

# Public Land Auction

Northwestern LP

*August 16th, 2018*

Antrim, Charlevoix, and Emmet Counties



***Location:***

Boyne Mountain Conference Center  
1 Boyne Mountain Rd., Boyne Falls, MI  
49713

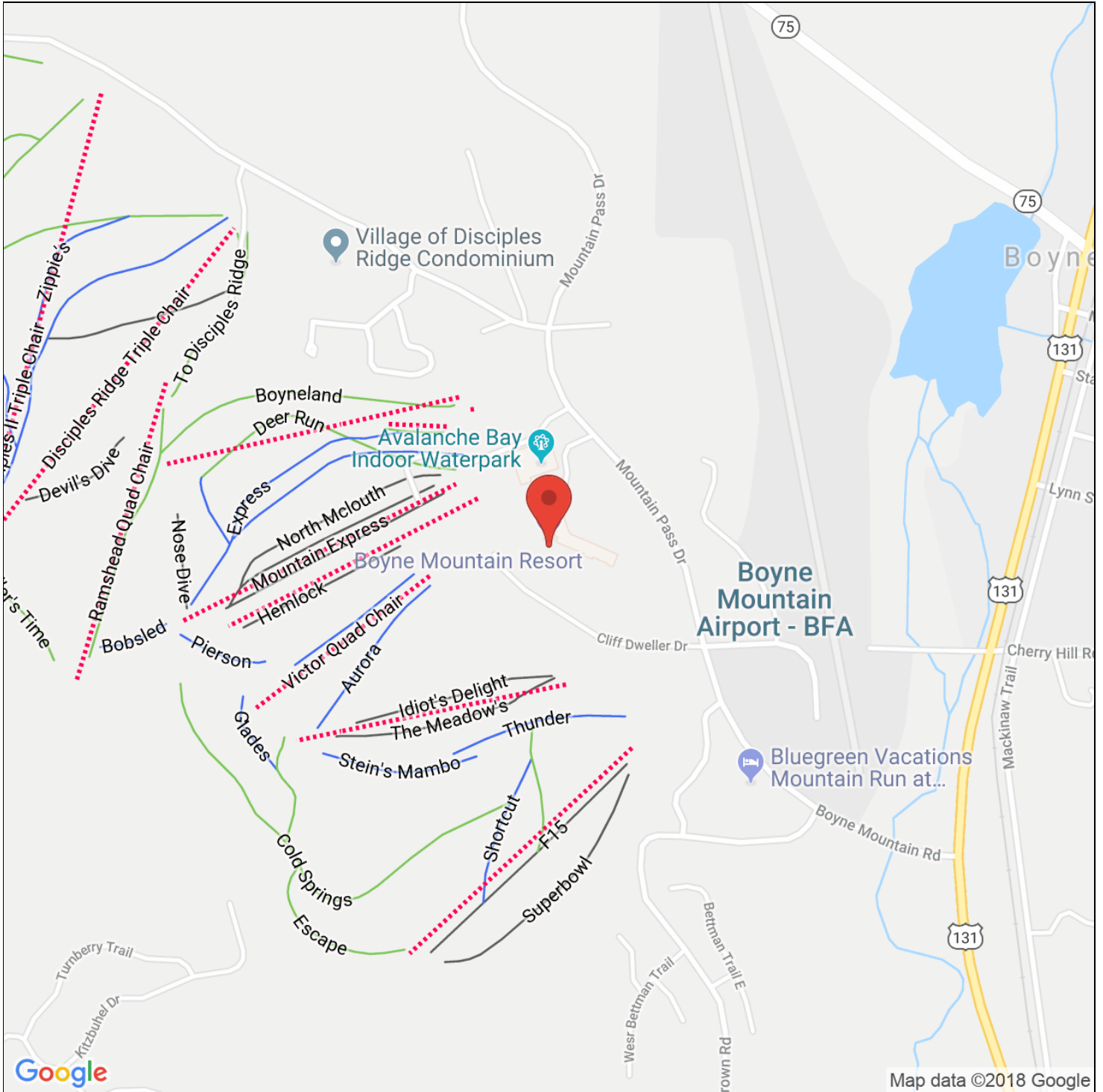
***Time:***

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

Boyne Mountain Conference Center: 1 Boyne Mountain Rd., Boyne Falls, MI 49713





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

##### ***I. Securing the Property***

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

##### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

## B. Occupied Property

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

## 9. Conditions

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### 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.**

# Antrim

Lot #	Lot Information	Address	Min. Bid	Sold For
300	<p><b>Parcel ID:</b> 05-04-018-005-00; <b>Legal Description:</b> E 1/2 OF NW FRL 1/4 LYING W OF PM RR R/W SEC 18 T29N R7W 50 A M/L <b>Comments:</b> This is an OCCUPIED home that needs a considerable amount of work. It's located in the Grass River Natural area, near the south end of Clam Lake. The property along the road is well fenced. We did not get a good look at the structure as it is still occupied and there are dogs at the property as well. The lands are dense and brushy, and we suspect the backside is likely to be marshy thicket and excellent Sasquatch and mosquito habitat. The parcel is triangular in shape and has substantial frontage along Comfort Road, which is a well traveled paved county thrufare between Bellaire and Alden. The home here will need considerable work. Occupied; Dnvi;</p> <p><b>Summer Tax Due:</b> \$728.63</p>	8010 COMFORT RD BELLAIRE;	\$2,900	
301	<p><b>Parcel ID:</b> 05-04-135-010-00; <b>Legal Description:</b> LOT 10 CEDAR RIVER VILLAGE CONDOMINIUM SEC 4 T29N R7W <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$54.46</p>	BELLAIRE;	\$1,800	
302	<p><b>Parcel ID:</b> 05-04-135-029-00; <b>Legal Description:</b> LOT 29 CEDAR RIVER VILLAGE CONDOMINIUM SEC 4 T29N R7W <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$54.46</p>	BELLAIRE;	\$1,800	
303	<p><b>Parcel ID:</b> 05-04-135-148-00; <b>Legal Description:</b> LOT 148 CEDAR RIVER VILLAGE CONDOMINIUM SEC 4 T29N R7W <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$54.46</p>	BELLAIRE;	\$1,800	
304	<p><b>Parcel ID:</b> 05-04-200-011-00; <b>Legal Description:</b> LOT 11 PLAT OF GRINDELHAUS. SEC 3 T29N R7W <b>Comments:</b> The Schuss Mountain subdivisions, under the umbrella of the Schuss Mountain property owners association, are a mid century development with many chalet and A-frame type homes. Originally a ski resort, it has morphed into a year round community. Please see the Schuss Mountain HOA website link for more information about fees and other requirements as well as the amenities. Unlike many site condos in the area, this is an actual subdivision as opposed to condo form of ownership. Association Fees;</p> <p><b>Summer Tax Due:</b> \$74.05</p>	HANSEL STRAUSE WEST BELLAIRE;	\$800	

