Due:</b> \$409.57</p>	3232 PINERIDGE DRIVE LEWISTON;	\$2,000	
5608	<p><b>Parcel ID:</b> 005-788-069-00; <b>Legal Description:</b> T28N R1E SEC 16 - UNIT 69 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. <b>Comments:</b> Parcel subject to the membership and deed restriction structure of Garland Resort. Please review and understand them prior to bidding. Garland is a gated golf community near Lewiston ... just up the road from Gaylord a spell. Association Fees;</p> <p><b>Summer Tax Due:</b> \$83.62</p>	516 POPLAR DRIVE LEWISTON MI 49756;	\$800	
5609	<p><b>Parcel ID:</b> 006-019-030-00; <b>Legal Description:</b> T25N R3E SEC 19 - N 1/4 OF S 1/2 OF SW 1/4 OF NW 1/4. 4.42 A. <b>Comments:</b> 4.42 acre parcel south of Mio on M-33 (Mt Tom Road). There is a large home here that has a 1960's decor, as well as two substantial outbuildings for all of your toys. THE CONTENTS OF THESE BUILDINGS, MOTOR HOME, CAMPERs and other IS NOT INCLUDED IN THIS SALE. Home is rock solid, and the roof appears to be good. We saw some deflection in a retaining wall along the driveway next to the house, but as far as we can tell it does not affect the home itself. Hot water heat. Last regular use appears to be roughly 2015 based on dated items inside. Home has numerous "living rooms" but really only two bedrooms counting a bunkroom upstairs. Bath and kitchen are not modern, but they were quality in their time. This is a well built place that won't need much work to make habitable. There are two large outbuildings, one being a two story garage/workshop (much potential for living quarters upstairs, as well as an expansive storage barn out back. Much personal property here that still belongs to the last owner. We did not find either a basement or access to a crawlspace if there is one. SERIOUS MANCAVE PROPERTY HERE Personal Property;</p> <p><b>Summer Tax Due:</b> \$1,743.05</p>	4661 MT TOM ROAD ROSE CITY;	\$3,100	
5610	<p><b>Parcel ID:</b> 006-160-056-00; <b>Legal Description:</b> T25N R3E SEC 10 - KIRTLAND SHORES #2 LOT 56. <b>Comments:</b> Newer development in this clean subdivision of mostly summer folks in eastern Oscoda County. The land is level, firm and wooded toward the road, opening as it reaches the grassy shoreline. This looks like a great 4 seasons all sports lake!</p> <p><b>Summer Tax Due:</b> \$291.93</p>	WARBLER LANE;	\$1,700	

5611	<p><b>Parcel ID:</b> 006-318-059-00; <b>Legal Description:</b> T26N R3E SEC 18 - E 135' OF W 363' OF S 122' OF N 539' OF NW 1/4 OF SW 1/4. .38 A M/L. 2015 LOT LINE ADJUSTMENT <b>Comments:</b> This one has a ton of potential .... buried underneath a ton of garbage ! This is a solid 60's ranch, slab on grade, that is wall to wall food garbage. It is unsanitary and you'll really have to empty the house foot by foot to get a good idea what is underneath the grunge. There are three bedrooms and a bath. Living area is an open concept. We did not find the electric service or heat source other than solid fuel, but either could be buried there. There is natural gas available here, but we did not see a meter indicating service was brought in to this parcel. Our synopsis is that this is probably a really solid little place, but we're not gonna know until someone brave cleans it out. Sanitation Issues And Garbage;  <b>Summer Tax Due:</b> \$468.46</p>	1300 GEESEY AVENUE MIO MI 48647;	\$3,500	
5612	<p><b>Parcel ID:</b> 006-412-006-00; <b>Legal Description:</b> T26N R3E SEC 07 - VILL. OF MIO LOT 6 BLK 12. <b>Comments:</b> Older manufactured vertical log (not hand hewn) cabin in Mio. Two small bedrooms. The roof here is not just bad ... it's GONE. They remove the shingle to re-do, put on the magic blue tarp, and then left it. It's been raining inside for a while now, and the rear half (kitchen) area has been pretty much ruined. The entire rear end will need resurfacing, and the front section will need at least new subfloors, decking and such. Could be a cute little place in the right hands. But she needs a roof TODAY. Gas space heat. Roof Issues;  <b>Summer Tax Due:</b> \$330.66</p>	406 COURT STREET MIO;	\$5,000	
5613	<p><b>This lot is a "bundle" comprised of 23 parcels</b></p> <p><i>(1 of 23)</i> <b>Parcel ID:</b> 005-783-093-00; <b>Legal Description:</b> T28N R1E Sec 23 - Garland South Estates Lot 93 <b>Comments:</b> This is a bundle of properties within the Garland Resort association being sold together. Please contact the association prior to bidding to determine what dues and costs are associated with owning these parcels. Association Fees;</p> <p><i>(2 of 23)</i> <b>Parcel ID:</b> 005-787-026-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 26 Garland Woods on the Fountains Golf Course III</p> <p><i>(3 of 23)</i> <b>Parcel ID:</b> 005-787-031-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 31 Garland Woods on the Fountains Golf Course III</p> <p><i>(4 of 23)</i> <b>Parcel ID:</b> 005-787-041-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 41 Garland Woods on the Fountains Golf Course III</p> <p><i>(5 of 23)</i> <b>Parcel ID:</b> 005-787-049-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 49 Garland Woods on the Fountains Golf Course III</p> <p><i>(6 of 23)</i> <b>Parcel ID:</b> 005-788-034-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 34 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(7 of 23)</i> <b>Parcel ID:</b> 005-788-066-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 66 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(8 of 23)</i> <b>Parcel ID:</b> 005-788-072-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 72 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(9 of 23)</i> <b>Parcel ID:</b> 005-788-117-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 117 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(10 of 23)</i> <b>Parcel ID:</b> 005-788-122-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 122 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(11 of 23)</i> <b>Parcel ID:</b> 005-788-133-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit</p>		\$2,300	

133 of Garland Woods on the Fountains Golf Course IV

(12 of 23) **Parcel ID:** 005-788-176-00; **Legal Description:** T28N R1E Sec 16 - Unit 176 of Garland Woods on the Fountains Golf Course IV

(13 of 23) **Parcel ID:** 005-788-181-00; **Legal Description:** T28N R1E Sec 16 - Unit 181 of Garland Woods on the Fountains Golf Course IV.

(14 of 23) **Parcel ID:** 005-792-001-00; **Legal Description:** T28N R1E Sec 22 - Lot 1 Garland Woodlands

(15 of 23) **Parcel ID:** 005-792-007-00; **Legal Description:** T28N R1E Sec 22 - Lot 7 Garland Woodlands

(16 of 23) **Parcel ID:** 005-792-010-00; **Legal Description:** T28N R1E Sec 22 - Lot 10 Garland Woodlands

(17 of 23) **Parcel ID:** 005-792-059-00; **Legal Description:** T28N R1E Sec 22 - Lot 59 Garland Woodlands

(18 of 23) **Parcel ID:** 005-792-107-00; **Legal Description:** T28N R1E Sec 22 - Lot 107 Garland Woodlands

(19 of 23) **Parcel ID:** 005-800-098-00; **Legal Description:** T28N R1E Sec 22 - Lot 98 Garland Summerwood Ridge

(20 of 23) **Parcel ID:** 005-800-100-00; **Legal Description:** T28N R1E Sec 22 - Lot 100 Garland Summerwood Ridge

(21 of 23) **Parcel ID:** 005-800-201-00; **Legal Description:** T28N R1E Sec 22 - Lot 201 Garland Summerwood Ridge

(22 of 23) **Parcel ID:** 005-800-274-00; **Legal Description:** T28N R1E Sec 22 - Lot 274 Garland Summerwood Ridge

(23 of 23) **Parcel ID:** 005-800-321-00; **Legal Description:** T28N R1E Sec 22 - Lot 321 Garland Summerwood Ridge

**Summer Tax Due:** TBA

# Otsego

Lot #	Lot Information	Address	Min. Bid	Sold For
5701	<b>Parcel ID:</b> 011-520-000-724-00; <b>Legal Description:</b> LOT 724. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$23.22	ALGONQUIN ROAD GAYLORD;	\$800	
5702	<b>Parcel ID:</b> 011-520-000-751-00; <b>Legal Description:</b> LOT 751. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$19.00	PAWNEE CT GAYLORD;	\$750	
5703	<b>Parcel ID:</b> 011-520-000-777-00; <b>Legal Description:</b> LOT 777. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$23.22	WANETA COURT GAYLORD;	\$800	
5704	<b>Parcel ID:</b> 011-520-000-778-01; <b>Legal Description:</b> LOTS 778 & 779. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$44.34	WANETA CT GAYLORD;	\$950	
5705	<b>Parcel ID:</b> 011-520-000-799-00; <b>Legal Description:</b> LOT 799. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$6.56	CHEYENNE CIRCLE GAYLORD;	\$700	
5706	<b>Parcel ID:</b> 011-560-001-464-00; <b>Legal Description:</b> LOT 1464. MICHAYWE NO. 12 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$6.56	PORCUPINE PATH GAYLORD;	\$650	
5707	<b>Parcel ID:</b> 011-565-000-003-00; <b>Legal Description:</b> LOT 3. MICHAYWE FAIRWAYS NO. 1 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$108.55	OAK CLIFF COURT GAYLORD;	\$1,300	

