Public Land Auction

Allegan, Berrien, Cass, Van Buren

August 6th, 2026

Allegan, Allegan (Dnr), Berrien, Berrien (Dnr), Cass, and Van Buren Counties

Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm EDT

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

Tax-Sale.info
MICHIGAN COUNTY TAX AUCTIONS

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

Important Information Regarding Rules and Regulations

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

- Allegan
- Berrien
- Cass
- Van Buren

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Allegan DNR
- Berrien DNR

Michigan DNR Land Sales
Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline**.** While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Allegan

Lot #	Lot Information	Address	Min. Bid
7600	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 01-021-010-00; **Legal Description:** COM AT A PT 2153.5' E OF SW COR OF N 1/2 OF N 1/2 NE 1/4 OF SEC 21 TH E 62.5' TH N 150 FT TH W 62.5' TH S 150 FT TO POB SEC 21 T2N R13W (93) **Additional Disclosures:** 21; 32 (see key for full text) *(2 of 2)* **Parcel ID:** 01-021-011-00; **Legal Description:** COM AT A PT 2216 FT E OF SW COR OF N 1/2 N 1/2 NE 1/4 OF SEC 21 TH E 125 FT TH N 150 FT TH W 125 FT TH S 150 FT TO POB SEC 21 T2N R13W **Summer Tax Due:** $1,031.35	ROSE DR ALLEGAN; 3012 ROSE DR ALLEGAN	$14,750.00
7602	**Parcel ID:** 02-011-002-10; **Legal Description:** E 281' OF W 1/4 NE 1/4 SEC 11 LYING S OF CREEK EX E 33' THEREOF SEC 11 T1N R16W (09). **Comments:** Approximately 2.24 acres. Located in the Fennville Public School District. Residential/Agricultural Land Use Code: 401. Approximately 248 feet of road frontage along 109th Ave and extends all the way to Elm Creek Drain. The house was built in 1900. Gas. Forced air. ~1442 sq ft. 1000 gallon septic. 200 foot water well. Unfortunately this house has been neglected and misused. Large portions of the exterior have been lost and random pieces of metal and wood have been put in its place. This place is probably a DIY nightmare. It is full of garbage debris and animal feces. Multiple holes in the walls allowing animals to take up residence. Floors feel soft and are uneven. There is a storage building behind the home that is in very poor shape with the roof collapsing. Travel trailer parked on the property which we do not have title to and is not included in the sale. This house is going to require a major overhaul or the other option is to demo and build new. This one is gonna take some work and someone with some know how and extra elbow grease. Land consists of level ground and some rolling hills. A good portion of the lot is wooded. Open and grassy around the home. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 5; 32; 63; 21 (see key for full text) **Summer Tax Due:** $314.92	6279 109TH AVE PULLMAN	$10,250.00
7603	**Parcel ID:** 02-101-053-00; **Legal Description:** LOT 53 BLK 1 BLACK RIVER PARK SECS 27 & 34 T1N R16W. **Comments:** Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Broadway St in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $8.39	SOUTH HAVEN	$750.00
7604	**Parcel ID:** 02-103-054-00; **Legal Description:** LOT 54 BLK 3 BLACK RIVER PARK SECS 27 & 34 T1N R16W. **Comments:** Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Kenwood Blvd in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $8.39	SOUTH HAVEN	$750.00

7605	**Parcel ID:** 02-112-023-00; **Legal Description:** LOT 23 BLOCK 12 BLACK RIVER PARK SECS 27 & 34 T1N R16W. **Comments:** Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Garfield Blvd and ~100 feet along Lexington St in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $8.39	SOUTH HAVEN	$750.00
7606	**Parcel ID:** 02-116-026-00; **Legal Description:** LOT 26 BLK 16 BLACK RIVER PARK SECS 27 & 34 T1N R16W. **Comments:** Approximately 0.07 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Hyde Blvd in the Black River Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears to be wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $8.39	SOUTH HAVEN	$750.00
7607	**Parcel ID:** 02-548-014-00; **Legal Description:** LOT 14 BLK 8 MIAMI PARK SEC 13 T1N R17W. **Comments:** Approximately 0.07 acres. Located in the South Haven Public School District. Commercial Land Use Code: 201. Wooded with thick vegetation. Not easily traversed. No observed structures. Located ~1700 feet from Lake Michigan. In a new neighborhood with fresh builds. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $345.62	SOUTH HAVEN	$2,650.00
7608	**Parcel ID:** 02-668-032-00; **Legal Description:** LOTS 32 & 33 BLK 18 SCOTSONIA PARK SEC 25 T1N R17W. **Comments:** Approximately 0.14 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was not finished. The portion that is finished is gated off. This is a private road. Woody wetlands. There was standing water in certain areas. Looks like someone is building a trail through the property. Multiple stacks with pink flags and cleared portion. There is technically 60 feet of legal road frontage on Drew Lane in the Scotsonia Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $134.38	DREW LANE SOUTH HAVEN	$1,250.00
7609	**Parcel ID:** 02-668-037-00; **Legal Description:** LOTS 37 & 38 BLK 18 SCOTSONIA PARK SEC 25 T1N R17W. **Comments:** Approximately 0.13 acres. Located in the South Haven Public School District. Residential Land Use Code: 402. No observed structures. Wooded. The road leading to this property has been gated off. Private road. The property is being partially used by an adjacent neighbor to store recreational equipment. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. LOT#7608 is located to the East just past the adjacent property. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $134.38	DREW LANE SOUTH HAVEN	$1,250.00

7610	**Parcel ID:** 03-022-028-00; **Legal Description:** COM 776.6 FT W OF S 1/8 POST ON E LIN SEC 22 AS PL BEG TH W TO NW COR SE 1/4 SE 1/4 TH S 150 FT TH E TO PT DIRECTLY S OF PL BEG TH N 150 FT TO BEG SEC 22 T1N R14W. **Comments:** Approximately 1.87 acres. Located in the Allegan Public School District. Residential Land Use Code: 401. Approximately 530 feet of road frontage along 104th Ave and extends ~150 feet. Land consists of Deciduous forest, woody wetlands and open grassy space. Appears to be mostly level but there are some slight hills. The house was built in 1997. ~1216 sq ft. Gas heating, wall furnace, septic and well. Large concrete slab under home looks solid. Electric meter removed. Propane tank still present. There is a shed near the roadside that is in poor condition. Unfortunately the last residents abused the home and used the property as their personal garbage dump. It looks like they tossed everything out of there windows. There is a great deal of debris and garbage surrounding the home. Contamination indicators. This property will require a large clean up operation. The mobile is in very poor shape and should probably be tore down and hauled away. Floors felt soft in many areas. Mold growing in most of the home. Multiple holes in walls. Large tarp on the roof. Leaks found inside home. After cleaning up the lot and removing the mobile this would be a lovely little lot. Lots of young and mature trees. Plenty of space. Neighbors were friendly. This has potential but its going to take some work. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 63; 66; 17; 41 (see key for full text) **Summer Tax Due:** $190.16	4036 104TH AVE ALLEGAN	$3,100.00
7611	**Parcel ID:** 12-168-009-00; **Legal Description:** LOTS 9 & 10 INC BLK 8 FAIRMOUNT PARK SEC 4 T1N R15W. **Comments:** Approximately 0.13 acres. Located in the Fennville Public School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~58 feet of legal road frontage on Kimball Ave in the Fairmount Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.00		$800.00
7612	**Parcel ID:** 12-187-017-00; **Legal Description:** LOTS 17-20 BLOCK 7 FLAMINGO GARDENS SEC 10 T1N R15W (91) **Comments:** Approximately 0.28 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 120 feet of legal road frontage on Crest Ave and 100 feet on Lindley Drive in the Flamingo Gardens Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.84		$800.00
7613	**Parcel ID:** 12-214-013-00; **Legal Description:** LOTS 13 & 14 BLK 14 GLENWOOD PARK SUBDIVISION SEC 10 T1N R15W. **Comments:** Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 60 feet of legal road frontage on Margate St in the Glenwood Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Behind a home. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.80		$750.00
7614	**Parcel ID:** 12-315-013-00; **Legal Description:** LOTS 13 & 14 BLK 15 LAKE VIEW PARK ADD SEC 3 T1N R15W. **Comments:** Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 60 feet of legal road frontage on Park Ave in the Lake View Park Addition Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.80		$750.00

7615	**Parcel ID:** 12-325-005-00; **Legal Description:** LOT 5 BLK 25 LAKE VIEW PARK ADD SEC 3 T1N R15W. **Comments:** Approximately 0.07 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Forest Ave in the Lake View Park Addition Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Appears wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $1.37		$700.00
7616	**Parcel ID:** 12-371-004-00; **Legal Description:** LOTS 4 & 5 BLK 21 LAKE VIEW PARK SEC 2 T1N R15W. **Comments:** Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 62 feet of legal road frontage on Norton St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $6.25		$800.00
7617	**Parcel ID:** 12-379-005-00; **Legal Description:** LOTS 5 & 6 BLK 29 LAKE VIEW PARK SEC 2 T1N R15W. **Comments:** Approximately 0.14 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 62 feet of legal road frontage on Churchill St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $6.25	ALLEGAN	$800.00
7618	**Parcel ID:** 12-383-003-00; **Legal Description:** LOT 3 BLK 33 LAKE VIEW PARK SEC 2 T1N R15W. **Comments:** Approximately 0.07 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built. You can access this property by driving down 52nd street (4x4 vehicle is recommended) and then walking ~70 down the Carmen St. Aerial imagery suggests there may be a trailer on the parcel. We cannot be certain, this may be true, or attributed to GIS error. There is technically ~30 feet of legal road frontage on Carmen St in the Lake View Park Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 21 (see key for full text) **Summer Tax Due:** $2.48		$750.00
7619	**Parcel ID:** 12-390-001-00; **Legal Description:** LOTS 1 & 2 BLK 40 LAKE VIEW PARK SEC 2 T1N R15W. **Comments:** Approximately 0.15 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. No observed structures. Wooded. Road is not well established and a 4x4 vehicle is recommended when visiting this property. Rolling hills. Easily traversable but there are a substantial amount of thorned vegetation. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. Very secluded. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Power and phone are in the area but are not established on this section of road. **Summer Tax Due:** $2.80		$700.00