305	<b>Parcel ID:</b> 05-04-225-007-00; <b>Legal Description:</b> LOT 7 PLAT OF NORTH GRINDELHAUS. SEC 3 T29N R7W <b>Comments:</b> The Schuss Mountain subdivisions, under the umbrella of the Schuss Mountain property owners association, are a mid century development with many chalet and A-frame type homes. Originally a ski resort, it has morphed into a year round community. Please see the Schuss Mountain HOA website link for more information about fees and other requirements as well as the amenities. Unlike many site condos in the area, this is an actual subdivision as opposed to condo form of ownership. Association Fees; <b>Summer Tax Due:</b> \$81.45	HANSEL STRAUSE WEST;	\$800	
306	<b>Parcel ID:</b> 05-04-250-005-00; <b>Legal Description:</b> LOT 5 PLAT OF HEIDELDORF SEC 3 T29N R7W <b>Comments:</b> The Schuss Mountain subdivisions, under the umbrella of the Schuss Mountain property owners association, are a mid century development with many chalet and A-frame type homes. Originally a ski resort, it has morphed into a year round community. Please see the Schuss Mountain HOA website link for more information about fees and other requirements as well as the amenities. Unlike many site condos in the area, this is an actual subdivision as opposed to condo form of ownership. Association Fees; <b>Summer Tax Due:</b> \$81.45	HEIDELDORF DRIVE BELLAIRE;	\$950	
307	<b>Parcel ID:</b> 05-04-350-041-00; <b>Legal Description:</b> LOT 83 PLAT OF KLAFFENDORF NO 2 SEC 3 T29N R7W <b>Comments:</b> The Schuss Mountain subdivisions, under the umbrella of the Schuss Mountain property owners association, are a mid century development with many chalet and A-frame type homes. Originally a ski resort, it has morphed into a year round community. Please see the Schuss Mountain HOA website link for more information about fees and other requirements as well as the amenities. Unlike many site condos in the area, this is an actual subdivision as opposed to condo form of ownership. Association Fees; <b>Summer Tax Due:</b> \$81.45		\$950	
308	<b>Parcel ID:</b> 05-04-405-013-00; <b>Legal Description:</b> UNIT 13 THE LEGEND II CONDOMINIUM SEC 6 T29N R7W <b>Comments:</b> Building site in the GATED site condo near Shanty Creek on an exclusive golf community. Please investigate the association fee structure and check the master deed for restrictions on building here. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$163.41		\$1,700	
309	<b>Parcel ID:</b> 05-08-105-018-00; <b>Legal Description:</b> UNIT 18 ALDEN MEADOWS CONDOMINIUMS <b>Comments:</b> Alden Meadows is a newer site condo development near Torch Lake and the Village of Alden. This parcel is level, open, well drained and ready for your new home ! An area of upscale, well kept homes. Please check the condo association website for details on fees and restrictions. <a href="http://www.aldenmeadowsassoc.com">http://www.aldenmeadowsassoc.com</a> .. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$463.44	Alden Meadows;	\$1,800	

310	<b>Parcel ID:</b> 05-10-155-038-00; <b>Legal Description:</b> LOT 38 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
311	<b>Parcel ID:</b> 05-10-155-039-00; <b>Legal Description:</b> LOT 39 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,300	
312	<b>Parcel ID:</b> 05-10-155-052-00; <b>Legal Description:</b> LOT 52 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$54.46	BELLAIRE;	\$1,800	
313	<b>Parcel ID:</b> 05-10-155-125-00; <b>Legal Description:</b> LOT 125 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,800	
314	<b>Parcel ID:</b> 05-10-155-127-00; <b>Legal Description:</b> LOT 127 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	

315	<b>Parcel ID:</b> 05-10-155-128-00; <b>Legal Description:</b> LOT 128 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
316	<b>Parcel ID:</b> 05-10-155-132-00; <b>Legal Description:</b> LOT 132 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
317	<b>Parcel ID:</b> 05-10-155-168-00; <b>Legal Description:</b> LOT 168 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
318	<b>Parcel ID:</b> 05-10-155-174-00; <b>Legal Description:</b> LOT 174 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
319	<b>Parcel ID:</b> 05-10-155-175-00; <b>Legal Description:</b> UNIT 175 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	



320	<b>Parcel ID:</b> 05-10-155-192-00; <b>Legal Description:</b> LOT 192 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$1,700	
321	<b>Parcel ID:</b> 05-10-155-201-00; <b>Legal Description:</b> LOT 201 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$54.46	BELLAIRE;	\$1,800	
322	<b>Parcel ID:</b> 05-10-155-216-00; <b>Legal Description:</b> LOT 216 CEDAR RIVER VILLAGE CONDOMINIUM <b>Comments:</b> Cedar River Village is a pleasant site condo development near Shanty Creek and Schuss Mountain. Paved, private streets, natural gas and municipal water systems are in place. It is well kept and modern. A golf community winds through the development. Lot ownership is subject to association fees and it is deed restricted by the Master Deed which you will want to obtain and review prior to bidding. Please see the link to the associations website for more details about Cedar River Village !! Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$54.46	BELLAIRE;	\$1,800	
323	<b>Parcel ID:</b> 05-10-205-016-00; <b>Legal Description:</b> UNIT 16 CEDAR IV & V CONDOMINIUM <b>Comments:</b> This is a site condo lot in an incomplete development. The roads are two track/primitive, and there are no utilities serving the parcels. You may wish to investigate the status of development here, as well as fee structure and deed restrictions. Could be a "pig in a poke". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$700	
324	<b>Parcel ID:</b> 05-10-205-017-00; <b>Legal Description:</b> UNIT 17 CEDAR IV & V CONDOMINIUM <b>Comments:</b> This is a site condo lot in an incomplete development. The roads are two track/primitive, and there are no utilities serving the parcels. You may wish to investigate the status of development here, as well as fee structure and deed restrictions. Could be a "pig in a poke". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$700	
325	<b>Parcel ID:</b> 05-10-205-065-00; <b>Legal Description:</b> UNIT 65 CEDAR IV & V CONDOMINIUM <b>Comments:</b> This is a site condo lot in an incomplete development. The roads are two track/primitive, and there are no utilities serving the parcels. You may wish to investigate the status of development here, as well as fee structure and deed restrictions. Could be a "pig in a poke". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$700	

326	<b>Parcel ID:</b> 05-10-205-071-00; <b>Legal Description:</b> UNIT 71 CEDAR IV & V CONDOMINIUM <b>Comments:</b> This is a site condo lot in an incomplete development. The roads are two track/primitive, and there are no utilities serving the parcels. You may wish to investigate the status of development here, as well as fee structure and deed restrictions. Could be a "pig in a poke". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$700	
327	<b>Parcel ID:</b> 05-10-205-082-00; <b>Legal Description:</b> UNIT 82 CEDAR IV & V CONDOMINIUM <b>Comments:</b> This is a site condo lot in an incomplete development. The roads are two track/primitive, and there are no utilities serving the parcels. You may wish to investigate the status of development here, as well as fee structure and deed restrictions. Could be a "pig in a poke". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$36.31	BELLAIRE;	\$700	
328	<b>Parcel ID:</b> 05-10-235-003-00; <b>Legal Description:</b> UNIT 3 HAWK'S EYE GOLF CLUB CONDOMINIUM <b>Comments:</b> Paved private roads. Municipal water supply. There are association fees, and these parcels are restricted by the Hawks Eye Master Deed which you'll want to review prior to bidding. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$332.25	Fox Trail, Bellaire;	\$2,000	
329	<b>Parcel ID:</b> 05-10-235-206-00; <b>Legal Description:</b> UNIT 206 HAWK'S EYE GOLF CLUB CONDOMINIUM <b>Comments:</b> Paved private roads. Municipal water supply. There are association fees, and these parcels are restricted by the Hawks Eye Master Deed which you'll want to review prior to bidding. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$317.72	Raptor Run;	\$2,000	
330	<b>Parcel ID:</b> 05-10-235-211-00; <b>Legal Description:</b> UNIT 211 HAWK'S EYE GOLF CLUB CONDOMINIUM <b>Comments:</b> Paved private roads. Municipal water supply. There are association fees, and these parcels are restricted by the Hawks Eye Master Deed which you'll want to review prior to bidding. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$332.25	Sparrow Hawk Drive;	\$2,000	
331	<b>Parcel ID:</b> 05-10-235-263-00; <b>Legal Description:</b> UNIT 263 HAWK'S EYE GOLF CLUB CONDOMINIUM <b>Comments:</b> Paved private roads. Municipal water supply. There are association fees, and these parcels are restricted by the Hawks Eye Master Deed which you'll want to review prior to bidding. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$332.25	Robinson Ridge;	\$2,000	
332	<b>Parcel ID:</b> 05-10-235-325-00; <b>Legal Description:</b> UNIT 325 HAWK'S EYE GOLF CLUB CONDOMINIUM <b>Comments:</b> Paved private roads. Municipal water supply. There are association fees, and these parcels are restricted by the Hawks Eye Master Deed which you'll want to review prior to bidding. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$332.25	BELLAIRE;	\$2,000	
333	<b>Parcel ID:</b> 05-10-285-009-00; <b>Legal Description:</b> UNIT 95 THE LEGEND CONDOMINIUM <b>Comments:</b> The good news is that this parcel is a whopping 1.75 acres and within walking distance of the hotel and shops at the Schuss Mountain Summit Village. The bad news is that its pretty much the side of a steep drop off and has a guard rail along most of the distance. It may be buildable toward the north edge, but it'll take some engineering. We call these "terrain challenged". Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$464.86	BELLAIRE;	\$2,700	