5708	<b>Parcel ID:</b> 021-015-200-015-00; <b>Legal Description:</b> W 1/2 OF SE 1/4 OF NW 1/4 & W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 SEC 15 T30N R1W <b>Comments:</b> Level, mostly open lands. Well drained and crop suitable. Composed of a 10 acre parcel (330' on road x 1320 deep) and a 20 acres parcel (660 x 1320) behind that. This is excellent cropland and has been in soybeans most recently. We do not check mineral rights ... but if they're still vested with the surface rights here, that could be worth the price of admission alone. Crop Or Nursery Planting; <b>Summer Tax Due:</b> \$383.38	HETHERTON RD JOHANNESBURG;	\$2,000	
5709	<b>Parcel ID:</b> 022-031-400-005-00; <b>Legal Description:</b> BEG AT NE COR OF SE 1/4 OF NE 1/4, TH S 396 FT, W330 FT, N 396 FT, E 330 FT TO POB SEC 31 T31N R1W <b>Comments:</b> Parcel is 330x396 feet in size. Located on a county maintained paved road. This property (last we knew) is still occupied by a relative of the former owner. There are a half dozen inoperable vehicles, campers, boats etc... scattered around. The barn styled building appears to be at least partially used as a living quarters. We are told there is no running water here ... not sure if there is active power or not ... or if there is a well or maybe issues with either or both. This property has potential, but will need some cleanup. Quiet country setting. Incomplete Construction; Occupied; Drvi; <b>Summer Tax Due:</b> \$200.93	142 GINGELL RD JOHANNESBURG;	\$1,300	
5710	<b>Parcel ID:</b> 023-160-000-031-00; <b>Legal Description:</b> LOT 31 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5710, 11, 12 and 13 are adjacent to each other if you're looking for some elbow room. <b>Summer Tax Due:</b> \$36.46	BIRCH RUN GAYLORD;	\$750	
5711	<b>Parcel ID:</b> 023-160-000-032-00; <b>Legal Description:</b> LOT 32 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5710, 11, 12 and 13 are adjacent to each other if you're looking for some elbow room. <b>Summer Tax Due:</b> \$31.82	BIRCH RUN GAYLORD;	\$750	
5712	<b>Parcel ID:</b> 023-160-000-033-00; <b>Legal Description:</b> LOT 33 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5710, 11, 12 and 13 are adjacent to each other if you're looking for some elbow room. <b>Summer Tax Due:</b> \$31.82	BIRCH RUN GAYLORD;	\$750	
5713	<b>Parcel ID:</b> 023-160-000-034-00; <b>Legal Description:</b> LOT 34 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5710, 11, 12 and 13 are adjacent to each other if you're looking for some elbow room. <b>Summer Tax Due:</b> \$45.63	BIRCH RUN GAYLORD;	\$800	

5714	<b>Parcel ID:</b> 023-160-000-045-00; <b>Legal Description:</b> LOT 45 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. <b>Summer Tax Due:</b> \$36.46	DEER TRAIL GAYLORD;	\$750	
5715	<b>Parcel ID:</b> 023-160-000-068-00; <b>Legal Description:</b> LOT 68 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. <b>Summer Tax Due:</b> \$46.91	DEER TRAIL GAYLORD;	\$850	
5716	<b>Parcel ID:</b> 023-160-000-073-00; <b>Legal Description:</b> LOT 73 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. <b>Summer Tax Due:</b> \$36.46	DEER TRAIL GAYLORD;	\$750	
5717	<b>Parcel ID:</b> 023-160-000-075-00; <b>Legal Description:</b> LOT 75 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. <b>Summer Tax Due:</b> \$36.46	DEER TRAIL GAYLORD;	\$750	
5718	<b>Parcel ID:</b> 023-160-000-119-00; <b>Legal Description:</b> LOT 119 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5718, 19 and 20 are adjacent to each other if you're looking for some elbow room, and are located on a less improved road accessed from the west or along the power line from within the plat itself. <b>Summer Tax Due:</b> \$22.23	DEERFIELD DR GAYLORD;	\$700	
5719	<b>Parcel ID:</b> 023-160-000-120-00; <b>Legal Description:</b> LOT 120 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5718, 19 and 20 are adjacent to each other if you're looking for some elbow room, and are located on a less improved road accessed from the west or along the power line from within the plat itself. <b>Summer Tax Due:</b> \$22.23	DEERFIELD DR GAYLORD;	\$700	
5720	<b>Parcel ID:</b> 023-160-000-121-00; <b>Legal Description:</b> LOT 121 ELMAC HILLS <b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. Parcels 5718, 19 and 20 are adjacent to each other if you're looking for some elbow room, and are located on a less improved road accessed from the west or along the power line from within the plat itself. <b>Summer Tax Due:</b> \$22.23	DEERFIELD DR GAYLORD;	\$700	

5721	<p><b>Parcel ID:</b> 023-160-000-123-00; <b>Legal Description:</b> LOT 123 ELMAC HILLS</p> <p><b>Comments:</b> Nice wooded homesite in the Tyrolean Hills chalet plat near Gaylord. Purchasers will be subject to the Tyrolean Property Owners Association restrictions and will be assessed membership fees. Private gravel roads, mostly homes from mid century. We were not able to find a website for this HOA. This parcel contains two older campers, to which we do not hold title and they're not included. There IS power service here, but we saw no evidence of either a well or septic of any kind. Located in a secluded dead-end road setting. Very private. Our on the ground research puts this parcel on Deerfield Drive (according to the plat) and not Kestrel Road ... which is about 1/4 mile to the north. Personal Property;</p> <p><b>Summer Tax Due:</b> \$46.91</p>	9265 KESTREL DR GAYLORD;	\$800	
5722	<p><b>Parcel ID:</b> 023-220-000-275-00; <b>Legal Description:</b> LOTS 275 &amp; 276 4TH ADD TO LITTLE BEAR LAKE</p> <p><b>Comments:</b> Double lot in the Little Bear Lake area east of Joberg off M-32. There are a couple of campers to which we do not have title (not included) a storage shed, and a bath-with-a-path here. We did not see evidence of either a well or power onsite. Has been used for camping. County maintained gravel road. Nicely wooded. Quiet neighborhood. Personal Property;</p> <p><b>Summer Tax Due:</b> \$54.82</p>	FLAGG RD JOHANNESBURG;	\$900	
5723	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 023-260-000-057-00; <b>Legal Description:</b> LOT 57 PLAT OF TOMAHAWK TRAILS <b>Comments:</b> Two adjacent lots on a private road in the Swede Lake Private Association (check on fees and restrictions before bidding !!) Access to a private lake comes with this parcel. The road here is rustic but passable by regular car. The west lot is high and dry, and rolls sharply downhill to the east ... its marshland by the time you get to the east boundary. Power at the road. It does not appear that power runs right by ... it's a few hundred feet away. Association Fees;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 023-260-000-058-00; <b>Legal Description:</b> LOT 58 PLAT OF TOMAHAWK TRAILS</p> <p><b>Summer Tax Due:</b> \$61.30</p>	<p>CHEROKEE TRAIL JOHANNESBURG;</p> <p>TOMAHAWK TRAIL CHARLTON;</p>	\$1,600	
5725	<p><b>Parcel ID:</b> 032-150-000-162-00; <b>Legal Description:</b> LOT 162 PLAT OF RANGER LAKE</p> <p><b>Comments:</b> Level, wooded well drained soils. Nice oaks on the parcel. Paved, county maintained road. Just a few hundred feet from Town Line Lake and Emerald Lake is also nearby. Nice quiet location.</p> <p><b>Summer Tax Due:</b> \$38.39</p>	5954 RANGER TRL GAYLORD;	\$950	
5727	<p><b>Parcel ID:</b> 032-200-000-063-00; <b>Legal Description:</b> LOT 63 PLAT OF WILDWOOD. SEC 24 T30N R2W. <b>Comments:</b> A vacant wooded parcel in the Lake Louise HOA, which has shared lake access. Association fees and restrictions apply. Please research before buying ! Paved roads. Association Fees;</p> <p><b>Summer Tax Due:</b> \$39.84</p>	COOLWATER AVE JOHANNESBURG;	\$850	
5728	<p><b>Parcel ID:</b> 042-014-200-005-00; <b>Legal Description:</b> NE 1/4 OF NW 1/4 W OF I 75 R/W SEC 14 T32N R3W</p> <p><b>Summer Tax Due:</b> \$14.45</p>	VANDERBILT;	\$700	

5729	<b>Parcel ID:</b> 042-021-100-020-06; <b>Legal Description:</b> BEG AT N 1/4 COR, TH S 1986.26 FT TO POB, TH S 331.04 FT, N 88DEG W 1323.12 FT, N 331.31 FT, S 88DEG E 1322.64 FT TO POB. SEC. 21 T32N R3W <b>Comments:</b> Parcel runs 330 (N-S) x 1320 (E-W) and sits on the west side of a private road. This one has a road that runs along the north and south line, looping across about halfway back where there is an old camper parked. We are also offering the parcel to the south, another ten, as sale 5730. Some timber, but mostly brushy. We've marked the approximate NE and SE corners along the road with pink survey tape. Power is quite a ways away. No Power In Area; <b>Summer Tax Due:</b> \$398.75	8612 STONEY RIDGE DR VANDERBILT;	\$2,700	
5730	<b>Parcel ID:</b> 042-021-100-020-07; <b>Legal Description:</b> BEG AT N 1/4 COR, TH S 2317.30 FT TO POB, TH S 331.05 FT, N 88DEG W 1323.59 FT, N 331.30 FT, S 88DEG E 1323.12 FT TO POB SEC. 21 T32N R3W <b>Comments:</b> Parcel runs 330 (N-S) x 1320 (E-W) and sits on the west side of a private road. This one has a road that runs along the north line only, and loops into the neighboring property to the north. We are also offering that parcel, another ten, as sale 5729. Some timber, but mostly brushy. We've marked the approximate NE and SE corners along the road with pink survey tape. Power is quite a ways away. No Power In Area; <b>Summer Tax Due:</b> \$398.75	STONEY RIDGE DR VANDERBILT;	\$2,700	
5731	<b>Parcel ID:</b> 042-027-400-040-00; <b>Legal Description:</b> S 125 FT OF NW 1/4 OF SE 1/4 W OF RR SEC 27 T32N R3W <b>Comments:</b> Parcel fronts 125' along the east side of Old 27, south of Vanderbilt and runs east to the former railroad right of way ... which is now a hiking trail. It is roughly 400 feet deep, less the width of the r/o/w. There is likely some marshland along the back edge, but the front portion appears to be firm and likely buildable. You'll want to get in there and stomp around yourself to be sure. Over an acre here .... <b>Summer Tax Due:</b> \$70.21	OLD 27 NORTH VANDERBILT;	\$900	
5732	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 043-100-000-017-00; <b>Legal Description:</b> UNIT 17 BLACKBEAR ESTATES SEC 11 T32N-R3W <b>Comments:</b> Two adjacent unbuilt condo units on the link at Black Bear. These units are subject to condo association fees and you must build what the master deed calls for ... so please investigate thoroughly before bidding! Each building here is a duplex ... which is why we are selling these two units in one bundle. Condominium;  (2 of 2) <b>Parcel ID:</b> 043-100-000-018-00; <b>Legal Description:</b> UNIT 18 BLACKBEAR ESTATES SEC 11 T32N-R3W <b>Summer Tax Due:</b> \$162.02	VANDERBILT;  VANDERBILT;	\$1,800	
5734	<b>Parcel ID:</b> 043-125-000-027-00; <b>Legal Description:</b> LOT 27 MT.VERNON HILLS T32N R2W <b>Comments:</b> Nicely wooded building site in the Mount Vernon Hills plat, which is newer, nicer homes. Private, paved roads. Nice maples and other hardwoods here. There is an active home owners association here, so check the fee structure and deed restriction detail before you bid ! Association Fees; <b>Summer Tax Due:</b> \$127.00	MT VERNON HILLS RD VANDERBILT;	\$1,600	