7620	**Parcel ID:** 12-402-028-00; **Legal Description:** LOT 28 BLK 2 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. **Comments:** Approximately 0.07 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 30 feet of legal road frontage on Adams St in the Lower Scott Lake Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $1.37		$750.00
7621	**Parcel ID:** 12-403-039-00; **Legal Description:** LOTS 39 & 40 BLK 3 LOWER SCOTT LAKE SUBDIVISION SEC 4 T1N R15W. **Comments:** Approximately 0.14 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 100 feet of legal road frontage on Mckinley Highway and 60 feet along Jefferson St in the Lower Scott Lake Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.40		$800.00
7622	**Parcel ID:** 12-419-008-00; **Legal Description:** LOT 8 BLK 19 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. **Comments:** Approximately 0.07 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built. You can access the property by walking about ~60 through the woods. There is technically 30 feet of legal road frontage on Olive Ave in the Lower Scott Lake Subdivision #2. Plat map provided in photos for reference. Land consists of deciduous forest. Easily traversable. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.48		$750.00
7623	**Parcel ID:** 12-452-008-00; **Legal Description:** LOTS 8 & 10 BLOCK 2 LOWER SCOTT LAKE SUBDIVISION # 5 SEC 4 T1N R14W (98) **Comments:** Approximately 0.13 acres. Located in the Bloomingdale Public School District District. Residential Land Use Code: 401. No observed structures. Partially wooded. This parcel consists of two lots in the Lower Scott Lake Subdivision that are NOT adjacent. There is a small lot separating the two. Please use aerial photo provided for reference. This will likely cause the property to be unbuildable due to size. It appears the adjacent neighbor is using a portion of this land as a dirt driveway. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. This is a great opportunity for an adjacent land owner to increase their property size. Please do your due diligence before placing a bid. **Summer Tax Due:** $2.80	54TH ST	$750.00
7624	**Parcel ID:** 12-456-001-00; **Legal Description:** LOTS 1 & 13-16, 19 & 20 BLK 6 LOWER SCOTT LAKE SUBDIVISION. 5 SEC 4 T1N R15W. (98). **Comments:** Approximately 0.38 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 200 feet of legal road frontage on Lake Side Drive and ~166 along Foster Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $10.57		$900.00

7625	**Parcel ID:** 12-457-001-00; **Legal Description:** LOTS 1, 2, 5, 6, 13 TO 18 INCL BLOCK 7 LOWER SCOTT LAKE SUBDIVISION. 5 SEC 4 T1N R15W. (98). **Comments:** Approximately 0.64 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~110 feet of legal road frontage on Foster Ave, ~100 feet along Lakeside Drive and ~166 along Kimball Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Appears wooded. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $10.82		$900.00
7626	**Parcel ID:** 12-458-014-00; **Legal Description:** LOTS 14-18 INCL BLK 8 LOWER SCOTT LAKE SUBDIVISION # 5 SEC 4 T1N R15W (98) **Comments:** Approximately 0.31 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 135 feet of legal road frontage on Kimball Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Sits behind a house on Marty Drive. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.86		$800.00
7627	**Parcel ID:** 12-459-016-00; **Legal Description:** LOTS 16 & 18 BLK 9 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W (98) **Comments:** Approximately 0.12 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~54 feet of legal road frontage on Catalpa Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. This parcel is made up of two lots that are not adjacent. This may make the land to small to build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. LOT#7628 is adjacent to the North. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.80		$750.00
7628	**Parcel ID:** 12-459-019-00; **Legal Description:** LOTS 19 & 20 BLK 9 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W. **Comments:** Approximately 0.12 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically ~54 feet of legal road frontage on Catalpa Ave and ~100 feet along Marty Drive in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. LOT#7627 is adjacent to the South. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.80		$750.00
7629	**Parcel ID:** 12-461-001-00; **Legal Description:** LOTS 1-2 BLK 11 LOWER SCOTT LAKE SUBDIVISION 5 SEC 4 T1N R15W (98) **Comments:** Approximately 0.13 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 54 feet of legal road frontage on Catalpa Ave in the Lower Scott Lake Subdivision #5. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Wooded. Level ground. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.80		$750.00

7630	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 17-025-046-00; **Legal Description:** STARTING AT CTR OF SEC 25 ON CTR LINE OF 103RD AVE TH W 162.88 FT TH N 768.3 FT FOR POB TH N 200 FT TH W 81.67 FT TH S 200 FT TH E TO POB SEC 25 T1N R12W. (66). **Comments:** Approximately 0.37 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Approximately 200 feet of road frontage along Harmony Lane and extends ~81.50 feet. Land consists of open grassy space with a good amount of mature trees that provide ample shade. Across the street from apartment complex. This mobile was built in 1965. ~1080 Sqft. 100 foot water well. Gas wall furnace. 1000 gallon septic. There has been an addition put of the front of the home at one point. This section has block foundation. Four bedroom one bathroom. The house looks like its been sitting vacant for a couple years but there is evidence that a squatter was here at some point in time. The house is full of debris and is very dirty. It will require a good cleaning and likely repairs to get it back into good living condition. Metal roof mobile looks fine. There is a two car garage next to the home that is in decent shape but the roof needs to be cleared of debris and inspected for needed repairs. Metal exterior on the garage and home will need minor repairs. Electric meter and gas meter have been removed. There is a large storage garage behind the home that is in fair shape. No leaks seen in the metal roof. Tall garage door for larger vehicle to park. Slab foundation looks good. Electric box in this building has been harvested. Full of personal property and debris. There is also a carport/garage next to this storage building. It has a slab foundation as well. It appears to be reinforced to be used has a motor puller or for lifting other heavy machinery. This property has a ton of potential. Could be a great fixer upper or you could removed the mobile and start a fresh build. Plenty of space. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 17; 50; 48; 66; 21; 47 (see key for full text) *(2 of 2)* **Parcel ID:** 17-025-050-00; **Legal Description:** COM AT THE CTR POST OF SEC 25 TH W ON 1/4 LIN 244.32 FT TH N 768.3 FT FOR THE POB TH N 300 FT TH W 81.67 FT TH S 300 FT TH E 81.60 FT TO POB EX COM AT CTR PST SEC 25 TH W 244.32' TH N 968.3' TO POB TH N 100' TH W 81.67' TH S 100' TH E TO POB SEC 25 T1N R12W. **Comments:** Approximately 0.39 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Land consists of open grassy space with a few trees. This ranch was built in 2013. Please do your due diligence before placing a bid. **Summer Tax Due:** $300.07	334 HARMONY LANE PLAINWELL; HARMONY LANE PLAINWELL	$5,050.00
7632	**Parcel ID:** 20-035-009-00; **Legal Description:** N 1/2 NE 1/4 NW 1/4 EX THE E 982.59 FT THEREOF SEC 35 T3N R16W. (74). **Comments:** Approximately 5.11 acres. Located in the Fennville Public School District. Residential Land Use Code: 401. Approximately 337 feet of road frontage along 126th Ave and extends ~660 feet. Lands consists of deciduous forest, woody wet lands and open grassy space. Some level areas but also rolling hills. The house was built in 1974 and is ~2200 Sqft. Forced air w/ ducts. 1000 gallon septic. 150 foot water well. Stone veneer exterior. Two bedroom one bath. Attached two car garage. Unfortunately the house is in poor shape and will require a good deal of work to get it back into good living condition. There is a good amount of mold in the home reaching all rooms. The basement was blocked off with debris that has mildew. The house is full of debris and personal property. The garage is floor to ceiling with personal property. Good amount of debris an around the exterior of the home. Chain link surrounds a good portion of the home and woods. Wild bamboo growing behind the home. Roof is covered in debris and will likely need to be replaced. Leaks found inside home. Its sad the property was treated poorly because this is a great lot and the house was really nice at one time. Large sun room off the living room with fireplace. Be prepared for a lot of work with this one. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 21; 5; 66; 32 (see key for full text) **Summer Tax Due:** $1,113.13	6336 126TH AVE FENNVILLE	$24,800.00
7633	**Parcel ID:** 22-300-177-00; **Legal Description:** LOT 177 INDIAN SHORES SEC 14 T2NR14W. **Comments:** Approximately 0.17 acres. Located in the Allegan Public School District. Residential Land Use Code: 402. Approximately 60 feet of road frontage along Teepee Trail and extends ~120 feet. No observed structures. Wooded. Appears to be level throughout. Very close to Allegan Lake. Could be a good spot to store those lake toys. Great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $48.35	TEEPEE TRL ALLEGAN	$1,400.00

7635	**Parcel ID:** 54-550-010-00; **Legal Description:** LOT 10 JOHN KOLVOORD'S ADDITION. **Comments:** Approximately 0.20 acres. Located in the Otsego Public School District. Residential Land Use Code: 401. Approximately 66 feet of road frontage along Florence St and extends ~132 feet. This cape cod home was built in 1947. Three bedroom one bathroom. ~620 Sqft. Forced air w/ ducts. Electric and gas meter have been removed. Dirt/gravel driveway leads to a detached two car garage. Ground slopes up from the road. Small grassy front and back yard with a handful of trees. Back of the property is adjacent to nice fenced in playground. Located on dead end road so there is minimal traffic. Unfortunately this house is in poor shape and the previous resident was a hoarder. The house is unsanitary and there is a very strong odor. Large amount of debris and garbage inside the home as well as the garage. Siding on the home is missing in certain areas and there is visible wood rot in multiple areas. the windows have rot around them as well. Wood front steps are dangerous. The house is going to require a good amount of work to get it in good living condition. It might be a better idea to demo and rebuild. The garage is in better shape although a small section of the roof needs repairs. Slab foundation looks solid but much of it is covered in debris. Both garage doors functioned. Metal siding looks good. There's potential here but its going to require you to get your hands dirty. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 5; 21 (see key for full text) **Summer Tax Due:** $606.01	221 FLORENCE OTSEGO	$8,450.00

Allegan DNR

Lot #	Lot Information	Address	Min. Bid
10001	**Parcel ID:** 04-028-001-10; **Legal Description:** E 110 ft of W 240 ft of N 396 ft E1/2 NE1/4 NE1/4 **Comments:** The subject property is in Clyde Township and is zoned R1-Rural Residential. The parcel has 110 foot of road frontage on the south side of 116th Avenue west of the 54th Street intersection in Fennville MI. According to Clyde Township building regulations properties are required to be at least 5 acres with a minimum lot width of 330 feet. The subject does not meet these restrictions and would likely require a township approved variance to have a permanent structure built onsite. The subject property is ~1 acre with dimensions of 110 feet (east-west) X 396 feet (north-south). The area is predominantly flat and dry with loamy-sand soils. ~1 acre. Deciduous forest. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$6,750.00
10002	**Parcel ID:** 12-401-003-00; **Legal Description:** Lower Scott Lake Subdivision: Block 1 Lots 3 to 8, 34, 35, 37 to 40. **Comments:** The property has legal road access on 111th Avenue and 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~0.82 acres. Wooded. Easily traversable. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$3,100.00
10003	**Parcel ID:** 12-401-010-00; **Legal Description:** Lower Scott Lake Subdivision: Block 1 Lots 10 to 12, 30, 31. **Comments:** The property has legal road access on 55th Street south of the 111th Avenue intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~0.34 acres. Deciduous forest. Nice easily traversable land. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$1,300.00
10004	**Parcel ID:** 12-401-014-00 12-401-017-00; **Legal Description:** Lower Scott Lake Subdivision: Block 1 Lots 14, 17, 18, 25 to 27. **Comments:** The property has legal road access on 55th Street south of the 111th Avenue intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. Lots 17 and 18 are non-contiguous to the remainder of the property. ~0.41 acres. Neighboring property has chickens. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$1,550.00
10005	**Parcel ID:** Part of 12-404-001-00 (A); **Legal Description:** Lower Scott Lake Subdivision: Block 4 Lots 1 to 5, 35, 36, 39, 40. **Comments:** The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Deciduous forest. Easily traversable. Plenty of young and old trees. Lee Township is not a zoned community. The State of MI does NOT own Lot 34 which is mapped on the Allegan Co. GIS. The State of MI sold this lot to WILBERT ALEXANDER on 3/30/1999 (deed may have not been recorded by private party). ~0.61 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$2,300.00