334	<b>Parcel ID:</b> 05-10-325-033-00; <b>Legal Description:</b> LOT 102 SWISS VILLAGE EAST NO. 2. <b>Comments:</b> Large parcel under the umbrella of a powerline run. Hillside location. At the end of a cul-de-sac with no neighbors nearby. Subject to Swiss Village HOA fees and restrictions. <b>Summer Tax Due:</b> \$18.69	BELLAIRE;	\$650	
335	<b>Parcel ID:</b> 05-11-133-005-60; <b>Legal Description:</b> PARCEL 10..COM AT THE NW COR OF SEC 33; TH S 0 DEG W 1215 FT ALG W SEC LINE; TH E 597.50 FT TO POB, THE E 597.50 FT; TH S 0 DEG W 736 FT; TH W 597.50 FT, TH N 0 DEG E 736 FT TO POB; BEING PART OF THE NW 1/4 SEC 33 T29N R6W 10.1 A M/L <b>Comments:</b> This is a ten acre parcel that is 597 x 736 feet in size. There is an easement road to this parcel, about 1000 feet east of Darragh Road on the south side of Musser Road (see attached survey - Easement "A"). It may be the opinion of other landowners in the area that this is a "private road" (and it is), but this parcel (Parcel "10" on the survey) is clearly a beneficiary of that access. We're thinking that the SE quarter of this parcel is likely to be open water and/or marshlands at the present time. There are several "Tillie Lakes" shown here on various topo maps, but at present the water levels are high enough that they are all one body of water. Various websites indicate that there is excellent largemouth bass and panfish to be captured here. This is a PRIVATE LAKE and only adjoining property owners have a right to be here. It does not have "public" access, as the state owns none of the surrounding parcels. No Road Access; <b>Summer Tax Due:</b> \$210.22	(Off) Darragh (Off) Musser Roads;	\$1,400	
336	<b>Parcel ID:</b> 05-11-200-065-00; <b>Legal Description:</b> LOT 65 COUNTRY CLUB MANOR <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> \$22.34	MANCELONA RD MANCELONA;	\$650	
337	<b>Parcel ID:</b> 05-11-200-069-00; <b>Legal Description:</b> LOT 69 COUNTRY CLUB MANOR <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> \$22.34	MANCELONA RD MANCELONA;	\$650	
338	<b>Parcel ID:</b> 05-11-200-106-00; <b>Legal Description:</b> LOT 106 COUNTRY CLUB MANOR <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> \$22.34	MANCELONA RD MANCELONA;	\$650	
339	<b>Parcel ID:</b> 05-11-200-107-00; <b>Legal Description:</b> LOT 107 COUNTRY CLUB MANOR <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> \$22.34	MANCELONA RD MANCELONA;	\$650	

340	<b>Parcel ID:</b> 05-11-200-116-00; <b>Legal Description:</b> LOT 116 COUNTRY CLUB MANOR <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> \$22.34	MANCELONA RD MANCELONA;	\$650	
341	<b>Parcel ID:</b> 05-11-200-268-00; <b>Legal Description:</b> LOT 268 COUNTRY CLUB MANOR <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> \$161.66	MANCELONA RD MANCELONA;	\$1,200	
342	<b>Parcel ID:</b> 05-11-275-034-00; <b>Legal Description:</b> LOTS 6 AND 7, BLK 5 FURNACEVILLE ANNEX <b>Comments:</b> Stanky older trash-strewn mobile in Mancelona. Has an enclosed back porch. Structurally this one isn't really too bad, but it's going to need some Mr Clean full strength to get the funk off the walls and floors. We only saw one ceiling leak ... in the expando near the front door. Just because we like you, we're also throwing in a well ventilated building on the north half of the lot. Its open to the elements and needs to come down. Would be a good spot for a garage ! <b>Summer Tax Due:</b> \$193.90	9821 BROWN ST MANCELONA;	\$1,400	
343	<b>Parcel ID:</b> 05-11-375-067-00; <b>Legal Description:</b> LOT 67 LAKE OF THE NORTH VILLA <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> \$22.34	MANCELONA;	\$650	
344	<b>Parcel ID:</b> 05-11-375-245-00; <b>Legal Description:</b> LOT 245 LAKE OF THE NORTH VILLA <b>Comments:</b> There is an old dilapidated trailer on this parcel in the Lakes of the North subdivision. Per Lakes of the North Restrictive Covenants this parcel will be required to be cleaned up per Article VII, Section 2. 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> \$362.92	7718 WILLOWBROOK CIR MANCELONA;	\$2,400	
345	<b>Parcel ID:</b> 05-11-375-324-00; <b>Legal Description:</b> LOT 324 LAKE OF THE NORTH VILLA <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> \$22.34	LAKESPUR DR MANCELONA;	\$650	
346	<b>Parcel ID:</b> 05-11-375-325-00; <b>Legal Description:</b> LOT 325 LAKE OF THE NORTH VILLA <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> \$22.34	LAKESPUR DR MANCELONA;	\$650	

347	<b>Parcel ID:</b> 05-11-375-342-00; <b>Legal Description:</b> LOT 342 LAKE OF THE NORTH VILLA <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> \$22.34	ASHCROFT DRIVE MANCELONA;	\$650	
348	<b>Parcel ID:</b> 05-11-375-397-00; <b>Legal Description:</b> LOT 397 LAKE OF THE NORTH VILLA <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> \$22.34	MERRIMON CT MANCELONA;	\$650	
349	<b>Parcel ID:</b> 05-11-375-399-00; <b>Legal Description:</b> LOT 399 LAKE OF THE NORTH VILLA <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> \$22.34	MERRIMON CT MANCELONA;	\$650	
350	<b>Parcel ID:</b> 05-11-375-405-00; <b>Legal Description:</b> LOT 405 LAKE OF THE NORTH VILLA <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> \$22.34	MERRIMON CT MANCELONA;	\$650	
351	<b>Parcel ID:</b> 05-11-375-407-00; <b>Legal Description:</b> LOT 407 LAKE OF THE NORTH VILLA <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> \$22.34	MERRIMON CT MANCELONA;	\$650	
352	<b>Parcel ID:</b> 05-11-375-514-00; <b>Legal Description:</b> LOT 514 LAKE OF THE NORTH VILLA <b>Comments:</b> Older two bedroom (one is tiny) mobile on a nice wooded lot in Lakes of the North. Has a roofover and appears to be generally dry and solid. It's an older one, so a little tight, but would work well as a weekender or starter/retirement place. Floors are solid. Ceiling has been removed ... not sure why unless they were planning to drywall it (?). We suspect there is a little plumbing to do here as most of it in the bathroom is exposed. Worthy of your attention if you're looking for a project that won't break the bank ! See the LONA website link for association details. Mobile Home; <b>Summer Tax Due:</b> \$274.53	8575 GRASSMERE CT MANCELONA;	\$1,600	
353	<b>Parcel ID:</b> 05-11-375-533-00; <b>Legal Description:</b> LOT 533 LAKE OF THE NORTH VILLA <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> \$22.34	BIRCHBARK DR MANCELONA;	\$650	

354	<b>Parcel ID:</b> 05-11-375-555-00; <b>Legal Description:</b> LOT 555 LAKE OF THE NORTH VILLA <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> \$22.34	BIRCHBARK DR MANCELONA;	\$650	
355	<b>Parcel ID:</b> 05-11-375-635-00; <b>Legal Description:</b> LOT 635 LAKE OF THE NORTH VILLA <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> \$22.34	MONTROSE DR MANCELONA;	\$650	
356	<b>Parcel ID:</b> 05-11-425-009-00; <b>Legal Description:</b> LOT 9 MANISTEE HTS. NO. 1 <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> \$22.34	PINE VIEW DR MANCELONA;	\$650	
357	<b>Parcel ID:</b> 05-11-425-112-00; <b>Legal Description:</b> LOT 112 MANISTEE HTS. NO. 1 <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> \$22.34	WINTERHAVEN DR MANCELONA;	\$650	
358	<b>Parcel ID:</b> 05-11-425-113-00; <b>Legal Description:</b> LOT 113 MANISTEE HTS. NO. 1 <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> \$22.34	WINTERHAVEN DR MANCELONA;	\$650	
359	<b>Parcel ID:</b> 05-11-425-129-00; <b>Legal Description:</b> LOT 129 PLAT OF MANISTEE HTS. NO. 1 <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> \$22.34	WINTERHAVEN DR MANCELONA;	\$650	
360	<b>Parcel ID:</b> 05-11-425-314-00; <b>Legal Description:</b> LOT 314 MANISTEE HTS NO. 1 <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> \$22.34	SUNNYVALE DR MANCELONA;	\$650	