5735	<b>Parcel ID:</b> 045-100-000-099-00; <b>Legal Description:</b> LOTS 99 & 100 BERRYS ADDITION VILLAGE OF VANDERBILT. SEC 22 & 27 T32N R3W. <b>Comments:</b> Teeny tiny house. Three teeny tiny bedrooms. Teeny tiny kitchen. Weak floors in spots that would do well to be resurfaced with plywood. Hot water baseboard heat, but we assume its junk from freezing. The electrical service to this home is GONE. WE assume it may have been located on the (now demolished) garage (?). Older room doesn't leak (yet) but she's headed that way. Smells like a litterbox upstairs. We'd view this one as 4 walls to start over with. It's gonna need all the mechanicals updated. Incomplete Construction; <b>Summer Tax Due:</b> \$346.87	463 SHERIDAN ST VANDERBILT;	\$2,400	
5736	<b>Parcel ID:</b> 050-017-100-005-00; <b>Legal Description:</b> E 1/2 OF NE 1/4 SEC 17 T31N R2W <b>Comments:</b> This is a stellar piece of property. 80 acres, with 1320' along Marquardt Road, directly across the street from the Treetops North development. This parcel has been select cut in the past, but it has been a while. There are many nice maple on the property, and it is loaded with berry bushes as well. The deer told me this is their favorite place to go eat in the area. There is a trail that runs around the perimeter of the property, though it is a bit overgrown from lack of use. We made it about two thirds of the way to the rear along the west property line. To the best of our ability to see it, we found no improvements on this property other than a natural gas station on the front of the parcel. The status of mineral rights is not studied ... but if they were with the surface at foreclosure, they are conveyed ... and if they weren't, they not. We marked the approximate location of the NE and NW corners along the road with pink survey tape. 1320' on the road x 2640' deep. The land rolls gently downhill to the rear, but we saw no indicators of any wetlands anywhere that we travelled and the USGS maps indicate the same. This is all nice, well drained buildable land. We don't see many like this !!! Mineral Rights; <b>Summer Tax Due:</b> \$912.26	MARQUARDT RD GAYLORD;	\$5,100	
5737	<b>Parcel ID:</b> 060-021-300-015-00; <b>Legal Description:</b> SW 1/4 OF SW 1/4 SEC 21 T31N R4W <b>Comments:</b> This is a square 40, 1320' x 1320' and is at the SE corner of the intersection of M-32 West and Camp 10 Road .. a half dozen miles west of Gaylord. 2640' of paved road frontage on the two roads. The south 1/3rd or so of the property is wooded, with the center open and occupied by a natural gas production setup. Dry buildable lands with no indications of wetlands that we saw, and USGS topo maps confirm this. We do not study mineral rights ... if the last owner of the surface held them ... they're included. If they did not ... we do not convey any interest in them except for reversionary rights (if any) under the dormant mineral act. Mineral Rights; <b>Summer Tax Due:</b> \$480.35	M-32 WEST @ CAMP 10 ROAD ELMIRA;	\$4,200	
5738	<b>Parcel ID:</b> 061-100-000-012-00; <b>Legal Description:</b> LOT 12 VILLAGE OF ELMIRA T31N R4W <b>Comments:</b> Level, open lot on a paved village street in Elmira. <b>Summer Tax Due:</b> \$34.90	DIVISION ST ELMIRA;	\$850	
5741	<b>Parcel ID:</b> 070-028-200-040-00; <b>Legal Description:</b> S 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 TRACT 28 6 SEC 28 T29N R4W <b>Comments:</b> Parcel runs 330' north-south and 1320' east-west more or less. Wooded in a very nice midlife combination of hard and soft woods. The terrain here is rolling and this is well drained land very suitable for building. Power is at the road, which borders the property on the west. There are homes in this area to the north. The road is a bit "two trackey" as you get to the property .... we strongly advise getting here from the north, as the roads to the south are very primitive and require 4WD. Niiiiice property here folks. ,This may not be a county maintained road and may be seasonal if it is. We believe this is a part of the "Wilderness Valley" development and may be subject to association membership, regulation and/or fees. <b>Summer Tax Due:</b> \$202.62	TETON RIDGE RD WATERS;	\$1,900	

5742	<b>Parcel ID:</b> 071-023-300-015-00; <b>Legal Description:</b> N 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 SEC 23 T30N R4W <b>Comments:</b> Nice 5 acre wooded parcel. 165' on Hayes Tower Road x 1320' deep. Some nice hardwoods here. Paved county road. Sale 5743 ... an identical 5 acre parcel with a mobile and garage ... is right next door. <b>Summer Tax Due:</b> \$85.52	HAYES TOWER RD GAYLORD;	\$1,300	
5743	<b>Parcel ID:</b> 071-023-300-020-00; <b>Legal Description:</b> S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 SEC 23 T30N R4W <b>Comments:</b> Older roofover mobile that has not been occupied in some time. It has been broken into a couple times and there is some vandalism evident as well. We didn't get photos inside, but the roof is good except one small area where the mobile meets a small addition/living room to the rear. The mobile is worthy of rehabbing. Detached two car garage. Parcel is 165' along Hayes Tower Road and runs 1320' deep. we are also selling another 5 acre parcel to the north, same size, as sale #5742. <b>Summer Tax Due:</b> \$487.78	3677 HAYES TOWER RD GAYLORD;	\$4,300	
5744	<b>Parcel ID:</b> 071-032-200-020-00; <b>Legal Description:</b> E 237.5 FT OF W 475 FT OF N 460 FT OF NE 1/4 OF NW 1/4 SEC 32 T30N R4W <b>Comments:</b> Parcel is 237.5 feet along a two track road, and runs south 460 feet. That's 2.4 acres. Wooded, level, dry lands. There IS power here, at the road. <b>Summer Tax Due:</b> \$56.40	IROQUOIS TRAIL GAYLORD;	\$950	
5745	<b>Parcel ID:</b> 072-100-000-112-00; <b>Legal Description:</b> LOT 112 ARROW SHORES T30N R4W SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$17.50	BEACHNUT TRAIL GAYLORD;	\$750	
5746	<b>Parcel ID:</b> 072-100-000-152-00; <b>Legal Description:</b> LOT 152 ARROW SHORES T30N R4W SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$12.59	BEACHNUT TRAIL GAYLORD;	\$750	
5747	<b>Parcel ID:</b> 072-100-000-172-00; <b>Legal Description:</b> LOT 172 ARROW SHORES T30N R4W SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$17.50	BEACHNUT TRAIL GAYLORD;	\$750	
5748	<b>Parcel ID:</b> 072-110-000-055-00; <b>Legal Description:</b> LOT 55 ARENAC TRAILS SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$15.38	PEWAMO TRAIL GAYLORD;	\$700	
5749	<b>Parcel ID:</b> 072-180-000-117-00; <b>Legal Description:</b> LOT 117 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$17.50	PAPAYA TRAIL GAYLORD;	\$750	

5750	<b>Parcel ID:</b> 072-180-000-118-00; <b>Legal Description:</b> LOTS 118 & 119 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$38.39	PAPAYA TRAIL GAYLORD;	\$850	
5751	<b>Parcel ID:</b> 072-180-000-150-00; <b>Legal Description:</b> LOT 150 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$17.50	FALLEN TIMBERS TRAIL GAYLORD;	\$750	
5752	<b>Parcel ID:</b> 072-180-000-151-00; <b>Legal Description:</b> LOT 151 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$17.50	FALLEN TIMBERS TRAIL GAYLORD;	\$750	
5753	<b>Parcel ID:</b> 072-180-000-165-00; <b>Legal Description:</b> LOT 165 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$20.07	SHIAWASSEE TRAIL GAYLORD;	\$750	
5754	<b>Parcel ID:</b> 072-180-000-166-00; <b>Legal Description:</b> LOT 166 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$14.53	SHIAWASSEE TRAIL GAYLORD;	\$750	
5755	<b>Parcel ID:</b> 072-180-000-167-00; <b>Legal Description:</b> LOT 167 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$14.53	SHIAWASSEE TRAIL GAYLORD;	\$750	
5756	<b>Parcel ID:</b> 072-180-000-222-00; <b>Legal Description:</b> LOT 222 INDIAN HILLS. SEC 32 T30N R4W. <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$31.98	FALLEN TIMBERS TRAIL GAYLORD;	\$850	
5757	<b>Parcel ID:</b> 072-180-000-253-00; <b>Legal Description:</b> LOT 253 INDIAN HILLS. SEC 32 T30N R4W. <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$34.12	CHEROKEE TRAIL GAYLORD;	\$800	
5758	<b>Parcel ID:</b> 072-180-000-337-00; <b>Legal Description:</b> LOT 337 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$12.59	OWOSSO TRAIL GAYLORD;	\$750	