10006	**Parcel ID:** Part of 12-404-001-00 (B); **Legal Description:** Lower Scott Lake Subdivision: Block 4 Lots 7 to 11, 30 to 33. **Comments:** The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. The State of MI does NOT own Lot 34 which is mapped on the Allegan Co. GIS. The State of MI sold this lot to WILBERT ALEXANDER on 3/30/1999 (deed may have not been recorded by private party). ~0.61 acres **Additional Disclosures:** 42; 8; 75 (see key for full text) **Summer Tax Due:** TBA		$2,300.00
10007	**Parcel ID:** Part of 12-404-001-00 (C); **Legal Description:** Lower Scott Lake Subdivision: Block 4 Lots 15 to 19, 22, 23, 25 to 27. **Comments:** The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. The State of MI does NOT own Lot 24 which is mapped on the Allegan Co. GIS. There was a Tax Reverted Reconveyance to Edward Barton on 11/15/1976 (deed may have not been recorded by private party). ~0.68 acres **Additional Disclosures:** 8; 75; 42 (see key for full text) **Summer Tax Due:** TBA		$2,550.00
10008	**Parcel ID:** 12-405-001-00 12-409-001-00; **Legal Description:** Lower Scott Lake Subdivision: Block 5 Lots 1 to 6 8 to 10 12 to 16; Lower Scott Lake Subdivision No. 1 Subdivision: Block 9 Lots 1 to 5, 10 to 13, 15, 17 to 20. **Comments:** ~5.14 acre lot. Land consists of deciduous forest and woody wetlands. There was standing water in some places. Looks to be mostly level with some rolling hills. Very pretty area. Small amount of dumping found. (a few old tires) This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$19,300.00
10009	**Parcel ID:** Part of 12-410-004-00 (A); **Legal Description:** Lower Scott Lake Subdivision No. 1 Subdivision: Block 10 Lots 4, 36 to 40. **Comments:** The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Land consists of deciduous forest. Easily traversable. Plenty of space with young and mature trees. Lee Township is not a zoned community. ~0.41 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$1,550.00
10010	**Parcel ID:** 12-410-029-00 Part of 12-410-004-00 (B); **Legal Description:** Lower Scott Lake Subdivision No. 1 Subdivision: Block 10 Lots 8, 10 to 13, 15, 17 to 34. **Comments:** The property has legal road access on non-constructed plated roads south of 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Lee Township is not a zoned community. ~1.65 acres **Additional Disclosures:** 8; 42; 75 (see key for full text) **Summer Tax Due:** TBA		$6,200.00
10011	**Parcel ID:** 12-413-001-00; **Legal Description:** Lower Scott Lake Subdivision No. 1 Subdivision: Block 13 Lots 1 to 3, 6 to 20. **Comments:** The property has legal road access on 111th Avenue east of 55th Street intersection about 1.5 miles northeast of Pullman MI. The area is mostly comprised of moderately well drained loam or sandy soil with 0 to 18% slopes. Deciduous forest. Plenty of space with young nd mature trees. Easily traversable. Lee Township is not a zoned community. Lots 1 to 3 are non-contiguous to the remainder of the property. Lots 1 to 3 are the only lots with road access to 111th Ave.~1.23 acres. This is a great opportunity for one of the adjacent land owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42; 75 (see key for full text) **Summer Tax Due:** TBA		$4,650.00

Berrien

Lot #	Lot Information	Address	Min. Bid
1100	**Parcel ID:** 03-0015-0007-02-9; **Legal Description:** COM AT W1/4 PST OF SEC 15 T4S R18W TH N 60'TH E 168'TH S 60'TH W 168' TO BEG. **Comments:** Approximately 0.23 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 60 feet of road frontage along Wells Ave and extends ~168 feet. Unfortunately this house appears to have been fire damaged and is in very poor shape. Mix of wood and vinyl siding is in poor shape and much of it is missing revealing the waterproofing and bare wood. Two gas meters hook ups as well as two electric meter hook ups. Possible multi family unit. The former residents misused the property. The interior of the home is trashed. Shingled roof has multiple tarps and is missing shingles. Multiple leaks. The ceiling in the kitchen has a portion that collapsed. Floors do not look safe. Sanitation issues and garbage throughout the home. There is a large amount of debris on the property that will need to be cleared out. The house was built in 1946. Paved driveway runs along the side of the home and leads to a backyard that has a two sheds and outbuilding. Large concrete pad section. They are both in poor condition. The yard is full of debris. This property is going to require a good amount of work before its back in good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 36; 18; 5; 66; 21; 11; 46 (see key for full text) **Summer Tax Due:** $414.77	485 WELLS AVE BENTON HARBOR	$4,281.23
1101	**Parcel ID:** 03-0017-0033-00-0; **Legal Description:** COM ON C/L OF TERRITORIAL RD 347.5' N63DEG30'E FROM A PT 1397'S OF W1/4 PST OF SEC 17 T4S R18W TH N63DEG30' E ON HWY 132.5' TH N25DEG21'W 338.2' TH S40DEG54'W TO A PT WHICH IS N24DEG24'W FROM POB TH S24DEG24'E 281' TO BEG. **Comments:** Approximately 0.95 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 202. No observed structures. Land consists of deciduous forest and thick vegetation. Adjacent to Auction Lot #1102. This is a great opportunity for an adjacent land owner to increase their property size or could be a good location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $45.74	921 TERRITORIAL RD BENTON HARBOR	$713.31
1102	**Parcel ID:** 03-0017-0033-04-2; **Legal Description:** COM 1397'S & 557.3'N63DEG30'E OF W 1/4 PST SEC 17 T4S R18W TH N63DEG 30'E 90'TH N25DEG21'W 183'TH N63DEG 30'E 70'TH N25DEG10'W 256.3'TH S68DEG09'W 70.1'TH S25DEG10'E 37'TH S40DEG30'W TO A POINT N25DEG21'W OF POB TH S40DEG50'W 84.67'TH S25DEG 21'E 338.2'TH N63DEG30'E 77.5'TO POB. **Comments:** Approximately 1.97 acres. Located in the Benton Harbor Area School District. Industrial Land Use Code: 302. No observed structures. Land consists of deciduous forest and thick vegetation. It looks like the North section of the property is fenced in with an adjacent property. Encroachment issues. Adjacent to Auction Lot #1101. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $99.95	931 TERRITORIAL RD BENTON HARBOR	$1,390.27
1103	**Parcel ID:** 03-0020-0008-01-3; **Legal Description:** COM 608.5'E OF NW COR SEC 20 T4S R18W TH E 50'TH S 330'TH W 50'TH N 330'TO POB EXC THAT PT LYING ELY OF FOL LN COM 640.88'S89DEG22'29''E OF NW COR SEC 20 TH S10DEG41'22''E 336.98'TO POE PER 905/597. **Comments:** Approximately 0.37 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Good sized lot. Open and grassy. Was mowed recently. Trees on the South section. Small amount of dumping but nothing major. Road access on both Highland Ave and Sickle. Plenty of space to build. There is a boarded up building on the adjacent property. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $37.73	992 HIGHLAND AVE BENTON HARBOR	$895.25

1104	**Parcel ID:** 03-0022-0019-01-1; **Legal Description:** COM 178'N OF SE COR OF NW1/4 OF SW 1/4 SEC 22 T4S R18W TH N 60'TO C/L DRAIN TH WLY ALONG DAIN 20'TH S 60' TH E 20'TO BEG. **Comments:** Approximately 0.02 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. This appears to be a gap lot with access issues. It is 20 feet wide and 40 feet deep. Its highly likely this property is to small to build. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Power and phone are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $30.16	NO ASSGN ADD BENTON HARBOR	$481.27
1105	**Parcel ID:** 03-0029-0021-09-9; **Legal Description:** FROM SE COR SEC 29 T4S R18W MEAS W 722.6'TH N38DEG13'W 769.76'TH N51 DEG47'E 42'TH N38DEG13'W 250'TO TRUE POB TH N51DEG47'E 278.14'TH N 30DEG07'W 157.36'TH S68DEG52'W 77.55'TH S77DEG35'03''W 26.75'TH S 21DEG08'E 169'TH S68DEG52'W 159.49' TH S38DEG13'E 75.53'TO POB. RD R/W PER 992/986. SUR 1121/437 & UNRE SUR. **Comments:** Approximately 0.84 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 202. Approximately 90 feet of road frontage along Pipestone Rd and ~107 along E Napier Ave. No observed structures. Hilly but mostly level. Small wooded section along Pipestone Rd. High visibility area. This is a great opportunity for new business location. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $238.10	E NAPIER AVE BENTON HARBOR	$3,687.14
1106	**Parcel ID:** 03-0029-0042-04-5; **Legal Description:** COM 411.5'W & 160' N22DEG E OF SE COR SW1/4 NW1/4 SEC 29 T4S R18W TH N22DEG E 50' TH S68DEG E 80' TH S22DEG W 50' TH N68DEG W 80' TO POB. **Comments:** Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Appears to be partially wooded. Sits between Indiana Ave and Rose Ave. City utilities are in the area. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $49.08	INDIANA AVE BENTON HARBOR	$568.83
1107	**Parcel ID:** 03-0030-0076-02-4; **Legal Description:** COM 504.5'N & 177'E OF SW COR SEC 30 T4S R18W TH E 60'TH N 75'TH W 60'TH S 75'TO POB. **Comments:** Approximately 0.09 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. The property is 60 feet wide and 75 feet deep. Possibly too small to build but if your an adjacent neighbor you could combine the land into your current parcel. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Appears to be partially wooded. Sits between Colfax Ave and Helmer Ct. City utilities are in the area. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $75.54	COLFAX AVE BENTON HARBOR	$780.37