361	<b>Parcel ID:</b> 05-11-425-423-00; <b>Legal Description:</b> LOT 423 MANISTEE HTS. NO. 1 <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> \$22.34	WILDOMAR DR MANCELONA;	\$650	
362	<b>Parcel ID:</b> 05-11-425-454-00; <b>Legal Description:</b> LOT 464 MANISTEE HTS NO 1 <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> \$22.34	WINTERHAVEN DR MANCELONA;	\$650	
363	<b>Parcel ID:</b> 05-11-425-467-00; <b>Legal Description:</b> LOT 492 PLAT OF MANISTEE HGTS NO 1 <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> \$22.34	MANISTEE HEIGHTS DR MANCELONA;	\$650	
364	<b>Parcel ID:</b> 05-11-425-468-00; <b>Legal Description:</b> LOT 493 MANISTEE HTS NO 1 <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> \$22.34	MANISTEE HEIGHTS DR MANCELONA;	\$650	
365	<b>Parcel ID:</b> 05-11-425-469-00; <b>Legal Description:</b> LOT 494 MANISTEE HTS NO 1 <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> \$22.34	MANISTEE HEIGHTS DR MANCELONA;	\$650	
366	<b>Parcel ID:</b> 05-11-450-115-00; <b>Legal Description:</b> LOT 670 MANISTEE HEIGHTS NO 2 <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> \$22.34	WILDMAR DR MANCELONA;	\$650	
367	<b>Parcel ID:</b> 05-11-450-129-00; <b>Legal Description:</b> LOT 684 MANISTEE HTS NO 2 <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> \$22.34	WILDMAR DR MANCELONA;	\$650	

368	<b>Parcel ID:</b> 05-11-450-192-00; <b>Legal Description:</b> LOT 747 MANISTEE HTS NO 2 <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> \$22.34	SUNNYVALE DR MANCELONA;	\$650	
369	<b>Parcel ID:</b> 05-11-450-193-00; <b>Legal Description:</b> LOT 748 MANISTEE HTS NO 2 <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> \$22.34	SUNNYVALE DR MANCELONA;	\$650	
370	<b>Parcel ID:</b> 05-11-450-386-00; <b>Legal Description:</b> LOT 941 MANISTEE HTS NO 2 <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> \$22.34	WRENWOOD CIR MANCELONA;	\$650	
371	<b>Parcel ID:</b> 05-11-450-489-00; <b>Legal Description:</b> LOT 1044 MANISTEE HTS NO 2 <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> \$22.34	BROOKFIELD CT MANCELONA;	\$650	
372	<b>Parcel ID:</b> 05-11-450-512-00; <b>Legal Description:</b> LOT 1067 MANISTEE HTS. NO. 2 <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> \$22.34	HOLLYHILL DR MANCELONA;	\$650	
373	<b>Parcel ID:</b> 05-11-450-513-00; <b>Legal Description:</b> LOT 1068 MANISTEE HTS. NO. 2 <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> \$22.34	HOLLYHILL DR MANCELONA;	\$650	
374	<b>Parcel ID:</b> 05-11-450-566-00; <b>Legal Description:</b> LOT 1121 PLAT OF MANISTEE HTS NO 2 <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> \$22.34	HOLLYHILL DR MANCELONA;	\$400	



375	<b>Parcel ID:</b> 05-11-450-610-00; <b>Legal Description:</b> LOT 1165 MANISTEE HTS. NO. 2 <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> \$22.34	HOLLYHILL DR MANCELONA;	\$650	
376	<b>Parcel ID:</b> 05-11-450-611-00; <b>Legal Description:</b> LOT 1166 MANISTEE HTS. NO. 2 <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> \$22.34	HOLLYHILL DR MANCELONA;	\$650	
377	<b>Parcel ID:</b> 05-11-450-617-00; <b>Legal Description:</b> LOT 1172 MANISTEE HTS. NO. 2 <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> \$22.34	THORNTON DR MANCELONA;	\$650	
378	<b>Parcel ID:</b> 05-11-450-629-00; <b>Legal Description:</b> LOT 1184 MANISTEE HTS. NO. 2 <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> \$22.34	THORNTON DR MANCELONA;	\$650	
379	<b>Parcel ID:</b> 05-11-500-003-00; <b>Legal Description:</b> LOT 3 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	MONTROSE DR MANCELONA;	\$650	
380	<b>Parcel ID:</b> 05-11-500-004-00; <b>Legal Description:</b> LOT 4 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	MONTROSE DR MANCELONA;	\$650	
381	<b>Parcel ID:</b> 05-11-500-072-00; <b>Legal Description:</b> LOT 72 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	WYNDAMAR DR MANCELONA;	\$650	

382	<b>Parcel ID:</b> 05-11-500-171-00; <b>Legal Description:</b> LOT 171 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	WINDWOOD DR MANCELONA;	\$650	
383	<b>Parcel ID:</b> 05-11-500-225-00; <b>Legal Description:</b> LOT 225 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	VALLEYPARK DR MANCELONA;	\$650	
384	<b>Parcel ID:</b> 05-11-500-278-00; <b>Legal Description:</b> LOT 278 VALLEYRIDGE HEIGHTS EAST <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> \$22.34	WYNDAMAR DR MANCELONA;	\$650	
385	<b>Parcel ID:</b> 05-11-525-119-00; <b>Legal Description:</b> LOT 119 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	CLIFFMOUT DR MANCELONA;	\$650	
386	<b>Parcel ID:</b> 05-11-525-151-00; <b>Legal Description:</b> LOT 151 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	WILAMONT CIR MANCELONA;	\$650	
387	<b>Parcel ID:</b> 05-11-525-152-00; <b>Legal Description:</b> LOT 152 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	WILAMONT CIR MANCELONA;	\$650	
388	<b>Parcel ID:</b> 05-11-525-226-00; <b>Legal Description:</b> LOT 226 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	BELMONT DR MANCELONA;	\$400	

389	<b>Parcel ID:</b> 05-11-525-324-00; <b>Legal Description:</b> LOT 324 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	GLENRIDGE CIR MANCELONA;	\$650	
390	<b>Parcel ID:</b> 05-11-525-344-00; <b>Legal Description:</b> LOT 344 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	WYNDWOOD DR MANCELONA;	\$650	
391	<b>Parcel ID:</b> 05-11-525-403-00; <b>Legal Description:</b> LOT 403 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	NORTHRIDGE DR MANCELONA;	\$650	
392	<b>Parcel ID:</b> 05-11-525-424-00; <b>Legal Description:</b> LOT 424 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	NORTHRIDGE DR MANCELONA;	\$400	
393	<b>Parcel ID:</b> 05-11-525-564-00; <b>Legal Description:</b> LOT 564 VALLEYRIDGE HEIGHTS WEST <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> \$22.34	CRESTROSE DR MANCELONA;	\$650	
394	<b>Parcel ID:</b> 05-11-575-027-00; <b>Legal Description:</b> LOT 27 WHISPERING PINES <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> \$22.34	WILDERNESS DR MANCELONA;	\$650	
395	<b>Parcel ID:</b> 05-11-575-051-00; <b>Legal Description:</b> LOT 51 WHISPERING PINES <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> \$22.34	BREEZEWOOD DR MANCELONA;	\$650	