5759	<b>Parcel ID:</b> 072-270-000-082-00; <b>Legal Description:</b> LOT 82 OKEMOS TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$14.91	OKEMOS TRAIL GAYLORD;	\$750	
5760	<b>Parcel ID:</b> 072-270-000-217-00; <b>Legal Description:</b> LOT 217 OKEMOS TRAILS. SEC 32 T30N R4W. SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$14.91	NEWAGO TRAIL GAYLORD;	\$750	
5761	<b>Parcel ID:</b> 072-280-000-076-00; <b>Legal Description:</b> LOT 76 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	NORTHWOOD DR ELMIRA;	\$750	
5762	<b>Parcel ID:</b> 072-280-000-222-00; <b>Legal Description:</b> LOT 222 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	NORTHWOOD DR ELMIRA;	\$800	
5763	<b>Parcel ID:</b> 072-280-000-294-01; <b>Legal Description:</b> LOTS 294 & 295, PENCIL LAKE NORTH. SEC 31 T30N R4W SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$44.75	8064 HEATHERWOOD DR GAYLORD;	\$950	
5764	<b>Parcel ID:</b> 072-280-000-337-00; <b>Legal Description:</b> LOT 337 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	NORTHWOOD DR ELMIRA;	\$750	
5765	<b>Parcel ID:</b> 072-280-000-360-00; <b>Legal Description:</b> LOT 360 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	FORESTVIEW CIRCLE GAYLORD;	\$750	

5766	<b>Parcel ID:</b> 072-280-000-376-00; <b>Legal Description:</b> LOT 376 PENCIL LAKE NORTH. SEC 31 T30N R4W. <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	FORESTVIEW CIRCLE GAYLORD;	\$800	
5767	<b>Parcel ID:</b> 072-280-000-459-00; <b>Legal Description:</b> LOT 459 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	NORTHWOOD DR ELMIRA;	\$800	
5768	<b>Parcel ID:</b> 072-280-000-515-00; <b>Legal Description:</b> LOT 515 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$21.32	NORTHWOOD DR ELMIRA;	\$800	
5769	<b>Parcel ID:</b> 072-300-000-169-00; <b>Legal Description:</b> LOT 169 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$23.45	MACATAWA TRAIL GAYLORD;	\$800	
5770	<b>Parcel ID:</b> 072-300-000-201-00; <b>Legal Description:</b> LOTS 201 & 202 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$25.36	7777 MACATAWA TR GAYLORD;	\$800	
5771	<b>Parcel ID:</b> 072-300-000-205-00; <b>Legal Description:</b> LOT 205 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$12.59	MACATAWA TRAIL GAYLORD;	\$700	
5772	<b>Parcel ID:</b> 072-300-000-220-00; <b>Legal Description:</b> LOT 220 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$29.85	MACATAWA TRAIL GAYLORD;	\$750	

5773	<b>Parcel ID:</b> 072-300-000-221-00; <b>Legal Description:</b> LOT 221 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$12.59	MACATAWA TRAIL GAYLORD;	\$700	
5774	<b>Parcel ID:</b> 072-300-000-333-00; <b>Legal Description:</b> LOT 333 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$38.39	AUSABLE TRAIL GAYLORD;	\$850	
5775	<b>Parcel ID:</b> 072-300-000-338-00; <b>Legal Description:</b> LOT 338 SOUTHERN TRAILS. SEC 32 T30N R4W. <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$23.45	AUSABLE TRAIL GAYLORD;	\$800	
5776	<b>Parcel ID:</b> 072-300-000-360-00; <b>Legal Description:</b> LOT 360 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$23.45	MACKINAC TRAIL GAYLORD;	\$750	
5777	<b>Parcel ID:</b> 072-300-000-395-00; <b>Legal Description:</b> LOT 395 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Summer Tax Due:</b> \$23.45	MACKINAC TRAIL GAYLORD;	\$750	
5778	<b>Parcel ID:</b> 072-320-000-049-00; <b>Legal Description:</b> LOT 49 TUSCOLA TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Summer Tax Due:</b> \$12.59	NOTTAWA COURT GAYLORD;	\$700	
5779	<b>Parcel ID:</b> 090-034-400-040-00; <b>Legal Description:</b> SW 1/4 OF SW 1/4 OF NW 1/4 OF SE 1/4 PARCEL D SEC 34 T29N R3W <b>Comments:</b> This at the absolute END of Crooked Tree Trail .... follow the road as it turns into a two track, then keep on going along the power line until you reach the last house ... and it's the next (and last) parcel you can reach that way. There is a fairly recently built home on the next parcel that has power ... Nice maples on this parcel, which is 330' square. This is a private road and not maintained by the road commission. Someone left some debris here, but its not more than a load or two to the nearby landfill. Unimproved Roads; <b>Summer Tax Due:</b> \$104.51	11689 CROOKED TREE TRL FREDERIC;	\$1,400	

5780	<b>Parcel ID:</b> 091-190-000-035-00; <b>Legal Description:</b> LOT 35 ENCHANTED FOREST. SEC 36 T29N R3W. <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$27.82	FORESTER DR FREDERIC;	\$850	
5781	<b>Parcel ID:</b> 091-190-000-089-00; <b>Legal Description:</b> LOT 89 ENCHANTED FOREST SEC 35 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$31.28	SHERWOOD DR FREDERIC;	\$850	
5782	<b>Parcel ID:</b> 091-190-000-183-00; <b>Legal Description:</b> LOT 183 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$26.79	LOCKSLEY DR FREDERIC;	\$850	
5783	<b>Parcel ID:</b> 091-190-000-218-00; <b>Legal Description:</b> LOT 218 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$25.95	FASCINATION DR FREDERIC;	\$850	
5784	<b>Parcel ID:</b> 091-190-000-241-00; <b>Legal Description:</b> LOT 241 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$17.24	NOTTINGHAM DR FREDERIC;	\$750	
5785	<b>Parcel ID:</b> 091-190-000-298-00; <b>Legal Description:</b> LOT 298 ENCHANTED FOREST. SEC 36 T29N R3W. <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$29.85	NOTTINGHAM DR FREDERIC;	\$900	

5786	<b>Parcel ID:</b> 091-200-000-332-00; <b>Legal Description:</b> LOT 332 ENCHANTED FOREST NO. 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$24.55	WHISPER DR FREDERIC;	\$800	
5787	<b>Parcel ID:</b> 091-200-000-478-00; <b>Legal Description:</b> LOT 478 ENCHANTED FOREST NO 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$17.31	ENCHANTED DR FREDERIC;	\$750	
5788	<b>Parcel ID:</b> 091-200-000-479-00; <b>Legal Description:</b> LOT 479 ENCHANTED FOREST NO 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$21.32	ENCHANTED DR FREDERIC;	\$750	
5789	<b>Parcel ID:</b> 091-210-000-666-00; <b>Legal Description:</b> LOT 666 ENCHANTED FOREST NO 3. SEC 25 T29N R3W. <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Summer Tax Due:</b> \$23.45	FANTASY DR FREDERIC;	\$850	
5790	<b>Parcel ID:</b> 091-300-000-065-00; <b>Legal Description:</b> LOT 65 MICHAYWE NO. 1 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	TIMBER VALLEY RD GAYLORD;	\$800	
5791	<b>Parcel ID:</b> 091-310-000-120-00; <b>Legal Description:</b> LOT 120 MICHAYWE NO 2. SEC 2 T29N R3W. <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$21.32	DOEPATH PLACE GAYLORD;	\$800	
5792	<b>Parcel ID:</b> 091-310-000-162-00; <b>Legal Description:</b> LOT 162 MICHAYWE NO. 2 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	HUMMINGBIRD CTGAYLORD;	\$750	



5793	<b>Parcel ID:</b> 091-310-000-208-00; <b>Legal Description:</b> LOT 208 MICHAYWE NO. 2 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$26.79	SNOWBIRD LANE GAYLORD;	\$850	
5794	<b>Parcel ID:</b> 091-310-000-281-00; <b>Legal Description:</b> LOT 281 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	BARN OWL CT GAYLORD;	\$800	
5795	<b>Parcel ID:</b> 091-310-000-356-00; <b>Legal Description:</b> LOT 356 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	HICKORY CT GAYLORD;	\$650	
5796	<b>Parcel ID:</b> 091-310-000-484-01; <b>Legal Description:</b> LOT 484 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$20.07	WOLVERINE TRAIL GAYLORD;	\$750	
5797	<b>Parcel ID:</b> 091-310-000-581-00; <b>Legal Description:</b> LOT 581 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	FERNGROVE CT GAYLORD;	\$750	
5798	<b>Parcel ID:</b> 091-310-000-588-03; <b>Legal Description:</b> LOTS 579 & 580 MICHAYWE NO. 2. SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$53.31	FERNGROVE CT GAYLORD;	\$900	
5799	<b>Parcel ID:</b> 091-310-000-614-00; <b>Legal Description:</b> LOT 614 MICHAYWE NO. 2. SEC 3 T29N R3W. <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	WHISPERING PINES GAYLORD;	\$750	