1108	**Parcel ID:** 03-0030-0107-18-3; **Legal Description:** COM 330' S & 503.5' E OF W1/4 PST OF SEC 30 T4S R18W TH N 50' TO POB TH N 20' TH E 41.4' TH S 20' TH W 41.4' TO POB. **Comments:** Approximately 0.02 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to have no access, there may be an existing easement. It sits very close to Emery Ave but it appears an adjacent property closes this property off from road access. We cannot guarantee legal access and buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. This is a small parcel and is only 20' wide by 41.4' deep. Most likely too small to build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. City utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $37.73	NO ASSGN ADD BENTON HARBOR	$570.55
1109	**Parcel ID:** 03-0033-0101-00-7; **Legal Description:** COM 635.96'E & 351'N OF SW COR OF SE1/4 OF SE1/4 OF SEC 33 T4S R18W TH N 59'TH W 126.16'TH S 59'TH E 126.16'TO BEG LOT 109 MOORES. **Comments:** Approximately 0.16 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. The property is located on a platted subdivision road that was gated off from Townline Rd. There is technically 126 feet of legal road frontage on Alberta St and 59 feet along Cook St. Was not able to gain access to the property but it appears there is a dirt road built. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $8.26	2448 COOK AVE BENTON HARBOR	$345.77
1110	**Parcel ID:** 03-0530-0056-00-9; **Legal Description:** LOT 56 ANTES SUB NO 1. **Comments:** Approximately 0.22 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Previous owners will be trying to buy back at auction. House was built in 1971. Approximately 1440 Sqft. Four bedroom one bathroom. Grassy front and back yard with a couple trees. Concrete driveway leads to the back yard. Chain link fenced in property with a gate for the driveway. Small shed in backyard. Electric meter has been removed. Appear to be using a generator. The house appears to be in overall good/fair shape from the exterior inspection only. Interior condition is unknown. Shingled roof appears to be newer. Metal siding in decent shape. The property is being maintained. Lots of potential with this one. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 21; 6 (see key for full text) **Summer Tax Due:** $1,167.19	2411 LAWRENCE DR BENTON HARBOR	$6,565.62
1111	**Parcel ID:** 03-0720-0011-00-1; **Legal Description:** LOT 1 BLK 2 SADIE BADGLEY SUB. **Comments:** Approximately 0.21 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Unfortunately this house has been abused and mistreated. It has been vandalized and harvested. Most of the windows have been broken and some have been boarded up. Block foundation looks solid but there are some areas near the sidewalk that looked washed out. Vinyl siding in decent shape and the shingled roof looks fairly new. The interior of the home is where it takes a bad turn. There is garbage and debris all throughout the home. It looks like someone has been harvesting in both the home and garage. The electric panels have been gutted and are dangerous as they sit. One of the bedroom floors on the main floor is completely missing. Did not access all of the home due to safety concerns. There is a good amount of mold growing in the home as well. Animal damaged. Multiple cats coming and going. Gravel driveway leads to a detached one car garage. There is an abandoned vehicle in the middle of the driveway sitting on rotors. Chain link fenced in back yard. Small grassy side yard to the South with small shed in poor shape. The interior of the garage is covered in oil and car parts. This property is going to require a great deal of work but there is potential here for someone with the means to rehab. You're gonna get your hands dirty with this one but it may be worth it. Please do your due diligence before placing a bid. **Additional Disclosures:** 47; 66; 21; 32; 36; 63 (see key for full text) **Summer Tax Due:** $844.77	1137 VILLA CT BENTON HARBOR	$12,223.65
1112	**Parcel ID:** 03-0810-0245-00-1; **Legal Description:** LOT 245 BELMONT ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. There is a newly built fence that appears to be running down the middle of this property. A survey may need to be done. Open grassy lot with some trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size Please do your due diligence before placing a bid. **Additional Disclosures:** 44; 23 (see key for full text) **Summer Tax Due:** $15.17	389 LINDEN ST BENTON HARBOR	$753.19

1113	**Parcel ID:** 03-0960-0037-00-1; **Legal Description:** LOT 37 BUTLER HIGHLAND ADD. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Mostly wooded with thick vegetation. Small section has been mowed by adjacent neighbor. Appears to be mostly flat terrain. Across the street from a small petting zoo. Cute little area. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $31.75	197 CHARLES ST BENTON HARBOR	$445.83
1114	**Parcel ID:** 03-1020-0130-00-1; **Legal Description:** LOT 130 BUTLER VILLA NO 2. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Home was built in 1945. The exterior of the home doesnt look to bad but there are some trouble areas. The West wall of the home is bowing out and the roof is sagging. The shingles look newer but the roof looks suspicious. Fascia/soffit root. Gutters are full of debris. Block foundation is covered for the most part. Dirt driveway leads to a garage in the backyard. Block walls on the garage are cracking. Slab on the garage looks fine. Small grassy backyard with a few trees. There is a good amount of debris on the property that will need to be cleaned up. Gas and electric meter still hooked up. Small home that will need some work. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 42; 5; 21 (see key for full text) **Summer Tax Due:** $412.91	1924 HATCH ST BENTON HARBOR	$1,337.55
1115	**Parcel ID:** 03-1020-0197-00-8; **Legal Description:** LOT 197 BUTLER VILLA NO 2. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Sits between two house. Overgrown lot with some trees. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Across the street from LOT#1116 **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $49.08	1927 TAUBE AVE BENTON HARBOR	$927.16
1116	**Parcel ID:** 03-1020-0208-00-0; **Legal Description:** LOT 208 BUTLER VILLA NO 2. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. There is a good amount of vegetation debris on the South section of the lot. The North section was freshly mowed on visit. Privacy fences on both adjacent properties. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Across the street from LOT#1116 **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $45.74	1932 TAUBE AVE BENTON HARBOR	$905.72
1117	**Parcel ID:** 03-1950-0057-00-1; **Legal Description:** LOT 57 EAST LAWN EXC THE N 50' THEREOF. **Comments:** Approximately 0.21 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Partial gravel driveway. Open grassy lot with some trees on the West portion. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $43.60	152 FELTON ST BENTON HARBOR	$987.62
1118	**Parcel ID:** 03-2230-0044-00-2; **Legal Description:** LOT 44 FAIR ACRE GARDENS. **Comments:** Approximately 0.34 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. There is a great deal of garbage and debris on the property. A few dumpsters worth. Looks like people have been dumping in the area. Partially wooded. Lot is a mess. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $74.94	THAYER AVE BENTON HARBOR	$831.12

1119	**Parcel ID:** 03-2450-0025-00-5; **Legal Description:** LOT 25 BLK C FOREST PARK ADDITION TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.27 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1950. Unfortunately it is in rough shape. The glaring issue with the home is the block foundation. The rear section of the home is in bad shape with major sagging and cracking. A section of block wall has fallen over on the North West corner. This is not a wall on the home but it gives an indication on where things are headed if its not addressed. It appears someone was going to remodel but never finished the job. Most of the home has been gutted down to the studs. You can tell they were aware of the foundation and were taking steps to repair. Multiple metal support legs and some new lumber installed. Basement has a good amount of mold growing. Metal siding needs major repair work. The gutters are full and some are damaged Soffit/fascia missing and rotting. Concrete driveway has some major cracks and leads to a small shed next to the home. Walk out basement leads to a grassy back yard. Small front yard with a couple trees. This property is going to take a good amount of work before its back in safe living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 32; 50; 34; 22 (see key for full text) **Summer Tax Due:** $1,263.81	911 WAUKONDA AVE BENTON HARBOR	$7,398.51
1120	**Parcel ID:** 03-4530-0009-00-2; **Legal Description:** LOT 9 BLK A LEESIDE 1ST ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Small amount of dumping on the lot. (old mattresses) Open grassy area with some trees and thick vegetation on the East portion. Terrain is flat. There is alley running along the East border. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $191.65	133 N FAIR AVE BENTON HARBOR	$1,736.42
1121	**Parcel ID:** 03-4540-0005-00-4; **Legal Description:** LOT 5 BLK 1 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. This property is only accessible through an alley that is overgrown with vegetation. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. City utilities are in the area. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $47.60	254 BUTTERNUT ST BENTON HARBOR	$716.02
1122	**Parcel ID:** 03-4540-0011-01-2; **Legal Description:** COM AT SW COR LOT 11 BLK 1 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR TH N 19.6' TH E 48' TH N 3.4' TH E 14.5' TH N 1.6' TH E 22.5' TH S 1.6' TH E 40' TH S 23' TH W 125' TO POB. **Comments:** Approximately 0.07 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 22 feet of road frontage along Walnut St . No observed structures. This is basically a side yard parcel. In between an alley and a home. Property line is very close to the home. Small burn pile on the back of the property. There is an alley along the East and South border. Flat terrain. Open and grassy. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 44 (see key for full text) **Summer Tax Due:** $19.78	227 WALNUT ST 1/2 BENTON HARBOR	$888.29
1123	**Parcel ID:** 03-4540-0066-00-3; **Legal Description:** LOT 3 BLK 5 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Built in 1950. Unfortunately this home has been heavily fire damaged. All of the windows and doors are broken. There is some debris around the home that will need to be cleaned up. The interior of the home is very charred and fire damaged. This is going to require a complete gutting and rehab If not a demolition and rebuild. Block foundation looks ok but most of it is covered up. Shingled roof looks ok but will likely need to be removed to fix structural issues due to fire. This property is going to take a great deal of work to get it back into good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 36; 11 (see key for full text) **Summer Tax Due:** $373.94	1122 E MAIN ST BENTON HARBOR	$5,557.57

1124	**Parcel ID:** 03-4540-0078-00-1; **Legal Description:** LOT 15 BLK 5 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.16 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Road access on both Highland Ave and Walnut St. There is also an alley on the North Section but its mostly grass and overgrown. There is a some small garbage on the property. Open grassy lot with a few trees. Across the street from apartment complex. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $51.53	1135 HIGHLAND AVE BENTON HARBOR	$1,072.07
1125	**Parcel ID:** 03-4540-0094-01-5; **Legal Description:** LOT 11 & THE W 37'OF LOT 12 BLK 6 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.24 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Approximately 37 feet of road frontage. There is a good amount of small garbage on the property. Chip bags, bottle, wrappers etc. There is a fresh power line pole installed near the road side. Open grassy lot with overgrown vegetation and some trees .There is and alley that runs along the North section but its mostly overgrown. Adjacent to LOT# 1126. Across the street from apartment complex. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $79.33	1169 HIGHLAND AVE BENTON HARBOR	$982.78
1126	**Parcel ID:** 03-4540-0095-01-1; **Legal Description:** THE E 13'OF LOT 12 & W 24'OF LOT 13 BLK 6 LEESIDE 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House built in 1920. One bathroom. Unfortunately this house appears to be in poor condition. Many of the windows are broken and have been boarded. There is some debris around the home and tossed in the back woods that will need to be cleaned up. Nothing too major. Shingled roof looks ok but there is a lot of wood rot along the soffit fascia areas. Most of the wood siding has lost its paint or has been removed revealing waterproof membrane or worse bare OSB. Block foundation looks solid. Gas and electric meter have been removed. There is evidence of animal burrows. Unable to access interior of home. Doors appeared to be blocked or screwed shut from the inside. The house will likely require a good amount of repairs and renovations before it's back in good living condition. Across the street from an apartment complex. Please do your due diligence before placing a bid. Adjacent to Auction LOT#1125. **Additional Disclosures:** 46; 33 (see key for full text) **Summer Tax Due:** $642.05	1177 HIGHLAND AVE BENTON HARBOR	$4,921.18
1127	**Parcel ID:** 03-4840-0100-00-6; **Legal Description:** LOTS 24 & 25 BLK 6 MAPLEHURST. **Comments:** Approximately 0.61 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 142 feet of road frontage along Berrien Ave. No observed structures. Most of the property is wooded but there is an open section along the roadside. The wooded area is mostly cleared out. There is some lumber and other debris on the property but nothing too difficult to clean up. Maybe a truck load or two. Nice little spot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $79.33	1670 BERRIEN AVE BENTON HARBOR	$766.82