396	<b>Parcel ID:</b> 05-11-575-164-00; <b>Legal Description:</b> LOT 164 WHISPERING PINES <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> \$22.34	WILDERNESS CIR MANCELONA;	\$650	
397	<b>Parcel ID:</b> 05-11-575-264-00; <b>Legal Description:</b> LOT 264 WHISPERING PINES <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> \$22.34	DEEPWOOD DR MANCELONA;	\$650	
398	<b>Parcel ID:</b> 05-11-575-339-00; <b>Legal Description:</b> LOT 339 WHISPERING PINES <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> \$22.34	BONAIRE LANE MANCELONA;	\$650	
399	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 05-11-575-486-00; <b>Legal Description:</b> S 77 FT, M/L OF LOT 498 WHISPERING PINES <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.  <i>(2 of 2)</i> <b>Parcel ID:</b> 05-13-425-015-00; <b>Legal Description:</b> LOT 498, EXC S 77 FT, M/L WHISPERING PINES. <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> \$28.19	MISTYMORN CIR MANCELONA;  MISTYMORN CIR MANCELONA;	\$1,300	
400	<b>Parcel ID:</b> 05-12-313-018-20; <b>Legal Description:</b> COM AT THE NW SEC COR OF SD SEC 13, TH S 0 DEG W ALG THE W LINE OF SEC 1337.95 FT, TH N 89 DEG E 200.32 FT TO POB, TH CONT N 89 DEG E 487.36 FT, TH S 0 DEG E 253 FT, TH S 89 DEG W 246.77 FT TO THE C/L OF HWY 593, TH N 43 DEG W ALG SD C/L 348.32 FT TO POB, BEING PART OF THE SW 1/4 OF NW 1/4 SEC 13 T29N R9W 2.13 A M/L <b>Comments:</b> Home is overgrown and hard to get a good look at, but to the best of our knowledge, it is still occupied. Appears to be a fairly decent modular home and an oversized 2+2 car garage. Large 2+ acre lot on the corner of Cherry Avenue and Bussa Road. A short hop to the lake from here ! Dnvi; Personal Property; Occupied; <b>Summer Tax Due:</b> \$657.86	8279 CHERRY AVE RAPID CITY;	\$1,500	
401	<b>Parcel ID:</b> 05-13-250-010-00; <b>Legal Description:</b> LOT 10 PLAT OF NORTHERN HTS NO 1 <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> \$5.85	WILDWOOD DR STAR TOWNSHIP;	\$650	

402	<b>Parcel ID:</b> 05-13-250-055-00; <b>Legal Description:</b> LOT 55 PLAT OF NORTHERN HTS NO 1 <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	
403	<b>Parcel ID:</b> 05-13-250-056-00; <b>Legal Description:</b> LOT 56 PLAT OF NORTHERN HTS NO 1 <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	
404	<b>Parcel ID:</b> 05-13-250-073-00; <b>Legal Description:</b> LOT 73 PLAT OF NORTHERN HTS. NO. 1. <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	
405	<b>Parcel ID:</b> 05-13-250-074-00; <b>Legal Description:</b> LOT 74 PLAT OF NORTHERN HTS. NO. 1. <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	
406	<b>Parcel ID:</b> 05-13-250-087-00; <b>Legal Description:</b> LOT 87 PLAT OF NORTHERN HTS NO 1 <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	
407	<b>Parcel ID:</b> 05-13-250-124-00; <b>Legal Description:</b> LOT 124 PLAT OF NORTHERN HTS NO 1 <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$600	
408	<b>Parcel ID:</b> 05-13-250-158-00; <b>Legal Description:</b> LOT 158 NORTHERN HTS NO 1 <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> \$5.85	HILLANDALE CIR STAR TOWNSHIP;	\$650	

409	<b>Parcel ID:</b> 05-13-250-193-00; <b>Legal Description:</b> LOT 193 NORTHERN HTS. NO. 1. <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> \$5.85	TIMBERLANE DR STAR TOWNSHIP;	\$650	
410	<b>Parcel ID:</b> 05-13-250-287-00; <b>Legal Description:</b> LOT 287 NORTHERN HTS NO 1 <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> \$5.85	WYND-HURST CT STAR TOWNSHIP;	\$650	
411	<b>Parcel ID:</b> 05-13-275-021-00; <b>Legal Description:</b> LOT 323 NORTHERN HEIGHTS NO 2 <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> \$5.85	SPRUCEDALE CIR STAR TOWNSHIP;	\$650	
412	<b>Parcel ID:</b> 05-13-275-078-00; <b>Legal Description:</b> LOT 380 NORTHERN HEIGHTS NO 2 <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> \$5.85	CEDARWOOD CT STAR TOWNSHIP;	\$650	
413	<b>Parcel ID:</b> 05-13-275-114-00; <b>Legal Description:</b> LOT 416 NORTHERN HEIGHTS NO 2 <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> \$5.85	SPRUCEDALE CIR STAR TOWNSHIP;	\$650	
414	<b>Parcel ID:</b> 05-13-275-277-00; <b>Legal Description:</b> LOT 579 NORTHERN HEIGHTS NO.2 <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> \$5.85	10635 SPRUCEDALE CIR ELMIRA;	\$650	
415	<b>Parcel ID:</b> 05-13-300-071-00; <b>Legal Description:</b> LOT 71 PLAT OF NORTHOVER HILLS. <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> \$5.85	NORTHOVER CIRCLE ELMIRA;	\$650	

416	<b>Parcel ID:</b> 05-13-300-093-00; <b>Legal Description:</b> LOT 93 PLAT OF NORTHOVER HILLS <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> \$5.85	FORESTGROVE DR ELMIRA;	\$400	
417	<b>Parcel ID:</b> 05-13-300-170-00; <b>Legal Description:</b> LOT 170 PLAT OF NORTHOVER HILLS. <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> \$5.85	CEDARDALE CT ELMIRA;	\$600	
418	<b>Parcel ID:</b> 05-13-300-227-00; <b>Legal Description:</b> LOT 227 PLAT OF NORTHOVER HILLS. <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> \$5.85	DELLWOOD DR ELMIRA;	\$650	
419	<b>Parcel ID:</b> 05-13-300-407-00; <b>Legal Description:</b> LOT 407 PLAT OF NORTHOVER HILLS <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> \$5.85	DELLWOOD DR ELMIRA;	\$650	
420	<b>Parcel ID:</b> 05-13-325-050-00; <b>Legal Description:</b> LOT 52 PLAT OF PINE VIEW NO 1 <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> \$5.85	HILLVIEW DRIVE;	\$650	
421	<b>Parcel ID:</b> 05-13-325-128-00; <b>Legal Description:</b> LOT 135 PLAT OF PINE VIEW NO 1 <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> \$5.85	PINEHURST DR ELMIRA;	\$650	
422	<b>Parcel ID:</b> 05-13-325-171-00; <b>Legal Description:</b> LOT 178 PLAT OF PINE VIEW NO 1 <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> \$5.85	HILLVIEW DR ELMIRA;	\$650	

423	<b>Parcel ID:</b> 05-13-325-172-00; <b>Legal Description:</b> LOT 179 PLAT OF PINE VIEW NO 1 <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> \$5.85	HILLVIEW DR ELMIRA;	\$650	
424	<b>Parcel ID:</b> 05-13-325-239-00; <b>Legal Description:</b> LOT 246 PINE VIEW NO 1 <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> \$5.85	PINE VIEW DR ELMIRA;	\$650	
425	<b>Parcel ID:</b> 05-13-325-240-00; <b>Legal Description:</b> LOT 247 PINE VIEW NO 1 <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> \$5.85	PINE VIEW DR ELMIRA;	\$650	
426	<b>Parcel ID:</b> 05-13-350-098-00; <b>Legal Description:</b> LOT 375 PINE VIEW NO.2 <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> \$5.85	PINETREE DR ELMIRA;	\$650	
427	<b>Parcel ID:</b> 05-13-350-131-00; <b>Legal Description:</b> LOT 408 PINE VIEW NO 2 <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> \$5.85	PINECREST CT ELMIRA;	\$650	
428	<b>Parcel ID:</b> 05-13-350-153-00; <b>Legal Description:</b> LOT 430 PLAT OF PINE VIEW NO.2 <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> \$5.85	PINECREST CT ELMIRA;	\$650	
429	<b>Parcel ID:</b> 05-13-350-195-00; <b>Legal Description:</b> LOT 472 PLAT OF PINE VIEW NO.2 <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> \$5.85	PINECREST CT ELMIRA;	\$650	