5800	<b>Parcel ID:</b> 091-310-000-615-00; <b>Legal Description:</b> LOT 615 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	WHISPERING PINES GAYLORD;	\$750	
5801	<b>Parcel ID:</b> 091-310-000-634-00; <b>Legal Description:</b> LOT 634 & 635 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$42.46	WHISPERING PINES/SPRING DR GAYLORD;	\$950	
5802	<b>Parcel ID:</b> 091-310-000-660-00; <b>Legal Description:</b> LOT 660 & 661 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$42.46	MICHAYWE DR GAYLORD;	\$900	
5803	<b>Parcel ID:</b> 091-340-001-318-00; <b>Legal Description:</b> LOT 1318 MICHAYWE NO. 6 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	OPAL LAKE RD GAYLORD;	\$800	
5804	<b>Parcel ID:</b> 091-390-001-591-00; <b>Legal Description:</b> LOT 1591 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	PHEASANT RUN GAYLORD;	\$800	
5805	<b>Parcel ID:</b> 091-390-001-604-00; <b>Legal Description:</b> LOT 1604 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$19.19	PHEASANT RUN GAYLORD;	\$850	
5806	<b>Parcel ID:</b> 091-390-001-616-00; <b>Legal Description:</b> LOT 1616 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	EAGLES NEST GAYLORD;	\$800	

5807	<b>Parcel ID:</b> 091-390-001-734-00; <b>Legal Description:</b> LOTS 1734 & 1735 MICHAYWE NO. 13 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$42.46	CHICADEE CT GAYLORD;	\$900	
5808	<b>Parcel ID:</b> 091-391-001-736-00; <b>Legal Description:</b> LOT 1736 MICHAYWE NO 14 T29N R3W SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$21.32	PHEASANT RUN GAYLORD;	\$800	
5809	<b>Parcel ID:</b> 091-391-001-851-00; <b>Legal Description:</b> LOT 1851 MICHAYWE NO 14 T29N R3W SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$22.35	GRAY HAWK CT GAYLORD;	\$750	
5810	<b>Parcel ID:</b> 091-392-001-968-00; <b>Legal Description:</b> LOT 1968 MICHAYWE NO 15 T29N R3W SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	MATTERHORN CT GAYLORD;	\$800	
5811	<b>Parcel ID:</b> 091-392-002-048-00; <b>Legal Description:</b> LOT 2048 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	SUGAR HILL GAYLORD;	\$750	
5812	<b>Parcel ID:</b> 091-392-002-049-00; <b>Legal Description:</b> LOT 2049 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	SUGAR HILL GAYLORD;	\$750	
5813	<b>Parcel ID:</b> 091-392-002-058-00; <b>Legal Description:</b> LOT 2058 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; <b>Summer Tax Due:</b> \$17.05	SUGAR HILL GAYLORD;	\$800	

5814	<p><b>Parcel ID:</b> 091-410-021-002-00; <b>Legal Description:</b> E 1/2 OF LOT 2 EXC. US 27 R/W BLK 21 OTSEGO LAKE SEC 8 T29N R3W <b>Comments:</b> This parcel is roughly 50'x50' in size. Probably too small to build on. It may not even have road access. Neighbors driveway may encroach. Has a power pole on or near it. A great wedding or birthday present for that special someone in your life. Unbuildable Lands / Too Small; No Road Access;</p> <p><b>Summer Tax Due:</b> \$4.88</p>	OLD US 27 WATERS;	\$650	
5815	<p><b>Parcel ID:</b> 091-460-000-013-00; <b>Legal Description:</b> LOT 13 PLAT OF WATERS <b>Comments:</b> Nice wooded building site in Waters. Rolls downhill toward the rear of lot ... perfect for a walkout basement facing the woods. Paved maintained road.</p> <p><b>Summer Tax Due:</b> \$79.06</p>	OTTER ST WATERS;	\$1,200	
5816	<p><b>Parcel ID:</b> 091-460-000-191-00; <b>Legal Description:</b> LOT 191 AMENDED SUPERVISORS PLAT OF WATERS T29N-R3W 2000 COMBO OF LOTS 138 - 139 AND VACATED ALLEY 091-460-000-138-00 &amp; 139-00 <b>Comments:</b> Parcel is situated in a highly visible spot on Old 27 in Waters near several thriving businesses. The building here has noticeable sway in the roof from a distance. Inside the building is a train wreck. The roof is still up (somehow), but the ceiling is down, including the frame and roof bracing. The center of the building is slab on grade, but the south addition has a crawlspace or basement under it, and that has caved in at a couple different locations. There are a few salvageable fixtures here (cooler doors, vent hood, sinks) but not worth the burden. This parcel has TWO UNDERGROUND STORAGE TANKS still in place according to state records we found, and the cost of removing them will be the financial responsibility of a purchaser. THIS CAN BE A HUGE EXPENSE AND CAN PASS THROUGH TO THE OWNERS OF ANY SHELL COMPANIES. Short version: Unless you have the desire and wherewithal to remove the building AND the tanks legally and properly, this is not likely to be anything other than a huge headache. State of Michigan UST Facility number 00018840. Ust - Underground Tanks; Structural Issues; Dangerous Building;</p> <p><b>Summer Tax Due:</b> \$412.10</p>	10516 OLD 27 S GAYLORD;	\$6,800	

5817	<p><b>Parcel ID:</b> 101-104-000-475-05; <b>Legal Description:</b> COMM AT THE S 1/4 CORNER OF SEC 4 AND PROCEEDNG N0DEG42'00"W 620.95 FT ALG THE N-S 1/4 LINE AND N89 DEG16'20"E 33 FT TO THE POB, TH N0DEG42'00"W 308.48 FT ALG THE E LINE OF OLD 27 SOUTH, TH N89DEG16'20"E, ALG THE SOUTH LINE OF SEVENTH ST, TO A PT THAT IS 100 FT WEST OF THE INTERSECTION OF THE S LINE OF SEVENTH ST AND THE WEST LINE OF COURT ST, TH S0DEG 05'40"W 330. FT, TH N89DEG16'20"E 110.00 FT, TH S 0 DEG 05'40" W 127.43 FT ALG THE W LINE OF COURT ST, TH N76 DEG 35'55"W 291.81 FT, TH N 0DEG42'00"W 77.68 FT, TH S89DEG16"20"W 110.00 FT, TO THE POB EXCEPT PART OF THE SE1/4 OF SEC 4, T30N R3W, CITY OF GAYLORD, COMM AT THE S 1/4 CORNER OF SEC 4, TH N00DEG 42'00"W 929.51 FT, TH ALG THE N 1/4 LINE OF SEC 4, TH N89DEG 16'01"E 322.51FT ALG THE S LINE OF SEVENTH ST, TH S 00 DEG 05'50" W 330.01 FT, TO THE POBTH N 89DEG16'01" E 110.02FT, TH S00DEG06'06"W 127.35 FT, TH N76DEG 36'23"W 113.03 FT, TH N 00 DEG 05'50"E 99.77 FT TO THE POB CONT .29 ACRES SURVEY JOB NUMBER GSU6230-01G BY WADE TRIMMM NOT RECORDED. ORIGINAL PARACELBEFORE 2007 SPLIT CONT 2.72 ACRES M/L, AFTER SPLIT 2.43 ACRES SEE ADD COMMENTS <b>Comments:</b> This is a large, 45 room motel property that needs considerable investment to bring back to proper condition. There is a lot of deferred maintenance and we imagine the inside isn't any better than the exterior ... which is beaten and worn. It is currently being operated as transient housing and an eviction is in process. Because there is still onsite control by the former owner, we were unable to get a detailed view of the interior. There is a STOP WORK order posted on the buildings and condemnation has been placed against one or more of the buildings here. There has been some discussion of demolition by county officials. If you have interest in this property for rehabilitation, we strongly suggest that you make immediate contact with local building officials and the office of the Treasurer or a wrecking ball may be headed this way. They would be interested in working with a responsible developer, but are not likely to buy into a proposal to leave it in its present use and condition. 2.5 acre parcel on busy I-75 business route. We did find a TripAdvisor page with some interior photos (and a 51% "terrible" rating) that you can see at <a href="https://www.tripadvisor.com/Hotel_Review-g42235-d77388-Reviews-Royal_Crest_Motel_Gaylord-Gaylord_Otsego_County_Michigan.html">https://www.tripadvisor.com/Hotel_Review-g42235-d77388-Reviews-Royal_Crest_Motel_Gaylord-Gaylord_Otsego_County_Michigan.html</a> ... you can also see the current operators website at <a href="http://www.motelroyalcrest.com/aboutus.html">http://www.motelroyalcrest.com/aboutus.html</a> . Occupied; Drnvi; Condemned;</p> <p><b>Summer Tax Due:</b> \$24,130.17</p>	803 S OTSEGO AVE GAYLORD;	\$113,000	
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# Roscommon