1128	**This lot is a "bundle" comprised of 5 parcels** *(1 of 5)* **Parcel ID:** 03-5800-0001-00-4; **Legal Description:** UNIT 1 ORCHARDS PROFESSIONAL CENTRE LIBER 33 PAGE 1 BLDG NO 1. **Comments:** Located in the Benton Harbor Area School District. Commercial Land Use Code: 201. This is for 5 out of 6 condominium office units located in a large commercial building on Pipestone rd. It has been boarded up tight. Nearly all the windows and doors on the main floor have been boarded up. Large paved parking lot provides ample space. A small area of the parking lot near the road side has sunken in a bit due to erosion. Appears to have been a Clinic at one point in time. Orchards Professional center. Large brick building appears to be in good shape from the exterior inspection only. Interior condition is unknown. Metal roof looks good from what is visible. Gutters are in good shape. There is a main entrance on the West portion of the building with dual large glass doors. These have been board up very well. The East side of the building has two stairwell entrances. There are 6 electric meter hook ups. 5 of the 6 have meters. There are also 6 gas meters. 3 of the 6 have a gas meter hooked up. Some of the metal wiring around the building has been harvested. Overgrown vegetation. This property has a ton of potential. Great visibility and plenty of space. You would own nearly all of the building as this auction is for 5 of the 6 units in total. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 46; 15 (see key for full text) *(2 of 5)* **Parcel ID:** 03-5800-0003-00-7; **Legal Description:** UNIT 3 ORCHARDS PROFESSIONAL CENTRE LIBER 33 PAGE 1 BLDG NO 1. *(3 of 5)* **Parcel ID:** 03-5800-0004-00-3; **Legal Description:** UNIT 4 ORCHARDS PROFESSIONAL CENTRE LIBER 33 PAGE 1 BLDG NO 1. *(4 of 5)* **Parcel ID:** 03-5800-0005-00-0; **Legal Description:** UNIT 5 ORCHARDS PROFESSIONAL CENTRE LIBER 33 PAGE 1 BLDG NO 1. *(5 of 5)* **Parcel ID:** 03-5800-0006-00-6; **Legal Description:** UNIT 6 ORCHARDS PROFESSIONAL CENTRE LIBER 33 PAGE 1 BLDG NO 1. **Summer Tax Due:** $10,945.94	1850 PIPESTONE RD BENTON HARBOR; 1850 PIPESTONE RD BENTON HARBOR; 1850 PIPESTONE RD BENTON HARBOR; 1850 PIPESTONE RD BENTON HARBOR; 1850 PIPESTONE RD BENTON HARBOR	$72,979.35
1133	**Parcel ID:** 03-5970-0048-00-8; **Legal Description:** THAT PT OF LOTS 16 & 17 BLK 3 PIPESTONE ADD TO CITY OF BENTON HARBOR LYING W OF HWY M-139 ALSO THAT PT OF LOT 18 BLK 3 SD PLAT DES AS COM AT MOST SLY COR OF HUBBARD CT & CARLTON AVE TH NELY ON CARLTON 50'TH SELY ON NELY LN LOT 18 61.9'TH NWLY 79.15'TO POB. **Comments:** Approximately 0.10 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Road access on both M-139 and Carlton Ave. Built in 1967. Unfortunately this building is in poor shape. Basically only the block foundation remains. The roof has been completely removed. On a positive note, the remains of the roof have been cleaned and removed. Glass store doors still intact. Concrete parking lot area. It looks like this property may have been a gas station at one point, per review of the EGLE Underground storage tank database linked below, parcel may contain underground storage tanks. High visibility area. Could be a great spot for a new small business. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 12 (see key for full text) **Summer Tax Due:** $826.46	1250 M 139 BENTON HARBOR	$6,744.92

1135	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 03-6900-0021-00-7; **Legal Description:** LOT 21 ROSELAND ADD TO CITY OF BENTON HARBOR. **Comments:** Bundle of two parcels, approximately 0.30 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1946. Two bedroom one bathroom. Unfortunately the house is not in the best shape. The inside of the home has a terrible smell and there is a large amount of food spoiling. Evidence of animals getting inside the home. The floors feel very soft with large flexing in the kitchen area. The house is full of debris and personal property. Can hardly enter the bedrooms. Shingled roof has a major sag to it. Some wood rot around the soffit/fascia area. Some of the windows are broken. Vinyl siding looks ok but need minor repairs. Foundation appears to be slab with block on top. Unable to locate utility boxes inside home. There are two sheds behind the home sitting on a large concrete slab. Small grassy back yard. Back wood patio needs repairs. Sits on a dead end road so there is minimal traffic. This house is going to need a major cleaning and repairs. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 66; 63; 5; 21; 22 (see key for full text) *(2 of 2)* **Parcel ID:** 03-6900-0022-00-3; **Legal Description:** LOT 22 ROSELAND ADD TO CITY OF BENTON HARBOR. **Summer Tax Due:** $1,008.70	1055 HALL ST BENTON HARBOR; 1063 HALL ST BENTON HARBOR	$11,884.25
1137	**Parcel ID:** 03-6900-0046-00-0; **Legal Description:** LOTS 46 & 47 ROSELAND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.28 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Remains of an old privacy fence that is falling over. Looks like someone has been dumping on this property. Good amount of debris. Old shingles. There is an old semi trailer close to the property line. May belong to adjacent neighbor. This lot is gonna need some work to get it cleaned up. Nothing too crazy though. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $63.58	920 HALL ST BENTON HARBOR	$773.69
1138	**Parcel ID:** 03-8680-0034-00-1; **Legal Description:** LOT 34 SUPERS GRANVILLE WILLET PLAT. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1951. Two bedroom one bathroom. Some of the windows and the doors have been boarded. Unfortunately the inside of the home has been mistreated. There is debris and garbage all throughout the home. The back door is broken and the framing needs to be redone. Personal property present as well. Basement is in pretty decent shape. Block foundation looks solid throughout. Breaker box looks bad but functional. Water heater and furnace still present. Submersed well. Electric meter removed gas meter still present. Metal siding looks ok but could use some minor repairs. Shingled roof is in decent shape but a good amount of moss and vegetation build up. Small grassy back yard felt a little wet. Small shed in back. Trim limb has fallen in yard. Sits on a dead end road. Minimal traffic. This house needs a major cleaning but there's potential here. Would be a good starter home for a handyman looking to put in some sweat equity. The house will need repairs and renovations. Please do your due diligence before placing a bid. **Additional Disclosures:** 46; 21; 66 (see key for full text) **Summer Tax Due:** $450.82	1229 RAVINA AVE BENTON HARBOR	$5,522.78
1139	**Parcel ID:** 08-5060-0017-00-3; **Legal Description:** LOT 17, ASSESSOR'S PLAT OF MURRAY MANOR. **Comments:** Approximately 0.46 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. No observed structures. Land consists of young trees, a few mature trees, and thick vegetation. Ground appears level throughout. There are areas that are easily traversable but its thick. Low traffic area. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $41.22	6609 HOLLYWOOD DR COLOMA	$1,360.36

1140	**Parcel ID:** 10-4540-0033-02-0; **Legal Description:** SPLIT ON 10/12/2020 FROM 10-4540-0033-01-6; LOTS 33 TO 36 LAKE MICHIGAN BEACH. **Comments:** Approximately 0.18 acres. Located in the Coloma Community School District. Residential Land Use Code: 401. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few mature trees and generally flat terrain. There is a large pile of debris left over from the demolition. There is a large shed that appears to be on the adjacent property line. May belong to the adjacent property owners or was left alone during the demolition, possible encroachment issues. Nice area close to Lake Michigan. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 42; 39 (see key for full text) **Summer Tax Due:** $39.10	5794 HAGAR PL COLOMA	$15,823.45
1144	**Parcel ID:** 10-4570-9338-00-8; **Legal Description:** LOTS 9338 & 9339, LAKE MICHIGAN BEACH NO. 3. **Comments:** Approximately 0.09 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 40 feet of legal road frontage on Hickory St in the Lake Michigan Beach No. 3 Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Very close to lake Michigan. Appears to be made up of woody wetlands. Phone and Electric are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $9.75	5474 HICKORY ST COLOMA	$487.21
1145	**Parcel ID:** 10-4570-9754-00-1; **Legal Description:** LOTS 9754, 9755 & 9756, LAKE MICHIGAN BEACH NO. 3. **Comments:** Approximately 0.13 acres. Located in the Coloma Community School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road was never built, and direct access to the lot was not possible at the time of last visit. There is technically 60 feet of legal road frontage on Grant Ave in the Lake Michigan Beach No. 3 Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Very close to lake Michigan. Appears to be made up of woody wetlands. Phone and Electric are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $8.67	3348 GRANT AVE COLOMA	$476.54
1147	**Parcel ID:** 14-0023-0024-24-1; **Legal Description:** COM 660'E OF NW COR FRL SEC 23 T7S R17W TH E 721'TH S 0 DEG28'E 271' TH E 734.2'TO HWY C/L TH S21DEG W ON C/L 162'TH W 675.1'TH S 0 DEG 28'E 182.1'TH W 721'TH N 0 DEG28'W 604.1'TO POB. UNRE SUR. **Comments:** Approximately 12.44 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Approximately 182 feet of road frontage along Pucker St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House built in 1970. Four bedroom one bathroom. There is also an outbuilding behind the home that is in very poor shape. The roof has collapsed and there are trees growing all around the foundation. This is an obsolete building. The house however appears to be in fair shape from the exterior inspection only. The interior of the home is unknown. The roof appears to be the the only major issue from the exterior inspection. One portion of the roof has been painted white. Possibly a water proofing? Or just trying to keep that portion of the roof cooler? The rest of the shingled roof looks fine. Poured concrete foundation looks solid. Metal siding was in good shape. Paved driveway leads to an attached two car garage. Multiple vehicles and motorcycles on the property. There were multiple dogs and many goats. There were two large goat pens behind the home. Chickens as well. There is a good amount of debris and personal property around the home but it is mostly kept in groups. Property is being maintained. This property has a ton of potential. House appears to be in decent shape and there's a good chunk of land to play around with. We don't see these to often. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21; 45; 33 (see key for full text) **Summer Tax Due:** $886.16	1914 PUCKER ST NILES	$11,088.77