430	<b>Parcel ID:</b> 05-13-350-367-00; <b>Legal Description:</b> LOT 644 PINE VIEW NO 2 <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> \$5.85	PINEVALLEY DR ELMIRA;	\$650	
431	<b>Parcel ID:</b> 05-13-350-401-00; <b>Legal Description:</b> LOT 678 PINE VIEW NO 2 <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> \$5.85	PINEDALE DR ELMIRA;	\$650	
432	<b>Parcel ID:</b> 05-13-350-419-00; <b>Legal Description:</b> LOT 696 PLAT OF PINE VIEW NO 2 <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> \$5.85	PINEDALE DR ELMIRA;	\$650	
433	<b>Parcel ID:</b> 05-13-400-082-00; <b>Legal Description:</b> LOT 82 SNOWCREST HEIGHTS. <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> \$5.85	SNOWRIDGE TRL ELMIRA;	\$650	
434	<b>Parcel ID:</b> 05-13-400-111-00; <b>Legal Description:</b> LOT 111 SNOWCREST HEIGHTS. <b>Comments:</b> This is a sharp little place in Lakes of the North, very close to the winter sports area of the development. 3 bedrooms (2 down, 1 up), 2 baths. Sunken living room with woodburning fireplace. Attached (but not interior connected) 1.5 car garage. Electric baseboard heat. Has a cerad shake roof that is probably original to the 1980-ish date of the home. No visible leaks. We did see some woodpecker damage to siding. Inside its fresh and not spotless but a coat of paint and new floorcovering in the kitchen and you're good to go. A note inside says "water is drained" ... and while we can't garn-tee that work, it shows intent. This could be a great northern getaway ! Please see the LONA website (linked) for association fees and other relevant info about property ownership at Lakes of the North !! <b>Summer Tax Due:</b> \$384.08	5049 SNOWRIDGE TRL ELMIRA;	\$10,250	
435	<b>Parcel ID:</b> 05-13-400-162-00; <b>Legal Description:</b> LOT 162 SNOWCREST HEIGHTS <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> \$5.85	THORNTON DR ELMIRA;	\$650	
436	<b>Parcel ID:</b> 05-13-400-179-00; <b>Legal Description:</b> LOT 179 PLAT OF SNOWCREST HEIGHTS. <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> \$5.85	PINEWOOD DR ELMIRA;	\$400	

437	<b>Parcel ID:</b> 05-13-400-226-00; <b>Legal Description:</b> LOT 226 PLAT OF SNOWCREST HEIGHTS. <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> \$5.85	WESTMONTE DR ELMIRA;	\$650	
439	<b>Parcel ID:</b> 05-13-450-008-00; <b>Legal Description:</b> LOT 8 PLAT OF WINTERHAVEN. <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> \$5.85	ALPINE VALLEY DR ELMIRA;	\$650	
440	<b>Parcel ID:</b> 05-13-450-142-00; <b>Legal Description:</b> LOT 142 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
441	<b>Parcel ID:</b> 05-13-450-143-00; <b>Legal Description:</b> LOT 143 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
442	<b>Parcel ID:</b> 05-13-450-144-00; <b>Legal Description:</b> LOT 144 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
443	<b>Parcel ID:</b> 05-13-450-145-00; <b>Legal Description:</b> LOT 145 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
444	<b>Parcel ID:</b> 05-13-450-146-00; <b>Legal Description:</b> LOT 146 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	

445	<b>Parcel ID:</b> 05-13-450-147-00; <b>Legal Description:</b> LOT 147 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
446	<b>Parcel ID:</b> 05-13-450-148-00; <b>Legal Description:</b> LOT 148 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
447	<b>Parcel ID:</b> 05-13-450-149-00; <b>Legal Description:</b> LOT 149 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
448	<b>Parcel ID:</b> 05-13-450-150-00; <b>Legal Description:</b> LOT 150 PLAT OF WINTERHAVEN <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> \$5.85	NORWAY DR ELMIRA;	\$650	
449	<b>Parcel ID:</b> 05-13-450-387-00; <b>Legal Description:</b> LOT 387 PLAT OF WINTERHAVEN <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> \$5.85	ORCHARD VALLEY ELMIRA;	\$650	
450	<b>Parcel ID:</b> 05-13-450-551-00; <b>Legal Description:</b> LOT 551 PLAT OF WINTERHAVEN <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> \$5.85	WINTERHAVEN DR ELMIRA;	\$650	
451	<b>Parcel ID:</b> 05-13-475-097-00; <b>Legal Description:</b> LOT 97 WINTERSET NO 1 <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> \$5.85	WINTERSET DR ELMIRA;	\$650	

452	<b>Parcel ID:</b> 05-13-475-143-00; <b>Legal Description:</b> LOT 143 PLAT OF WINTERSET NO. 1. <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> \$5.85	SNOWCREST TRL ELMIRA;	\$650	
453	<b>Parcel ID:</b> 05-13-475-144-00; <b>Legal Description:</b> LOT 144 PLAT OF WINTERSET NO. 1. <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> \$5.85	SNOWCREST TRL ELMIRA;	\$650	
454	<b>Parcel ID:</b> 05-13-475-154-00; <b>Legal Description:</b> LOT 154 WINTERSET NO 1 <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> \$5.85	SNOWCREST TRL ELMIRA;	\$650	
455	<b>Parcel ID:</b> 05-13-500-016-00; <b>Legal Description:</b> LOT 226 WINTERSET NO 2 <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> \$5.85	SUNRIDGE DR ELMIRA;	\$650	
456	<b>Parcel ID:</b> 05-13-500-158-00; <b>Legal Description:</b> LOT 368 PLAT OF WINTERSET NO 2 <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> \$5.85	HILLVIEW DR ELMIRA;	\$650	
457	<b>Parcel ID:</b> 05-13-500-161-00; <b>Legal Description:</b> LOT 371 WINTERSET NO 2 <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> \$5.85	HILLVIEW DR ELMIRA;	\$650	
458	<b>Parcel ID:</b> 05-13-500-206-00; <b>Legal Description:</b> LOT 416 WINTERSET NO 2 <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> \$5.85	SHADYSHORE PKWY ELMIRA;	\$650	

459	<p><b>Parcel ID:</b> 05-13-500-227-00; <b>Legal Description:</b> LOT 437 WINTERSET NO 2  <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> \$5.85</p>	SHADYSHORE PKWY ELMIRA;	\$650	
460	<p><b>Parcel ID:</b> 05-14-415-062-00; <b>Legal Description:</b> LOTS 20 AND 21, BLK 22 BAY VIEW BEACH SUBDIVISION NO 1  <b>Comments:</b> Parcels 460, 461 and 462 are small (7,500 square foot) parcels near Lake Michigan at Torch Lake village. We have offered many parcels in this area before. It is questionable whether many of these will support onsite sewerage. The larger issue here is access. There <i>*are*</i> platted roads that access these lots, but they are well overgrown, and someone has taken it upon themselves to drop trees and place other obstacles across the trails to prevent vehicular access. Based on the records we find online, it does not appear that these roads have ever been formally "vacated" ... that is abandoned. So in theory, a purchaser would have the right to remove the barricades and drive to these lands if they were to improve and/or clear the roadways at their own expense. However you will want to VERIFY that these roads have not been vacated with local records before doing so. They appear to be public rights of way. However we cannot guarantee that. Please check prior to bidding. These lots have NO improved road access, and they may not "perc". Unimproved Roads; Wetland Indicators;  <b>Summer Tax Due:</b> \$27.58</p>	Unimproved roads;	\$700	
461	<p><b>Parcel ID:</b> 05-14-415-068-25; <b>Legal Description:</b> LOTS 15 AND 16, BLOCK 24 BAY VIEW BEACH SUBDIVISION NO 1  <b>Comments:</b> Parcels 460, 461 and 462 are small (7,500 square foot) parcels near Lake Michigan at Torch Lake village. We have offered many parcels in this area before. It is questionable whether many of these will support onsite sewerage. The larger issue here is access. There <i>*are*</i> platted roads that access these lots, but they are well overgrown, and someone has taken it upon themselves to drop trees and place other obstacles across the trails to prevent vehicular access. Based on the records we find online, it does not appear that these roads have ever been formally "vacated" ... that is abandoned. So in theory, a purchaser would have the right to remove the barricades and drive to these lands if they were to improve and/or clear the roadways at their own expense. However you will want to VERIFY that these roads have not been vacated with local records before doing so. They appear to be public rights of way. However we cannot guarantee that. Please check prior to bidding. These lots have NO improved road access, and they may not "perc". Unimproved Roads; Wetland Indicators;  <b>Summer Tax Due:</b> \$27.58</p>	Unimproved;	\$700	