Lot #	Lot Information	Address	Min. Bid	Sold For
6000	<b>Parcel ID:</b> 001-003-016-0102; <b>Legal Description:</b> COM AT SE COR SEC 3 TH N00DEG10'W 334.4 FT FOR POB TH N00DEG10'W 286 FT TH S89DEG50'W 433 FT TH S00DEG10'E 286 FT TH N89DEG50'E 433 FT TO POB PART OF SE1/4 SEC 3 T24N R1W PARCEL 1 2.84A <b>Comments:</b> Parcel sits just a couple hundred feet from the east KCC campus driveway on St Helen Road. Nicely wooded with many evergreens. Well maintained county road. 286' feet along the west side of the road x 433' feet deep. <b>Summer Tax Due:</b> \$39.77	St Helen Road;	\$1,100	
6001	<b>Parcel ID:</b> 003-235-218-1000; <b>Legal Description:</b> LOTS 218 & 219 DEER RUN ESTATES. <b>Comments:</b> Well it's not real pretty, but it's pretty solid. Older (60's ?) mobile on a double corner lot in Deer Run Estates. Could use a resurfacing, and we imagine some of the mechanicals will need some updating. One car detached garage and a storage shed as well. Floors and roof are generally solid. 2BR/1BA. Forced air heat. <b>Summer Tax Due:</b> \$72.12	120 NORTHLAND DR PRUDENVILLE;	\$1,800	
6003	<b>Parcel ID:</b> 003-325-014-0000; <b>Legal Description:</b> LOT 14 BLK 1 HOUGHTON LAKE FOREST. <b>Comments:</b> This property appears to be occupied, at least seasonally/part time/weekends. Looks like the roof is baaaad. We did not get a real good look at this because of the occupancy. This one is very close to the road end public access at Houghton Lake !! Occupied; Personal Property; Dnvi; <b>Summer Tax Due:</b> \$153.24	204 IROQUOIS AVE PRUDENVILLE;	\$5,400	
6004	<b>Parcel ID:</b> 003-485-040-0000; <b>Legal Description:</b> LOT 40 LAKE JAMES-WOODLAND. <b>Comments:</b> Nice wooded lot at the end of a quiet cul-de-sac lane in the St. James area. Nice, well kept homes here. May be association fees here with the Lake James POA ... which gives you water access and other amenities ... we'd recommend checking. <b>Summer Tax Due:</b> \$17.93	PENNELWOOD CT VACANT PRUDENVILLE;	\$900	
6005	<b>Parcel ID:</b> 003-790-006-0000; <b>Legal Description:</b> LOT 6 WOODLAND HILLS. <b>Comments:</b> Small, brushy lot at the end of a cul-de-sac. South Reserve Road is at your back door. Would be a good pick up for a neighbor. <b>Summer Tax Due:</b> \$12.16	MOUNTAIN CT VACANT PRUDENVILLE;	\$800	
6006	<b>Parcel ID:</b> 004-135-006-0000; <b>Legal Description:</b> LOT 6 BIRCH HILL ESTATES <b>Comments:</b> Newer stick built home on a quiet cul-de-sac lot south of Higgins Lake. This home is still occupied at the time of our visit in very early July, and there is a good amount of debris and clutter everywhere. You can't miss it ... large US and Confederate flags adorn the front porch railing. The house appears to have lacked regular maintenance in the last few years. Vinyl siding, decent looking roof. Likely to be a lot of clutter to dispose of. Because it is occupied, we did not get a real good look at it. Occupied; Personal Property; Dnvi; <b>Summer Tax Due:</b> \$465.33	7790 LANG STREET ROSCOMMON;	\$6,100	
6008	<b>Parcel ID:</b> 004-224-213-0000; <b>Legal Description:</b> LOT 213 HIGGINS LAKE HIGHLANDS 4. <b>Comments:</b> Older one story wood frame home. Has been beat up a little bit. Screens are ripped and the whole thing will need a good resurfacing once you dejunk it. Shallow well in front yard, aluminum siding, we believe it to be slab on grade. Roof is generally sound. Bottle gas heat. There is random debris around the yard and we presume the inside looks a lot like the outside. A neighbor said that the last owner/occupant "still comes around and has things in there" so we didn't go inside for photos. A little smelly, even from outside. Bring the scrub brush and clean up ! Personal Property; Dnvi; <b>Summer Tax Due:</b> \$67.07	5178 W MARL LAKE ROAD ROSCOMMON;	\$2,200	

6010	<p><b>Parcel ID:</b> 004-292-064-0000; <b>Legal Description:</b> LOT 64 JOHNSTON MANOR 2. <b>Comments:</b> Solid little mid-century knotty pine cottage near Higgins Lake. 2 BR 1 BA, slab on grade, Will need a roof .... there is a small area of rot in the rear that has transmitted itself into the second bedroom ceiling. Hasn't damaged the wall yet ... but it will if left unchecked. The garage is a taseful later addition and matches the appearance of the original cottage well. Forced air natural gas space heat. Spartan but efficient kitchen. Nice yard. Aside from the roof, this one will not take much work at all.</p> <p><b>Summer Tax Due:</b> \$170.20</p>	2547 SANTEE DRIVE ROSCOMMON;	\$3,000	
6011	<p><b>Parcel ID:</b> 004-540-066-0000; <b>Legal Description:</b> LOT 66 SCHRECK SUBD. <b>Comments:</b> Vacant, dry, level vacant lot on a quiet gravel road on the southern end of Higgins Lake. See attached plat map for the dimensions and location of this parcel</p> <p><b>Summer Tax Due:</b> \$30.96</p>	BELGRAD ROAD ROSCOMMON;	\$1,200	
6012	<p><b>Parcel ID:</b> 006-591-042-0000; <b>Legal Description:</b> LOT 42 &amp; 43 WADES LANDING <b>Comments:</b> It's knee deep in surface water. Wetlands mitigation project ? Houghton Lake is close enough to spit and hit it. Swamp Lot;</p> <p><b>Summer Tax Due:</b> \$111.83</p>	WEST SHORE DR HOUGHTON LAKE;	\$2,200	
6013	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 007-025-014-0021; <b>Legal Description:</b> COM AT NE COR OF NW 1/4 OF SE 1/4 SEC 25 T24N R4W TH S 660 FT TH W 1113.45 FT TH N 452.5 FT TH W 208 FT TH N 8 FT TH E 200 FT TH N 200 FT TH E TO POB. <b>Comments:</b> Modest, well built one bedroom home and two outbuildings. Located on 18.34 acres, mostly tillable, south of Higgins Lake. Home is served by a shallow well pump and has bottle gas forced air heat. There are two parcels included in this sale, and they have road frontage on the north and west as well. Woodburning fireplace, full basement, 100A modern electric service.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 007-025-014-0100; <b>Legal Description:</b> COM AT NW COR OF NW1/4 OF SE1/4 SEC 25 T24N R4W TH E 200 FT TH S 200 FT TH W 200 FT TH N 200 FT TO POB .92A</p> <p><b>Summer Tax Due:</b> \$263.16</p>	6265 DARGITZ ROAD ROSCOMMON;  ROSCOMMON;	\$5,900	
6015	<p><b>Parcel ID:</b> 007-027-002-0350; <b>Legal Description:</b> BEG AT NW COR OF E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 TH S 390 FT FOR POB TH E 165 FT TH S 50 FT TH W 165 FT TH N 50 FT TO POB PART OF E 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4 SEC 27 T24N R4W. .19 A. <b>Comments:</b> This was a cute little place. "Was" being the operative word there. This is probably still restorable, but it'll be some work. The roof is shot and that has transmitted itself to most other areas of the structure. Lot is 50' x 165' in size. Has a one holer. Power meter gone. The north/2 story part of the building is in better shape than the addition. This is a bit tough to find ... it does not front on Birch Road ... but is accessible by taking Leverett to its end, following the curve, and coming all the way back up to the north end again.</p> <p><b>Summer Tax Due:</b> \$43.92</p>	8395 W BIRCH ROAD ROSCOMMON;	\$1,800	
6016	<p><b>Parcel ID:</b> 007-350-655-0000; <b>Legal Description:</b> LOT 655 HILLCREST. <b>Comments:</b> Nice lot, no road. Unimproved Clearview Drive ends a hundred or so feet to the NW. Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$7.78</p>	(Unimproved) Clearview Drive - ROSCOMMON;	\$750	

6017	<p><b>Parcel ID:</b> 007-351-065-1000; <b>Legal Description:</b> COM AT NW COR OF LOT 66 TH S41DEG06'E ALG NELY LINE OF HEMLOCK AVE 81.66FT TH N48DEG51'20"E 99.90FT TH N41DEG08'18"W ALG NELY LINE OF LOT 65 95.79FT TH 100.8FT ALG ARC TO POB PART OF LOTS 65 &amp; 66 PAR A HILLCREST #1 <b>Comments:</b> THIS PROPERTY IS STILL UNDER THE POSSESSION OF THE FORMER OWNER, and while they do not live here, they still have a good amount of personal property here. Do not enter this building !!. Neighbors are watching. That being said, this is a newer, frame construction 1.5 story home near Higgins Lake. It appears to be of above average materials and workmanship. It has been a second home its entire life. We were not able to view the interior because of the occupancy issue, but we believe the inside looks as nice as the outside does. Low maintenance vinyl, newer architectural series shingle roof. Attached 2 car garage. Natural gas forced air heat. Seamless concrete block foundation. Beautiful evergreens on a corner lot just a hop skip and jump from the lake. This one will be popular. Bring your checkbook and be prepared to bid high. Personal Property; Occupied; Dnvi;</p> <p><b>Summer Tax Due:</b> \$468.80</p>	214 HEMLOCK ROAD ROSCOMMON;	\$8,700	
6018	<p><b>Parcel ID:</b> 007-723-027-0000; <b>Legal Description:</b> LOTS 27 &amp; 28 BLK 13 SHOPPENAGONS LODGE. <b>Comments:</b> Double lot on Cleveland Street near Higgins Lake. See plat map attached for dimensions and location</p> <p><b>Summer Tax Due:</b> \$15.68</p>	Cleveland Street - ROSCOMMON;	\$850	
6019	<p><b>Parcel ID:</b> 007-731-013-0000; <b>Legal Description:</b> LOTS 13 TO 17 INCL BLK 21 SHOPPENEGONS LODGE <b>Comments:</b> Double wide modular on a block walkout basement near Higgins Lake. 3BR 2BA. There is a roof issue around a skylight in the junior bath, but the damage is not yet severe and it could be remedied simply. The floor coverings are all gone and it appears this may have been in a remodel phase. Nice kitchen. The basement does not connect from inside the home, but has an exterior entrance. Natural gas forced air heat and a roof that is mid-life. Nice outside deck. Appears to have been vacant for a little while.</p> <p><b>Summer Tax Due:</b> \$294.18</p>	125 FERN STREET ROSCOMMON;	\$6,300	
6020	<p><b>Parcel ID:</b> 008-009-005-0101; <b>Legal Description:</b> COM AT N 1/4 COR OF SEC 9 S O DEG 57' E 498 FT FOR POB TH S 89 DEG 55' W 333 FT TH N 0 DEG 57' W 65 FT TH S 89 DEG 55' W 67 FT TH S 0 DEG 57' E 350 FT TH N 89 DEG 55' E 400 FT TH N 0 DEG 57' W 285 FT TO POB BEING PART OF NE 1/4 OF NW 1/4 SEC 9 T23N R3W 2.98 <b>Comments:</b> Mansard roof styled home. Older construction that is at least partly concrete block. The roof is older and shows decay in numerous area along the eaves and soffits. 2 small bedrooms up plus a walk thru room. Bathroom is unfinished/scabbed in and will need a refresh. The floors on the main level are wood, but springy and do not lay flat ... as if there are a couple layers of subfloor ... and some may not be attached well (or at all). Fuel oil forced air heat. We did not see the well but assume its out in the grass somewhere. We'd recommend a new roof here. This one isn't leaking (yet) but there is rot growing in the eaves that needs to be arrested. Lot is irregular in shape, but has 285' of road frontage and runs 400' deep. 2.98 acres.</p> <p><b>Summer Tax Due:</b> \$377.98</p>	4279 N MARKEY RD ROSCOMMON;	\$8,200	
6021	<p><b>Parcel ID:</b> 008-020-001-0080; <b>Legal Description:</b> COM AT INT OF E1/8 LINE OF SEC 20 WITH NLINE OF LK SH DR TH N5'W 355FT TH S88DEG 11'E 105FT TH S5'W 300FT TH S6DEG 31'W 81FT TH N73DEG 4'W 100FT TO POB PART OF GOVT LOT 3 &amp; PART OF NE1/4 OF NE1/4 SEC 20 T23N R3W 6910 E HGTN LK DR <b>Comments:</b> A house has been removed from this parcel, and the slab on grade remains. Fronts roughly 100 feet along the road and runs about 300 feet deep. Natural gas service here.</p> <p><b>Summer Tax Due:</b> \$76.66</p>	6910 E HOUGHTON LAKE DR HOUGHTON LAKE;	\$14,500	