1148	**Parcel ID:** 14-0112-0012-24-3; **Legal Description:** COM 1023' N & 1123' W OF SE COR OF NE1/4 OF SW1/4 SEC 12 T8S R17W TH S 72' TH W 200' TH N 72' TH E 200' TO POB ALSO THE W 440' OF THE N 99' OF THE S 1122' OF NE1/4 OF SW1/4. SEC 12 T8S R17W. **Comments:** Approximately 1.33 acres. Located in the Brandywine Community School District. Residential Land Use Code: 401. House was built in 2000. Two bedroom two bathroom. Unfortunately this house has been harvested and abused. Electrical panel and meters have been removed as well as some electrical wiring throughout the home. Furnace has been harvested. Multiple windows have been broken. Multiple holes in the drywall throughout home. The fireplace has been used without care getting soot on most of the surrounding surface area. House is open to the elements. Hole has been chewed through the floor. Animal damaged. There is debris on most of the property. Large amount of used tires piled up in multiple spots. There are two sheds in poor shape. Propane tank is tipped over. The property is in poor shape but the bones of the home seem good. Poured foundation looks great. Floors in the home feel strong. Shingled roof looks nice. Vinyl siding in good shape but needs a cleaning. The property need s a major cleaning but there is potential here. Would be a great project for a fixer upper. Gut it down to the bones and build a fresh home with the solid bones. On a dead end road. No traffic. Plenty of woods and privacy. Please do your due diligence before placing a bid. There is an Affidavit of Affixture for the mobile home recorded with the Berrien County Register of Deeds (Liber 2695 Page 1591) linked below in Related Documents. **Additional Disclosures:** 63; 48; 47; 17 (see key for full text) **Summer Tax Due:** $2,516.30	1601 KELEMS CT NILES	$12,568.81
1149	**Parcel ID:** 14-0113-0011-32-6; **Legal Description:** COM 957.4'W & 240'N OF SE COR OF NE1/4 OF SE1/4 SEC 13 T8S R17W TH W 160'TH N 80'TH E 160'TH S 80'TO POB. 33 UNRECORDED PLAT COLFAX PLACE. **Comments:** Approximately 0.29 acres. Located in the Brandywine Community School District. Residential Land Use Code: 402. Approximately 80 feet of road frontage along Reynolds St and extends ~160 feet. No observed structures but there is a large pile of dirt and debris on the East border of the lot. Possibly from an old structure. There is also multiple vehicles and trailers on the property. Possibly parked there by adjacent neighbors or could be abandoned by the previous owners. Look like they've been sitting for years. There is a dirt drive that runs through the property and leads to the adjacent property to the East. Open grassy lot with a handful of trees. Nice little neighborhood. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $254.34	2739 REYNOLDS ST NILES	$3,887.60
1150	**Parcel ID:** 14-0123-0002-01-4; **Legal Description:** COM.165'S.& 660'W.OF SE. COR.OF NE QTR OF NW QTR OF SEC.23, T8S.R17W. TH.W.88'TH.S.66',TH.E. 88',TH.N.66'TO BEG. **Comments:** Approximately 0.13 acres. Located in the Brandywine Community School District. Residential Land Use Code: 401 Approximately 88 feet of road frontage along Roberts St. House was built in 1920. Two bedroom one bathroom. This is a very small house and it is filled with debris and personal property. The interior of the home is in poor shape but the floors felt solid. Block foundation looks solid with some minor cracks here and there. There is evidence of animal burrows around the home that will need to be addressed before damage is done if not already. Wood siding needs some minor repairs and a fresh coat of paint. Shingled roof needs to be replaced asap. Did not see any major leaks but it looks rough. Electric meter still hooked up but not active. Did not see gas meter. Nice grassy side yard. There is a shed full of personal property and debris. It is in about the same shape as the house. Did not access the basement through exterior cellar door. This house needs to be cleaned out before you can get a good idea of what needs to be done. It will need repairs and a good renovation. The bathroom looks in poor condition with the wall paper detached from the walls. There is potential here. Would be a good house for a handy person looking for a fixer upper. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 66; 63; 21 (see key for full text) **Summer Tax Due:** $733.34	233 ROBERTS ST NILES	$3,412.39
1151	**Parcel ID:** 14-2600-0018-00-3; **Legal Description:** LOT 18 GARNETT PARK. **Comments:** Approximately 0.31 acres. Located in the Brandywine Community School District. Residential Land Use Code: 402. No observed structures. Land consists of deciduous forest and thick vegetation. You'd need a machete to get through this lot. On a dead end road. Minimal traffic. Didn't see water on this portion of road but it is nearby, saw hydrants on E Bertrand. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Auction LOT #1152 adjacent to the South. **Summer Tax Due:** $112.09	2740 WEST ST NILES	$981.55

1152	**Parcel ID:** 14-2600-0019-00-0; **Legal Description:** LOT 19 GARNETT PARK. **Comments:** Approximately 0.31 acres. Located in the Brandywine Community School District. Residential Land Use Code: 402. No observed structures. Land consists of deciduous forest and thick vegetation. You'd need a machete to get through this lot. On a dead end road. Minimal traffic. Didn't see water on this portion of road but it is nearby, saw hydrants on E Bertrand. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Auction LOT # 1151 adjacent to the North. **Summer Tax Due:** $112.09	2752 WEST ST NILES	$981.55
1153	**Parcel ID:** 18-0985-0002-00-5; **Legal Description:** LOTS 2 AND 3, BRADFORD ADDITION TO INDIAN HILLS. **Comments:** Approximately 0.00 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. There is a dirt driveway entrance along the road. Dirt parking area. Most of the property is open and grassy. A few trees. Power lines run through the back yard. Small amount of debris but nothing difficult to clean up. Nice little lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $150.77	138 BRADFORD RD BENTON HARBOR	$2,460.28
1155	**Parcel ID:** 19-0004-0016-64-3; **Legal Description:** COM 916.6'W & 495'S OF NE COR SEC 4 T5S R18W TH S 132' TH E 182.02'TH N 132'TH W 182.02'TO POB. UNRECORDED LOTS 7 8 & 9. **Comments:** Approximately 0.54 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 182 feet of road frontage along Grace St. No observed structures. Land consists of deciduous forest and thick vegetation. Need a machete with this one. Some garbage and debris along the road side. On a dead end road. Minimal traffic. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $20.34	2359 GRACE ST BENTON HARBOR	$686.35
1156	**Parcel ID:** 19-0004-0023-06-2; **Legal Description:** COM 211.5'E OF SW COR OF SE QTR OF NW QTR OF SEC 4 T5S R18W TH E 221' TH N 384.8' TO S LINE OF HWY TH N 85 DEG 16'W 221.7' TH S 402.9'TO BEG. **Comments:** Approximately 2.20 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 221 feet of road frontage along Pipestone Rd.While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with some beautiful mature trees scattered around. Mostly flat terrain but the North East section slopes down and becomes thicker with vegetation and trees. Property is being maintained by adjacent neighbors. This is an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $177.72	3030 PIPESTONE RD BENTON HARBOR	$50,388.86
1157	**Parcel ID:** 19-0025-0021-00-3; **Legal Description:** COM AT N QTR POST SEC 25 T5S R18W TH E 100' S 139.3' N56 DEG 15'W 119.9' N 73.1'TO BEG. **Comments:** Approximately 0.24 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 100 feet of road frontage along Hartman Rd and ~119.9 feet along S Pipestone Rd. No observed structures. Open grassy lot with a section that is tilled for farming season. It looks like farming machinery drives through this lot. There is a depression in the land but the ground is mostly level. Slopes up a bit from the Pipestone road. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 60 (see key for full text) **Summer Tax Due:** $23.87	S PIPESTONE RD SODUS	$690.33

1158	**Parcel ID:** 19-5300-0005-00-9; **Legal Description:** LOT 5 SUPERVISORS PLAT OF NEW BETHEL SUBDIVISION. **Comments:** Approximately 0.27 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 50 feet of road frontage along Alma Ave. No observed structures. Very thick wooded area. Difficult to traverse. his is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $5.96	2575 ALMA AVE BENTON HARBOR	$450.42
1159	**Parcel ID:** 21-4660-0210-04-9; **Legal Description:** LOT 2 BLK 21 LOVELAND HOMEACRES EXC THE N 161'THEREOF. SURVEY 1018/1164. **Comments:** Approximately 0.21 acres. Located in the Watervliet School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears there is no known legal access, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. Property is near Shepard Pl and Baldwin Ave. Sits behind some houses. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $60.23	WATERVLIET	$561.41
1160	**Parcel ID:** 32-0340-0359-00-2; **Legal Description:** THE NE'LY HAF OF LOTS 359 & 360 ORIGINAL TOWN OF BERRIEN SPRINGS WHOSE SW'LY LINE IS PARALLEL TO THE NE'LY LINE OF SAID LOTS 359 & 360. **Comments:** Approximately 0.20 acres. Located in the Berrien Springs Public School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair condition from the exterior inspection only. Interior condition is unknown. The major issue that needs to be addressed is the roof. There are sections that need repairs and there is a sheet of asphalt roll on the back portion of the roof. Gutters are damaged and there is some wood rot along the soffit/fascia area. Utilities are hooked up and appear active. Foundation is covered by the siding. The siding could use some minor repairs and maybe a fresh coat of paint. Concrete two track driveway leads to a detached one car garage that is in below average shape. The roof needs work on the garage as well. Chain link fenced in back yard has some nice mature trees. Two sheds in the back yard. This is an older home and it will no doubt need repairs and renovations but there is potential here. Nice little neighborhood near downtown. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 21; 6; 5 (see key for full text) **Summer Tax Due:** $2,191.17	307 W PITT ST BERRIEN SPRINGS	$14,464.87
1161	**Parcel ID:** 51-0801-0010-00-3; **Legal Description:** LOT 10 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR EXCEPT W 5' THEREOF. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. There is a massive tree that has fallen on property. Some other garbage here and there. There is an alley that runs along the West border but appears to be overgrown. Driveway entrance along the roadside. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	644 PAVONE ST BENTON HARBOR	$707.49
1162	**Parcel ID:** 51-0801-0020-00-9; **Legal Description:** LOT 20 ASS'OR PLAT NO 1 CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Overgrown grassy lot with a handful of trees along the borders. Flat terrain. Some garbage here and there but nothing major. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $35.02	560 PAVONE ST BENTON HARBOR	$1,216.32

1163	**Parcel ID:** 51-0803-0005-00-6; **Legal Description:** LOT 5 ASS'OR PLAT NO 3 CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1932. Shingled roof is older and will need replacing in the near future. Siding is peeling and needs repairs. There is wood rot near the electric meter as well as all around the back door framing. Block foundation looks solid. Water heater and furnace in the basement. Older electrical panels are fuses. Second story staircase is only accessible through the only bathroom in the home. Evidence of animals entering the home but it does not have much animal damage. Personal property and debris throughout the home. Shared concrete driveway leads to a detached one car garage. The garage is in very poor shape with nearly all the shingles missing. There are multiple holes in the garage roof as well as the walls. This property is going to require a good amount of repairs and renovations before its in good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 63; 5; 21 (see key for full text) **Summer Tax Due:** $787.08	1149 LAVETTE AVE BENTON HARBOR	$4,043.89
1164	**Parcel ID:** 51-1200-0158-00-0; **Legal Description:** LOT 158 COLFAX AVE ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This is an old garage that is fenced in with the adjacent house to the West. Roof is sagging but the shingles look fairly new. Slab foundation looks good where visible. Wood exterior has lost a lot of its paint. The lot is being maintained. Open grassy with a few trees. Vegetation debris built up along the fence line bordered the alley. Could be a the location for a fresh build. You already have a small garage to start! If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $119.34	130 HASTINGS AVE BENTON HARBOR	$1,117.06
1165	**Parcel ID:** 51-5000-0006-00-4; **Legal Description:** LOT 6 MC ALISTER ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Next to a closed commercial building. Overgrown vegetation. Flat terrain. Alleys run along the North and East side of the property. There is a good size pile of shingles dumped on the property as well as some garbage bags and old tires. Nothing to crazy to clean up. of This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $35.02	931 COLFAX AVE BENTON HARBOR	$1,461.80
1166	**Parcel ID:** 51-5000-0046-00-6; **Legal Description:** LOT 46 MC ALISTER ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Open grassy lot between two homes. The adjacent property to the South has a condemned building on it. Open grassy lot. Flat terrain. There is some debris that appears to have spilled over from the condemned home. Paved alley runs along the West border of the property. Concrete driveway entrance at the road. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	1030 LAVETTE AVE BENTON HARBOR	$702.42
1167	**Parcel ID:** 51-5000-0118-00-7; **Legal Description:** LOT 118 MC ALISTER ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Unfortunately this house suffered from a fire and has since been condemned. Condemnation notice is date 2022. The interior is empty and fire damage is visible. Nearly all of the windows are broken. The wall near the South side entrance flexes when it is pushed on. Block foundation. Shingled roof is in poor condition with some visible holes. Good amount of debris behind the building. Gas and electric meter are removed. This building is going to require a great deal of work before its back in good living condition. Please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 31; 36; 11 (see key for full text) **Summer Tax Due:** $475.44	949 MC ALISTER ST BENTON HARBOR	$3,721.03