462	<p><b>Parcel ID:</b> 05-14-415-068-35; <b>Legal Description:</b> LOTS 19 AND 20, BLOCK 24 BAY VIEW BEACH SUBDIVISION NO. 1 <b>Comments:</b> Parcels 460, 461 and 462 are small (7,500 square foot) parcels near Lake Michigan at Torch Lake village. We have offered many parcels in this area before. It is questionable whether many of these will support onsite sewerage. The larger issue here is access. There *are* platted roads that access these lots, but they are well overgrown, and someone has taken it upon themselves to drop trees and place other obstacles across the trails to prevent vehicular access. Based on the records we find online, it does not appear that these roads have ever been formally "vacated" ... that is abandoned. So in theory, a purchaser would have the right to remove the barricades and drive to these lands if they were to improve and/or clear the roadways at their own expense. However you will want to VERIFY that these roads have not been vacated with local records before doing so. They appear to be public rights of way. However we cannot guarantee that. Please check prior to bidding. These lots have NO improved road access, and they may not "perc". Unimproved Roads; Wetland Indicators;  <b>Summer Tax Due:</b> \$27.58</p>	Unimproved;	\$700	
463	<p><b>Parcel ID:</b> 05-14-515-045-00; <b>Legal Description:</b> LOT 76 EDEN SHORES <b>Comments:</b> Corner lot in the Eden Shores plat, which has many nice newer homes and a smattering of classic cottages as well. There is what appears to be an association owned (possibly public) beach/park just a few hundred feet from this lot on the shore of Lake Michigan. We assume there to be association fees and perhaps deed restrictions here. Please check that information prior to bidding. You may also wish to confirm suitability for onsite sewerage if you intend to build here. Mostly summer homes here. Association Fees;  <b>Summer Tax Due:</b> \$42.77</p>	POTAWOTTAMIE TRL TORCH LAKE TOWNSHIP;	\$750	
464	<p><b>Parcel ID:</b> 05-45-120-032-00; <b>Legal Description:</b> W 12 FT OF N 100 FT OF LOT 11, BLK 3 PLAT OF LYBARKER'S ADD TO THE VILL OF MANCELONA. <b>Comments:</b> Outdoor bowling anyone ? This parcel is 12 foot wide x 100 feet long and is tucked between two house on State Street in Mancelona. Unbuildable Lands / Too Small;  <b>Summer Tax Due:</b> \$13.13</p>	State Street;	\$600	
465	<p><b>Parcel ID:</b> 05-45-235-018-00; <b>Legal Description:</b> LOT 52 PLAT OF PLEASANT VIEW NO 2 <b>Comments:</b> Parcel is 1/3 of an acre. Located in a newer subdivision at the north end of Mancelona. Nice level well drained soils. City water. Evergreens. Paved maintained street.  <b>Summer Tax Due:</b> \$53.81</p>	HILLVIEW ST MANCELONA;	\$750	
466	<p><b>Parcel ID:</b> 05-46-125-004-25; <b>Legal Description:</b> COM AT THE SW COR OF LOT 6 PLAT OF TANGLEWOOD PARK, TH W 100 FT ALG THE EXT OF THE S LINE OF SD LOT 6, TH N 103 FT, TH E 100 FT ALG THE EXT OF THE N LINE OF SD LOT 6 TO THE NW COR OF SD LOT 6, TH S 103 FT ALG THE W LINE OF SD LOT 6 TO POB SEC 25 T30N R8W <b>Comments:</b> Parcel is 100x103, and sits west of the home at 176 S Genesee. Unsure about legal access. It has no improved road frontage. No Road Access;  <b>Summer Tax Due:</b> \$39.10</p>	(Behind) 176 S Genesee, Bellaire;	\$700	

467	<p><b>Parcel ID:</b> 05-14-795-015-00; <b>Legal Description:</b> LOTS 7 AND 8 ALSO S 8 FT OF LOT 9 BLK 8 PLAT OF THE VILL OF TORCH LAKE <b>Comments:</b> Classic summer home at Torch Lake Village, where land narrows to just a few hundred feet between the north end of Torch Lake to the east and Lake Michigan to the west. You can walk to either from here without much sweat. This was probably a great summer home at hone time, but it's been pretty much lobotomized. Most of the original fabric and finish inside is gone, and many of the partition walls have been removed, leaving little clue as to the original floor plan. The upside is that it is now very "open floor plan" and could be arranged a number of ways. However you may want to have an expert study the workmanship and design engineering here ... its hard to say if anything integral to the integrity of the whole has been removed improperly. The upper roof is steel. There is an addition along the US 31 road side that is of newer materials and has a newer shingle roof. The porch roof is shot and needs re-decking and shingling. There is missing siding, and the mechanicals are pretty much gone .... so new wiring, plumbing and HVAC are needed. There is a decent outbuilding at the side street and an old mobile home that is of little value. The yard is bunkered and could use a thorough clean-out and cleanup. Much of the material used in this project appears to have been re-purposed and second hand. Again ... you'll want to consult with some professionals on how to best bring this one back to glory. Incomplete Construction; Personal Property;  <b>Summer Tax Due:</b> \$1,488.67</p>	12360 PUBLIC DOCK RD KEWADIN MI 49648;	\$5,500	
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# Charlevoix

Lot #	Lot Information	Address	Min. Bid	Sold For
1501	<p><b>Parcel ID:</b> 010-601-102-00; <b>Legal Description:</b> SPRINGBROOK HILLS NO. 2. LOT 102. <b>Comments:</b> Level, dry, open building site in the Springbrook Hills community in eastern Charlevoix County. Paved county road on both sides. There may be association fees here ... we'd check before bidding.</p> <p><b>Summer Tax Due:</b> \$33.73</p>	SPRINGVALE RD BOYNE FALLS;	\$1,200	
1502	<p><b>Parcel ID:</b> 013-706-262-00; <b>Legal Description:</b> PORT ST JAMES NO 6 LOT 262. <b>Comments:</b> Corner lot on Indian Point just west of St James. Vacant wooded parcel. Dry and buildable !</p> <p><b>Summer Tax Due:</b> \$15.82</p>	INDIAN WOODS RD BEAVER ISLAND;	\$1,000	
1503	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 013-709-757-00; <b>Legal Description:</b> PORT ST. JAMES #9 LOT 757. <b>Comments:</b> Two adjacent parcels being sold as a single unit. On the west shopre of the island on Allens Lakeview Road, just north of Sweeney and Green swamps. Two for one !</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 013-709-758-00; <b>Legal Description:</b> PORT ST. JAMES #9 LOT 758.</p> <p><b>Summer Tax Due:</b> \$31.64</p>	ALLEN'S LAKEVIEW RD BEAVER ISLAND;  ALLEN'S LAKEVIEW RD BEAVER ISLAND;	\$2,100	
1505	<p><b>Parcel ID:</b> 014-640-009-00; <b>Legal Description:</b> PLAT OF SUNNY SHORES LOT 9. <b>Comments:</b> Parcel fronts 60' on Sixmile Lake (part of the Chain O' Lakes waterway) and runs over 300 feet deep to Six Mile Lake Road north of Ellsworth. This land is likely all wetlands. There are indications that it is under the protection of the Grand Traverse Area Land Conservancy, and you may want to check with them as to what that entails. WE do see other similar parcels here being used recreationally (not as home sites). Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$204.21</p>	SIX MILE LAKE RD ELLSWORTH;	\$1,700	
1508	<p><b>Parcel ID:</b> 053-630-007-00; <b>Legal Description:</b> VILL OF SOUTH ARM LOT 7 BLK F. <b>Comments:</b> When we were by here in late May, this home appeared to still be occupied. An assortment of personal property and vehicles are still on the premises. Older two story wood frame house. Roof is mid-life and appears to be generally okay. Soffits and trim could use a little maintenance ... a paint job and some cleanup and this might look pretty nice. Siding (wood) is in decent condition from a roadside view. WE did not have the ability to view this one up close due to occupancy. Dnvi; Personal Property; Occupied;</p> <p><b>Summer Tax Due:</b> \$523.60</p>	211 BRIDGE ST EAST JORDAN;	\$3,300	