6022	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 008-430-641-0000; <b>Legal Description:</b> LOT 641 HIGGINS LAKE FOREST ESTATES #3. <b>Comments:</b> Two adjacent vacant building sites being sold in one package. Nice mid-life oaks here. This is a newer development with well maintained homes. Paved roads. Natural gas at the road.</p> <p>(2 of 2) <b>Parcel ID:</b> 008-430-642-0000; <b>Legal Description:</b> LOT 642 HIGGINS LAKE FOREST ESTATES #3. <b>Summer Tax Due:</b> \$43.40</p>	Heritage Way;	\$1,900	
6024	<p><b>Parcel ID:</b> 008-530-022-0000; <b>Legal Description:</b> LOT 22 LINCOLN PARK SUB <b>Comments:</b> Single, platted corner lot fronts on Schmidt, Wyckoff and Powderhorn. Being used by the neighbors .... Sideyard Parcel; <b>Summer Tax Due:</b> \$17.34</p>	Wyckoff Drive. Houghton Lake;	\$1,100	
6025	<p><b>Parcel ID:</b> 008-883-153-0000; <b>Legal Description:</b> LOT 153 WOODLAND ACRES #3 <b>Comments:</b> Vacant parcel near Houghton Lake. Was a trailer here that the township had removed a few years ago. Well pit is still here, power service has been dropped. Not sure about the septic. Mobile Home Pad; <b>Summer Tax Due:</b> \$27.57</p>	304 LEISURE DR HOUGHTON LAKE;	\$1,100	
6026	<p><b>Parcel ID:</b> 009-136-008-0180; <b>Legal Description:</b> THE S1/2 OF THE S1/2 OF THE SE1/4 OF THE NW1/4 SEC 36 T21N R1W 10 ACRES <b>Comments:</b> This is a long ten .... 330' north&gt;south x 1320' east&gt;west. It touches the east shore of Mikes Lake .... but we're not sure of the lake level presently. We could not find any access by vehicle to this parcel, tho there appears to be an ATV grade path cut along the fenceline to the west border from Greenwood Road, but we cannot be sure whether that is legal easement path or a private trail. You'll want to investigate easement or access rights to this before bidding. USGS maps indicate that this parcel is all uplands and not marsh. No Power In Area; No Road Access; <b>Summer Tax Due:</b> \$106.46</p>	(Off) GREENWOOD RD;	\$2,300	
6027	<p><b>Parcel ID:</b> 010-326-006-0340; <b>Legal Description:</b> COM AT SE COR OF S 1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4 SEC 26 T23N R1W TH W 300 FT FOR POB TH N 100 FT TH W 60 FT TH S 100 FT TH E 60 FT TO POB PART OF S 1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4 SEC 26 T23N R1W. <b>Comments:</b> Parcel runs 60' along the north side of Carter Road and is 100' deep. <b>Summer Tax Due:</b> \$4.96</p>	CARTER RD E SAINT HELEN;	\$700	
6028	<p><b>Parcel ID:</b> 010-327-012-0016; <b>Legal Description:</b> BEG AT NE COR OF NE 1/4 OF SE 1/4 OF SW 1/4 SEC 27 T23N R1W TH S O DEG 03' E 145.26 FT TH W 166.25 FT TH N 145.34 FT TH E 166.25 FT TO POB PARCEL 1-B &amp; PAR 1-D <b>Comments:</b> Small one (or no) bedroom cabin near St. Helen. Construction (remodel) here isn't quite complete, and there are some differences in floor and ceiling levels. We didn't see a well, but there is one here somewhere. Double corner lot. Outbuilding is dirt floor with one half in storage and half in garage function. Newer electric service, but the workmanship is iffy. Last occupancy seems to be late 2017. No heat here other than the woodstove. Incomplete Construction; <b>Summer Tax Due:</b> \$119.64</p>	1225 SIOUX RD SAINT HELEN;	\$2,300	
6029	<p><b>Parcel ID:</b> 010-415-203-0000; <b>Legal Description:</b> LOT 203 CEDAR LAKE SUBD #5. <b>Comments:</b> This home is occupied. Appears to be newer construction or perhaps a substantial remodel. We were not able to get a clear look at this because it is still in the possession of the former owner. This is in a well kept, newer neighborhood north of St Helen. Vinyl siding. Newer roof. Appears to have wood heat. Occupied; Dnvi; <b>Summer Tax Due:</b> \$181.86</p>	10902 JOHNSTON BLVD SAINT HELEN;	\$3,200	

6030	<p><b>Parcel ID:</b> 010-446-101-0000; <b>Legal Description:</b> LOT 101 JOHNSTON HEIGHTS #2. <b>Comments:</b> Knotty pine interior in pretty decent condition. 3BR/1BA. Level, dry lot near St Helen. Cozy and fairly clean. New carpet and you're good to go ! Forced air wall furnace for heat (bottle gas) but natural gas is available in the area.</p> <p><b>Summer Tax Due:</b> \$147.60</p>	1686 PALMENTO SAINT HELEN;	\$3,600	
6031	<p><b>Parcel ID:</b> 010-449-006-0000; <b>Legal Description:</b> LOT 6 KEWANEE-SIOUX. <b>Comments:</b> Single lot with power service and shallow well pit. Many of the parcels are used for seasonal snowbird bases in this area. See the linked plat map for dimension and configuration. Not sure if there is a any sort of septic here or not. Didn't see one, but it could be buried in the stuff and grass.</p> <p><b>Summer Tax Due:</b> \$22.94</p>	SIOUX RD SAINT HELEN;	\$1,400	
6032	<p><b>Parcel ID:</b> 011-204-002-1045; <b>Legal Description:</b> COM AT NE COR SEC 4 TH W ALG N LINE 1547FT TH S 290FT FOR POB TH S 743FT TH W 384FT TH N 742.82FT TH E 179.75FT TH N 250FT TH E43.10FT M/L THS40FT TH W 12.58FT TH S210FT TH E 161.85FT TO POB PART OF NW 1/4 OF NE 1/4 SEC 4 T22NR4W <b>Comments:</b> Built in 1978 as a Holiday Inn, and most recently operated as a Travelodge franchise. For some information about the property when it was operating, see <a href="https://www.wyndhamhotels.com/travelodge/houghton-lake-michigan/travelodge-houghton-lake/overview">https://www.wyndhamhotels.com/travelodge/houghton-lake-michigan/travelodge-houghton-lake/overview</a> .This is a substantial, well built facility, and not a beat up old HoJo that is obsolete and worn out. This property has been closed for some time, with only the restaurant in business at the end of its life. It is a boilerplate Holiday Inn floorplan design of that period and size, with a 1600 square foot partitionable conference room, the atrium and pool in the center area between dual, 50 room east and west 2 story room groups. (25 rooms lower and 25 upper on each side). The west group of rooms appears to have been upgraded in perhaps the last 10 years or so, and there is still serviceable carpet and some furnishing here. The bathroom vanities have been modernized as well, but need touchup in some rooms. The east wing has been stripped, and most of the climate control units for individual rooms have been removed. The carpet has also been taken up in the east wing, but the floors have not been scraped in the hallways. It would appear that the last operator may have been in the upgrade process, but walked away without completing it. We did find isolated spots where the clearly was freeze damaged plumbing which has resulted in pockets of mold in 5 or 6 of the individual hotel rooms in the west group. At the time of our visit in June of 2018, there was still water in toilets, which indicates that this building has not had the plumbing winterized, so there will certainly be some effort necessary there to bring that system back to life ... but damage did not appear to be widespread. This building is fully fire sprinkled. We did locate mostly complete mechanical drawings/blueprints which we have left on the front counter for the benefit of a new owner. Individual rooms are heated by thru-wall units. Most are missing in the east wing, and those in the west wing appear to be present. Condition unknown. The overall building HVAC is by rooftop natural gas forced air air handling units that appear to all be present, as are the ventilation and make up air units for the kitchen cooking exhaust hoods. Electrical service here is very substantial and adequate for the use of the property. There is an 800A 480V main and many many subpanels properly located throughout the premise. The pool and spa are still partially filled, and a bit GREEN, but the equipment that we located appeared intact and merchantable. The acoustic drop-in ceiling will need a refresh in some locations where it is down ... not sure why ... The roof appears to be generally sound and there were no substantial leaks evident anywhere in the building. The outside facade and grounds are tired, but this was a well built property and would be worthy of a rehab and fresh landscape. The parking lot could stand a resurfacing, and it has a substantial sign exposure that includes modern LED electronics. The kitchen and bar at the east side of the building, were the last parts of the property operated, and the hard-wired fixtures (sinks, walk-in coolers, dishwasher, vent hoods) are all still in place and presumably</p>	9285 W LAKE CITY RD HOUGHTON LAKE;	\$165,000	