1168	**Parcel ID:** 51-5000-0149-00-0; **Legal Description:** LOT 149 MC ALISTER ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Residents weren't combative but weren't happy about the situation. House was built in 1940. Chain link fenced in front yard. Large dog chained up in the back yard. House appears to be in overall fair/good shape from the exterior inspection only. Interior condition is unknown. Small grassy front and back yard. The backyard backs up to an alley way. This house will likely require repairs and renovations but the exterior is promising. Shingled roof looks fine. Some of the vinyl siding needs to be repaired but it is minor. This one has potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 45; 21 (see key for full text) **Summer Tax Due:** $1,159.18	1090 PAVONE ST BENTON HARBOR	$9,420.20
1169	**Parcel ID:** 51-5020-0044-00-8; **Legal Description:** LOT 44 MC ALISTER 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House was built in 1927. Three bedroom two bathroom. Driveway. Unfortunately this property has not been maintained. There is a garage along the alley to the West that is collapsing. Vegetation is growing up over the home. Electric and gas meter still hooked up. The house appears to be full of debris and personal property. There are multiple vehicles in the shared driveway. Siding is a mix of vinyl and composite and needs repairs. Shingled roof looks ok but there is a good amount of vegetation debris building up. Small overgrown back yard. Block foundation appears solid where visible. On dead end road so traffic is minimal. This house is going to need repairs and renovations please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,012.20	1220 PAVONE ST BENTON HARBOR	$4,477.44
1170	**Parcel ID:** 51-6000-0054-00-4; **Legal Description:** LOT 54 PARKER ADD TO CITY OF BENTON HARBOR FORMERLY KNOWN AS PARKERS ADD TO CITY OF BENTON HARBOR. LIBER 3 PG 28. ALSO KNOWN AS COLFAX AVENUE ADDITION TO BENTON HARBOR LIBER 4 PG 32. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Residents were friendly but understandably disappointed about the situation. House was built in 1926. The house appears to be in fair condition from the exterior inspection only. Interior condition is unknown. Paved driveway leads to a detached one car garage. Shingled roof is older and will need to be replaced soon. Vinyl siding is in decent shape. Some debris in the backyard. Chain link fenced in front lawn. The property will need repairs and renovation but it has potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $907.12	112 SEARLES AVE BENTON HARBOR	$3,844.31
1171	**Parcel ID:** 51-8600-0056-00-6; **Legal Description:** THE S 4' OF LOT 6 & N 36' OF LOT 8 BLK E WEBBS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 42 feet of road frontage along Mc Alister St. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House was built in 1916. The only glaring issue with the home is the condition of the roof. There is a tarp on the roof and the metal roofing looks to have been recent and a quick fix. Block foundation looks solid. Dirt driveway leads to a detached one car garage along the alley to the East. Vinyl siding looks good on the home. Overall the house looks to be in decent shape other then the roof. Interior condition of the home is unknown but will likely needs repairs. This one has potential Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 5; 6; 21 (see key for full text) **Summer Tax Due:** $1,201.32	877 MC ALISTER ST BENTON HARBOR	$9,385.68
1172	**Parcel ID:** 52-0821-0065-00-1; **Legal Description:** LOT 65 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR. **Comments:** Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Partial driveway entrance along Catalpa Ave. Flat terrain. Open grassy lot with one tree close to the property line. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $19.92	615 BROADWAY AVE BENTON HARBOR	$941.55

1173	**Parcel ID:** 52-0821-0127-00-7; **Legal Description:** LOT 127 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Overgrown lot with some trees on the South portion. There is a lot of garbage all throughout the tall grass. This lot needs a good cleaning. Flat terrain. Across the street from apartment complex and small park. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	316 COLBY AVE BENTON HARBOR	$616.00
1174	**Parcel ID:** 52-0821-0139-01-3; **Legal Description:** LOT 139 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Partially fenced in with adjacent properties. There are random fence sections running down the middle of the property. Small amount of debris on the West portion of the lot. Open grassy. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT#1175 which is adjacent to LOT# 1176. You could purchase all three lots and have a nice chunk of land to work with. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $70.11	446 PIPESTONE ST BENTON HARBOR	$941.05
1175	**Parcel ID:** 52-0821-0140-00-3; **Legal Description:** LOT 140 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Partially fenced in with adjacent properties. Small amount of debris on the West portion of the lot. Open grassy. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT#1176 and 1174. You could purchase all three lots and have a nice chunk of land to work with. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $91.17	444 PIPESTONE ST BENTON HARBOR	$1,020.68
1176	**Parcel ID:** 52-0821-0141-00-0; **Legal Description:** LOT 141 ASSESSOR'S PLAT NO 21 CITY OF BENTON HARBOR. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures but there are the remains of a slab foundation and an old paved driveway. Fenced in with adjacent properties. Adjacent to LOT#1175 which is adjacent to LOT#1174. You could purchase all three lots and have a good chunk of land to work with. Open grassy with some bushes. Flat terrain. Minor debris. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $44.65	436 PIPESTONE ST BENTON HARBOR	$844.94
1177	**Parcel ID:** 52-0920-0017-00-5; **Legal Description:** THE S 50' OF LOT 2 BLK B BURRIDGE'S SUB OF PT OF THE SW1/4 OF THE SE1/4. SEC 19 T4S R18W. CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with handful of trees. Flat terrain. Driveway entrance along the road side. There is an alley that runs along the East border of the property. There is a good amount of debris on the East side of the property along the alley. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	771 OGDEN AVE BENTON HARBOR	$827.34

1178	**Parcel ID:** 52-1500-0011-00-2; **Legal Description:** PT OF LOTS 11 & 12 DARCHES ADD TO CITY OF BENTON HARBOR & PT OF AN ALLEY ALL DES AS COM AT NE COR SD LOT 12 TH W 50'TH S 50'TH E 50'TH N 20.3'TO SW COR LOT 11 TH E 99.5'TO SE COR LOT 11 TH NWLY PAR WITH PIPESTONE ST 25'TH N54DEG15'E 18'TO N LN LOT 11 TH W 98.1'TO POB. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. This property sits off of a concrete alley. Was not able to gain access to the property. Appears to be partially wooded with thick vegetation. No observed structures. Adjacent to LOT# 1174. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	BENTON HARBOR	$466.81
1179	**Parcel ID:** 52-2400-0009-00-7; **Legal Description:** THE W 42.5' OF LOT 9 FOSTER'S ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.09 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. Flat terrain. Sits between two houses. There is a paved driveway that may be on this lot but it was difficult to determine. Small amount of debris. On a freshly updated road. New sidewalks and road. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $20.94	471 FOSTER AVE BENTON HARBOR	$594.89
1180	**Parcel ID:** 52-3200-0031-00-5; **Legal Description:** LOT 15 BLK 2 HURD & DOWNS SUB OF PT OF E1/2 OF SW1/4 & W1/2 OF SE1/4. SEC 19 T4S R18W. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with trees running along the North and South borders. Someone dumped their old mattress on the lot. Flat terrain. There is a concrete alley running along the West border of the property. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	644 OGDEN AVE BENTON HARBOR	$1,113.34
1181	**Parcel ID:** 52-3200-0100-00-7; **Legal Description:** THE E1/2 OF LOT 24 BLK 5 HURD & DOWNS' SUB OF PT OF E1/2 OF SW1/4 & PT OF W1/2 OF SE1/4. SEC 19 T4S R18W. **Comments:** Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with a few large trees. Flat terrain. Road access on both Ogden Ave and Division St. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	710 OGDEN AVE BENTON HARBOR	$1,325.34
1182	**Parcel ID:** 52-3200-0137-01-6; **Legal Description:** THE W 49' OF LOT 13 BLK 7 HURD & DOWNS' SUB OF PT OF E1/2 OF SW1/4 & PT OF W1/2 OF SE1/4. SEC 19 T4S R18W. **Comments:** Approximately 0.05 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with a couple trees. Concrete alley runs along the West border of the lot. There is some debris along the alley. This is a small lot. Might be to small to build. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $13.23	467 E EMPIRE AVE BENTON HARBOR	$727.53

1183	**Parcel ID:** 52-3400-0048-00-8; **Legal Description:** LOT 10 BLK E INGHAMS & BOWMANS ADDITION TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1925 and is set up for 4 units. Multi family use. Unfortunately this house has suffered from a fire and is now condemned as a result. It looks like there is fire damage in three of the four units. They all appear to be studio apartments. There are dangerous building notices on the front entrance. All of the second floor windows are burned out. Block foundation looks solid but there are some cracks. Vinyl siding is in decent shape. Shingled roof is older. Road access on both Kirby Ave and Broadway Ave as well as an alley that runs along the West border. Large grassy front lawn with a couple trees. One Gas and four electric meters. There are two water heaters, three furnaces and four breaker panels in the basement. This building is going to require a good deal of work before its back in safe living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 18; 36; 11; 31; 66 (see key for full text) **Summer Tax Due:** $142.48	436 BROADWAY AVE BENTON HARBOR	$1,158.72
1184	**Parcel ID:** 52-5250-0002-00-2; **Legal Description:** THE S 5' OF LOT 1 & N 30' OF LOT 2 BLK 1 NEWLANDS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.09 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Road access on both Broadway Ave as well as an alley to the West. Unfortunately this house is in poor condition. Most of the windows have been boarded. Built in 1930. Unfortunately the home is in poor condition. The shingled roof has failed years ago and its been patched and tarped many times. There are visible holes in the roof and mold forming on the rear portion of the home. This house is going to need some major repair work before its back in good living condition. There is a lot of debris and personal property throughout the home. Two bedroom one bathroom. Floors feel very soft and are not level. Unable to access basement. Block foundation looked ok where visible. Mixed wood siding is pealing and needs repairs especially on the rear of the home. Over grown vegetation surrounds the home. There is a good amount of debris surround the home that needs to be cleaned up. There is an alley to the West that allows access to a small one car garage. The garage appears to be in below average shape and is quite small. This property is going to require a good amount of work. Please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 46; 32; 21; 5 (see key for full text) **Summer Tax Due:** $744.53	716 BROADWAY AVE BENTON HARBOR	$12,443.00
1185	**Parcel ID:** 52-5250-0002-01-1; **Legal Description:** THE S 20' OF LOT 2 & N 15' OF LOT 3 BLK 1 NEWLANDS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.09 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 35 feet of road frontage along Broadway Ave. House was built in 1930. Unfortunately the home is in poor condition do to a bad roof. The shingled roof has failed years ago and its been patched and tarped many times. This house is going to need some major repair work before its back in good living condition. The interior isn't that bad but the ceiling has multiple leaks and the damage will only get worse. There is a lot of debris and personal property throughout the home. Two bedroom one bathroom. Block foundation looked ok where visible. Mixed wood siding is pealing and needs repairs. Over grown vegetation around the home. The pole connecting the electric meter is damaged and has ripped through the roof. Water heater and furnace still present. 100 amp breaker box looks good. Small amount of mold forming but the house is mostly clear of it. There is an alley to the West that allows access the back yard. This property is going to require a good amount of work before its back in good living condition. Please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 32; 5; 21 (see key for full text) **Summer Tax Due:** $591.33	720 BROADWAY AVE BENTON HARBOR	$8,629.90
1186	**Parcel ID:** 52-5250-0010-00-5; **Legal Description:** LOT 10 BLK 1 NEWLANDS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.13 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Open grassy lot. Driveway entrance along Pavone St. There is a small paved section along the alley to the East. No observed structures. There is a good amount of debris along the alley that will need to be cleared up. Nothing crazy but maybe a few truck loads. Property appears to be maintained. Freshly mowed. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	723 PAVONE ST BENTON HARBOR	$751.40