# Emmet

Lot #	Lot Information	Address	Min. Bid	Sold For
2205	<p><b>Parcel ID:</b> 06-12-13-110-110; <b>Legal Description:</b> TRUE NORTH ESTATES CONDO PLAN #267, UNIT 10. SECTION 13, T36N, R6W. <b>Comments:</b> This is a site condo (building site) in the True North golf community near Harbor Springs. The pace here is slow, and much of this development has yet to see any construction. We were through in mid May on a Friday night at about 7, and the clubhouse wasn't even open, though the course appears to be maintained to some degree. The lot is rolling and wooded, and is located on the first road to the left after entering the project. There are deed restrictions, a master deed, and likely association fees involved here. Please do your homework prior to bidding! Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$180.76</p>	3836 REDLANDS MESA HARBOR SPRINGS;	\$2,200	
2208	<p><b>Parcel ID:</b> 11-13-28-200-005; <b>Legal Description:</b> E 660 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF SEC. 10 AC. SECTION 28, T36N, R5W. <b>Comments:</b> Located not too far north of Boyne Highlands and Nubs Nob on Pleasantview Road. Parcel is 660x660 (10 acres) more or less in size, and sits below road grade ... though it does not appear to be wet. We saw some nice mid-life maples and oaks here mixed in with softwoods. There is pink survey tape on trees at the approximate NE and SE corners of the land along the road. Rolling, wooded lands that should easily support a nice homesite.</p> <p><b>Summer Tax Due:</b> \$243.29</p>	Pleasantview Road;	\$1,700	
2209	<p><b>Parcel ID:</b> 11-13-35-101-121; <b>Legal Description:</b> STONEHEDGE CLUB II CONDO, UNIT 21.PLAN #231, SECTION 35, T36N, R5W. <b>Comments:</b> You can hit the fairway on the Chestnut Valley course right out your door from this site condo (building site). This level, wooded lot is located about 1/2 mile from the clubhouse tee off, at the end of a quiet cul-de-sac. This is a newer development and not built-up much as of yet. The construction here appears to be predominately LOG HOMES and we suspect that is a requirement of the deed restrictions. Please check the master deed and association fee requirements BEFORE BIDDING. Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$157.66</p>	1334 WALKABOUT LN HARBOR SPRINGS;	\$900	
2211	<p><b>Parcel ID:</b> 14-20-24-260-106; <b>Legal Description:</b> BERRY CREEK VALLEY CONDO, UNIT 6.PLAN 238, SECTION 24, T34N, R4W. <b>Comments:</b> Site condo lot in Berry Creek Valley site condo development at the east side of Emmet County. About a half dozen newer homes here. Nice quality development in a growing area! Condo Subdivision "site Condo";</p> <p><b>Summer Tax Due:</b> \$55.93</p>	11564 BERRY CREEK VALLEY RD PETOSKEY;	\$1,200	
2212	<p><b>Parcel ID:</b> 16-12-34-101-047; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF &amp; COUNTRY CLUB #5, LOT 518. SECTION 34, T36N, R6W. <b>Comments:</b> Birchwood Farms Golf &amp; Country Club is an exclusive, meticulously maintained subdivision/golf community/resort development near Harbor Springs. It will be a long time before you find a place as serene and well kept as this development. These parcels are subject to membership and maintenance fees and dues. These are deed restricted and subject to a building standards committee approval of design. Please investigate these thoroughly BEFORE BIDDING. Private roads. Manicured fairways. Association Fees;</p> <p><b>Summer Tax Due:</b> \$11.90</p>	4557 STONEY HILL CT HARBOR SPRINGS;	\$450	

2213	<b>Parcel ID:</b> 16-12-34-101-068; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF & COUNTRY CLUB #5, LOT 497. SECTION 34, T36N, R6W. <b>Comments:</b> Birchwood Farms Golf & Country Club is an exclusive, meticulously maintained subdivision/golf community/resort development near Harbor Springs. It will be a long time before you find a place as serene and well kept as this development. These parcels are subject to membership and maintenance fees and dues. These are deed restricted and subject to a building standards committee approval of design. Please investigate these thoroughly BEFORE BIDDING. Private roads. Manicured fairways. Association Fees; <b>Summer Tax Due:</b> \$9.91	4635 MEADOW VIEW LN HARBOR SPRINGS;	\$450	
2214	<b>Parcel ID:</b> 16-12-34-101-084; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF & COUNTRY CLUB #5, LOT 481. SECTION 34, T36N, R6W. <b>Comments:</b> Birchwood Farms Golf & Country Club is an exclusive, meticulously maintained subdivision/golf community/resort development near Harbor Springs. It will be a long time before you find a place as serene and well kept as this development. These parcels are subject to membership and maintenance fees and dues. These are deed restricted and subject to a building standards committee approval of design. Please investigate these thoroughly BEFORE BIDDING. Private roads. Manicured fairways. Association Fees; <b>Summer Tax Due:</b> \$9.91	4630 MEADOW VIEW LN HARBOR SPRINGS;	\$500	
2215	<b>Parcel ID:</b> 16-15-03-126-023; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF & COUNTRY CLUB #4, LOT 397. SECTION 3, T35N, R6W. <b>Comments:</b> Birchwood Farms Golf & Country Club is an exclusive, meticulously maintained subdivision/golf community/resort development near Harbor Springs. It will be a long time before you find a place as serene and well kept as this development. These parcels are subject to membership and maintenance fees and dues. These are deed restricted and subject to a building standards committee approval of design. Please investigate these thoroughly BEFORE BIDDING. Private roads. Manicured fairways. Association Fees; <b>Summer Tax Due:</b> \$15.86	2852 GREENBRIAR HARBOR SPRINGS;	\$500	
2216	<b>Parcel ID:</b> 16-15-03-126-136; <b>Legal Description:</b> BIRCHWOOD FARMS GOLF & COUNTRY CLUB #4, LOT 383. SECTION 3, T35N, R6W. <b>Comments:</b> Birchwood Farms Golf & Country Club is an exclusive, meticulously maintained subdivision/golf community/resort development near Harbor Springs. It will be a long time before you find a place as serene and well kept as this development. These parcels are subject to membership and maintenance fees and dues. These are deed restricted and subject to a building standards committee approval of design. Please investigate these thoroughly BEFORE BIDDING. Private roads. Manicured fairways. Association Fees; <b>Summer Tax Due:</b> \$13.89	2219 PINECREST HARBOR SPRINGS;	\$500	
2218	<b>Parcel ID:</b> 52-18-09-225-115; <b>Legal Description:</b> THE VISTAS CONDO, PLAN #138, UNIT 15. SECTION 9, T34N, R6W. <b>Comments:</b> Site condominium lot at the prestigious Bay Harbor Yacht Club development south of Petoskey on Lake Michigan. This is a gated, deed restricted community with very specific requirements and regulations regarding construction. There are also membership fees and other regulation that you will want to bone up on BEFORE BIDDING. You will be responsible for fees to join the HOA as of April 1, 2018. Nice parcel with a thru-the-trees view of Little Traverse Bay. Shares all of the amenities of the BHYC. Do your homework! BHYC has the right to match whatever offer we receive at sale (right of first refusal) so this sale is subject to that deed restriction. Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$298.33	4585 WILDWINDS DR BAY HARBOR;	\$1,700	



# DEED INFORMATION

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

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

## ***Bidder Information***

Name: _____ Bidder #: _____
Email Address: _____ Phone: _____

## ***Deed Information***

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

Name (or names if <b>married couple</b> ): _____ _____
Address: _____ street city state zip
Marital Status: (check box <i>if applicable</i> )
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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

**Additional Party 1** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

**Additional Party 2** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

**Additional Party 3** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

## Tenancy

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

Check One Box Below:

**TENANTS IN COMMON**

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

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

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

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

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

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

## SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

# Property Transfer Affidavit

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

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

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <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.