	<p>merchantable. Most of the portable coolers and better line equipment and smalls are gone or of low grade and scattered about. There is at least 30 lineal foot of range hood capacity. The kitchen appears to be generally in conformance with modern health department requirements, but you'll want to talk to the local sanitarian about his most recent inspection results here and what specific requirements he (or she) has regarding reopening this food service operation. Most importantly, the reputation of this property will need rehabilitation as well. During one of its most recently incarnations, it served as a "medical school" for foreign students and wasn't really operating as a daily room operation much at all. This could be a great opportunity for a well financed hotel operator to pick up the basic property for far far less than the cost of building new. With the proper investment and facelift/reimaging, this property has the "bones" in place to again be a contributing member of the lodging community in Houghton Lake.</p> <p><b>Summer Tax Due:</b> \$7,815.65</p>			
6033	<p><b>Parcel ID:</b> 011-210-013-0210; <b>Legal Description:</b> COM 40 FT N OF SE COR OF NE 1/4 OF SE 1/4 SEC 10 TH N 64.5 FT TH W 209 FT TH S 64.5 FT TH E 209 FT TO POB PART OF S 1/2 OF NE 1/4 OF SE 1/4 SEC 10 T22N R4W. <b>Comments:</b> Home is situated on a narrow lot, that fronts 64' along the road x 209' deep. This is a solid little place, but it's super grubby right now. With some clean up, this could be a sharp little place again. Woodburning fireplace. Natural gas service (but they took the furnace with them when they left). 2 BR 1 BA, plus another flexible use room upstairs. Main floor laundry. Newer roof and siding. A Biltmore design.</p> <p><b>Summer Tax Due:</b> \$155.84</p>	1750 S LOXLEY HOUGHTON LAKE;	\$3,400	
6034	<p><b>Parcel ID:</b> 011-340-063-0000; <b>Legal Description:</b> LOT 63 HIGHLAND ACRES. <b>Comments:</b> Large private lot on an association maintained private road. Probably association fees and deed restrictions here. Check on those before bidding. Carpeted in berry bushes under a canopy of young oaks.</p> <p><b>Summer Tax Due:</b> \$22.26</p>	5386 HOMECREST HOUGHTON LAKE;	\$950	
6035	<p><b>Parcel ID:</b> 011-370-018-0000; <b>Legal Description:</b> 224 LOT 18 HILLTOP. <b>Comments:</b> Single lot in the Hilltop plat. See attached map for dimensions and location. Wooded. Never built on.</p> <p><b>Summer Tax Due:</b> \$9.22</p>	JOLIET AVENUE - HOUGHTON LAKE;	\$750	
6038	<p><b>Parcel ID:</b> 011-473-063-0000; <b>Legal Description:</b> LOT 63 MAPLE GROVE #3. <b>Comments:</b> A structure has been removed from this site, and it has been filled and graded. Quiet neighborhood just a hop off I-75 at the Houghton Lake exit.</p> <p><b>Summer Tax Due:</b> \$59.03</p>	210 STANDARD ST HOUGHTON LAKE;	\$2,500	
6039	<p><b>Parcel ID:</b> 011-485-007-0000; <b>Legal Description:</b> LOT 7 NOTTINGHAM FOREST. <b>Comments:</b> Older roofover mobile home south of Houghton Lake. It was occupied at the time of our visit. There is a good amount of rubbish, including food garbage strewn about. Old boat, toys, general debris. Has a steel roof and detached 1.5 car garage. Occupied; Personal Property; Dnvi;</p> <p><b>Summer Tax Due:</b> \$123.88</p>	206 MCCLELLAN HOUGHTON LAKE;	\$4,300	
6040	<p><b>Parcel ID:</b> 011-499-033-0000; <b>Legal Description:</b> UNIT #33 QUESTVIEW ESTATES CONDOMINIUM <b>Comments:</b> The Quest is a newer golf community site condo. Well maintained, newer homes here. We assume there is a condo owners association, membership fees and master deed restrictions that apply to parcels here. And remember ... this is a site condo ... not a subdivision. Be sure you understand the difference before bidding. The clubhouse is close enough to 4 stroke it with a putter. Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$51.28</p>	QUESTVIEW DR HOUGHTON LAKE;	\$1,600	

6041	<b>Parcel ID:</b> 011-500-155-0000; <b>Legal Description:</b> LOT 155 R N ROBINSON PARK. <b>Comments:</b> Single platted lot in the RN Robinson Park plat. See attached map for location and dimensions. Level, open, dry lot. <b>Summer Tax Due:</b> \$7.94	ELM AVENUE - HOUGHTON LAKE;	\$750	
6044	<b>Parcel ID:</b> 011-541-532-0000; <b>Legal Description:</b> LOT 532 SOUTH HOUGHTON LAKE FOREST ESTATES. <b>Comments:</b> Nice parcel. Wooded and shady lot on a quiet paved street. See the attached plat map for size and location of the lot. Oaks and evergreens on the lot. Nearby homes newer and well maintained. Natural gas at the road. <b>Summer Tax Due:</b> \$23.21	WINDING DR HOUGHTON LAKE;	\$950	
6045	<b>Parcel ID:</b> 011-541-621-0000; <b>Legal Description:</b> LOT 621 SOUTH HOUGHTON LAKE FOREST ESTATES. <b>Comments:</b> Nice parcel. Wooded and shady lot on a quiet paved street. See the attached plat map for size and location of the lot. Oaks and evergreens on the lot. Nearby homes newer and well maintained. Natural gas at the road. <b>Summer Tax Due:</b> \$23.21	CHIPPENDALE HOUGHTON LAKE;	\$950	
6046	<b>Parcel ID:</b> 055-107-004-0240; <b>Legal Description:</b> COM AT SE COR LOT 44 KELSEY ADDITION TO ROSCOMMON TH W 132FT ALG S SIDE OF SAID LOT 44 TH SLY 100FT ON LINE WHICH WOULD BE W LINE OF LOT 44 EXT TH E PAR TO S LINE OF SAID LOT TO PINECREST ST TH N ALG W SIDE OF ST 100FT M/L TO POB BEINGPART OF S1/2 OF NE 1/4 SEC 7 T24NR2W PART OF SE 1/4 OF NE 1/4 SEC 7 T24N R2W. .30 A. <b>Comments:</b> Cute, modest bungalow in the village of Roscommon. Would not take much work to make this into a doll house. Appears to be a bank repo and was winterized in February of 2017 .... so there could be some freeze damage to plumbing tho we did not see any significant damage from that. There are 4 bedrooms, 2 up and 2 down, plus another walk thru room on the second floor. Bathroom vanity disappeared. Natural gas forced air furnace is older and may be a converted coal or oil unit. 100A electric service. We saw a few patched cracks in the foundation but it seems stable. Roof is older but not leaking. A little resurfacing work here, and you could have a nice place ! <b>Summer Tax Due:</b> \$181.71	111 PINECREST DR ROSCOMMON;	\$3,200	
6047	<b>Parcel ID:</b> 003-235-123-1000; <b>Legal Description:</b> LOT 123 DEER RUN ESTATES <b>Comments:</b> Sales 6047, 8 and 9 are three adjacent wooded lots in Deer Run Estates, a friendly community of mostly mobile and modular homes located about 4 miles south of Houghton Lake. Buy one, two or all three for an estate sized parcel ! Parcels are level, dry, wooded and very buildable. <b>Summer Tax Due:</b> \$12.93	Northland Drive;	\$800	
6048	<b>Parcel ID:</b> 003-235-124-1000; <b>Legal Description:</b> LOT 124 DEER RUN ESTATES <b>Comments:</b> Sales 6047, 8 and 9 are three adjacent wooded lots in Deer Run Estates, a friendly community of mostly mobile and modular homes located about 4 miles south of Houghton Lake. Buy one, two or all three for an estate sized parcel ! Parcels are level, dry, wooded and very buildable. <b>Summer Tax Due:</b> \$10.14	Northland Drive;	\$750	
6049	<b>Parcel ID:</b> 003-235-125-1000; <b>Legal Description:</b> LOT 125 DEER RUN ESTATES <b>Comments:</b> Sales 6047, 8 and 9 are three adjacent wooded lots in Deer Run Estates, a friendly community of mostly mobile and modular homes located about 4 miles south of Houghton Lake. Buy one, two or all three for an estate sized parcel ! Parcels are level, dry, wooded and very buildable. <b>Summer Tax Due:</b> \$11.15	VACANT;	\$750	

6050	<b>Parcel ID:</b> 003-220-028-0000; <b>Legal Description:</b> LOT 28 CHIPPEWA VILLAGE. <b>Comments:</b> Cute little mid century ranch style house with attached one cara garage in Prudenville. This one is presently still occupied ... we found a large dog there when we arrived to take photos ... Appears to need a good cleaning, but should be restorable. Occupied; Personal Property; Dnvi; <b>Summer Tax Due:</b> \$241.99	244 CHIPPEWA TR PRUDENVILLE;	\$5,500	
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**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. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

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

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

## EXEMPTIONS

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

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

## CERTIFICATION

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

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

## **Instructions:**

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

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

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

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

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

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

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

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

## **Penalties:**

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

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