1187	**Parcel ID:** 52-6800-0010-00-2; **Legal Description:** LOT 10 A B RIFORDS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.19 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Small amount of debris on the South section of the property near the trees. The land consists of open grassy space with a few trees. Level throughout. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT# 1188. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $42.02	396 VINEYARD AVE BENTON HARBOR	$834.78
1188	**Parcel ID:** 52-6800-0011-00-9; **Legal Description:** LOT 11 A B RIFORDS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.19 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1920. Unfortunately this house is in very poor shape and as it sits is a dangerous building. Multiple sections of the foundation are settling and there is major deflection. You can visibly see the curve in the home from settling. There is also multiple holes in the roof allowing water to enter the home. Interior is most likely damaged and moldy. There is a good amount of debris on the property that will need to be cleaned up. Gas meter removed. Electric meter still hooked up. This house is going to need a great deal of work before its back in safe living condition. It may be a better bet to have it removed to rebuild. LOT#1187 is adjacent to the property to the East. Please do your due diligence before placing a bid. **Additional Disclosures:** 36; 22; 66; 32; 34; 5; 33 (see key for full text) **Summer Tax Due:** $487.19	388 VINEYARD AVE BENTON HARBOR	$5,026.90
1189	**Parcel ID:** 52-8250-0037-00-7; **Legal Description:** COM AT NW COR OF LOT 37 VAN HORN & MORROWS ADD TO CITY OF BENTON HARBOR TH S 63' TH E 25' TH S 8' TH E 25' TH N 71' TO NE COR OF LOT 37 TH W 50' TO BEG. **Comments:** Approximately 0.07 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Flat terrain. Open grassy lot with a few trees. No observed structures. Small amount of pavement remains on the lot. Very small maybe from old driveway. Road access on both Baird St and Monroe St. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT# 1190. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	550 BAIRD ST BENTON HARBOR	$827.34
1190	**Parcel ID:** 52-8250-0038-00-3; **Legal Description:** LOT 38 VAN HORN & MORROWS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees. Overgrown in areas. There is an alley along the South border of the property. Pile of debris near the alley. Adjacent lot LOT# 1191, and 1189. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	558 BAIRD ST BENTON HARBOR	$1,325.34
1191	**Parcel ID:** 52-8250-0039-00-0; **Legal Description:** LOT 39 VAN HORN & MORROWS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees. There is a large three that has fallen over on the property. Overgrown vegetation in areas. There is an alley along the South border of the property. There is a good amount of debris on the lot mostly focused near the alley side. Adjacent lot LOT# 1190. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $40.02	566 BAIRD ST BENTON HARBOR	$1,010.34

1192	**Parcel ID:** 52-8700-0002-01-2; **Legal Description:** THE W1/2 OF LOT 2 BLK A AMOS WINDSORS & FRANK CONGERS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.08 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees in the South portion. Flat terrain. Being maintained. Freshly mowed. Nice little neighborhood. Small amount of debris by trees. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $73.49	392 WASHINGTON ST BENTON HARBOR	$953.73
1193	**Parcel ID:** 53-0750-0002-00-1; **Legal Description:** LOT 2 BLK A BECKWITH ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.18 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1920. Four bedroom two bathroom. It looks like this house was in the process of being remodeled. The house has been nearly cleaned out but there is some personal property still present. Floors look newer but feel soft. Some rooms feel freshly painted. Some of the windows have been replaced with new ones. Block foundation looks solid other then some minor cracks. Vinyl siding looks fairly nice but could use a good wash. Some section of vinyl need repairs. Shingled roof looks decent. Some soffit/fascia repairs. Small grassy front and back yard. There is debris behind the home. Gas and electric meter are still hooked up. Gas meter looks brand new. 100 amp breaker box. Water heater and furnace still present. The house is going to require some repairs and renovations but a lot of the work is done. This one has a lot of potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $959.71	424 E EMPIRE AVE BENTON HARBOR	$6,973.19
1194	**Parcel ID:** 53-0822-0011-00-1; **Legal Description:** LOT 11 ASSESSOR'S PLAT NO 22 CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Next to the June Wood Memorial Park. Flat terrain. Open grassy lot with handful of trees. Awesome spot to build if you have kids! This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $46.71	1019 PAVONE ST BENTON HARBOR	$1,350.62
1195	**Parcel ID:** 53-0822-0040-00-1; **Legal Description:** LOT 40 ASSESSOR'S PLAT NO 22 CITY OF BENTON HARBOR. **Comments:** Approximately 0.18 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. There are multiple vehicles parked on the lot but appear to be from adjacent neighbors. Open grassy lot with a few young trees and mature evergreen. Flat terrain. Driveway entrance along Broadway. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $42.02	1094 BROADWAY AVE BENTON HARBOR	$834.78
1196	**Parcel ID:** 53-1950-0001-02-0; **Legal Description:** THE W 40'OF LOTS 1 & 2 ELDRED'S ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.10 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. Small amount of debris. Paved alley runs along the West border of the property. Some young trees along the South border but mostly just open and grassy. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $26.66	320 E EMPIRE AVE BENTON HARBOR	$898.76

1197	**Parcel ID:** 53-1950-0043-00-8; **Legal Description:** LOT 43 ELDRED'S ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1911. Unfortunately this home is in very poor shape and has been boarded up. It appears there was a major fire and as a result it has been condemned. Condemnation notices have been posted on the building. As it sits this is a dangerous building. Any windows that aren't boarded are broken. Shingled roof is failing and a large portion has collapsed on the back side. Foundation is missing on the front side of the home. Grassy side yard and back yard. Driveway entrance along the road side. PLEASE NOTE: the structure is required to be demolished and completely removed, including the foundation within 90 days of the date of sale. If the new owner will not be demolishing the structure personally, then a Michigan licensed contractor will need to be hired to do the work. In either scenario, a demolition permit is required to be obtained prior to the demolition and 2 inspections are required during the process; after the structure and foundation is removed but before the hole is backfilled, and then a final after the hole is filled with clean fill, and finished with top soil, grass seed, and straw. For more information about the required demolition process please contact the City of Benton Harbor. Be prepared and do your due diligence before placing a bid on this. **Additional Disclosures:** 46; 5; 34; 11; 36; 31 (see key for full text) **Summer Tax Due:** $571.74	967 BROADWAY AVE BENTON HARBOR	$5,928.75
1198	**Parcel ID:** 53-2000-0073-00-6; **Legal Description:** LOT 24 BLK 3 EMPIRE ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with a couple large trees. There is an alley to the West. Road access on both Weld St and Jennings Ave. Flat terrain. Good sized lot and clean. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	1012 JENNINGS AVE BENTON HARBOR	$782.86
1199	**Parcel ID:** 53-5120-0045-00-0; **Legal Description:** LOT 17 BLK 2 F M MILLS EMPIRE ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.13 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House appeared to be abandoned. But on entry evidence was seen the property is still occupied. Please use caution and be respectful if visiting property in person. Built in 1940. Four bedroom one bathroom. This is an older house that will need some repairs and renovations but the bones feel good. Some of the older windows have wood rot and some have broken glass. Floors felt strong. Some cracks in the plaster need repairs. Furnace and water heater present. There is a good amount of personal property and debris all throughout the home. Debris mostly in the basement. Electric and gas still hooked up and appears active. Chain link fenced in back yard. Block foundation looks solid where visible. Shingled roof looks fine. Small paved driveway in front of garage that bordered an alley to the East. Block walls with slab foundation. There is a large tree/bush growing next to the garage foundation that needs to be removed before it does damage if not already. This house has a lot of potential. After some TLC this would be a nice little home. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21 (see key for full text) **Summer Tax Due:** $662.77	1295 MONROE ST BENTON HARBOR	$3,121.51
1200	**Parcel ID:** 53-5120-0049-00-5; **Legal Description:** LOT 21 BLK 2 F M MILLS EMPIRE ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House built in 1950. Two bedroom one bath. The house appears to be in fair shape from the exterior inspection only. Interior condition is unknown. Mix of stone and vinyl siding looks good. Road access on both Jennings street and an alley to the West. There is a large amount of debris in the back yard. Concrete driveway behind the home. Electric and gas are still hooked up and appear active. AC units were running. Shingled roof looks ok no major damage seen. Vegetation is overgrown around the home. Small fenced in front yard. This house will no doubt need some repairs and renovations but there is potential here. Doesn't appear to need much from exterior inspection. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $586.73	1286 JENNINGS AVE BENTON HARBOR	$4,325.17

1201	**Parcel ID:** 53-6150-0067-00-1; **Legal Description:** LOT 19 BLK C POTES ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Road access on both Pearl St as well as an alley behind the home. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Beware of dogs. House was built in 1950. Two bedroom one bathroom. Unfortunately the house appears to be in poor condition from the exterior inspections only. Interior condition is unknown. Gas and electric meter are still hooked up. Slab foundation look ok but not much is visible. The roof is the major issue with this house. There are missing sections of shingles and a good section of it is tarped off. Roof sagging. Metal siding needs repairs. There is a great deal of debris in the fenced in back yard. Multiple vehicles on the property. Concrete driveway leads to a garage in the backyard. The garage appears to be in poor shape as well. Roof is poor. Concrete slab parking spot along the alley to the West. There is a shed next to the garage that is full of debris and garbage. This house is going to require a good amount of work before its back in good living condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 45; 21; 5; 6; 33 (see key for full text) **Summer Tax Due:** $1,398.43	1280 PEARL ST BENTON HARBOR	$11,849.11
1202	**Parcel ID:** 53-6180-0007-00-0; **Legal Description:** LOT 7 BLK A PRATT BROS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Road access on both Pearl St as well as an alley to the East. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Beware of dog. House was built in 1910. Four bedroom two bath. The house appears to be in fair shape from the exterior inspection only. Interior condition is unknown. Vinyl siding looks decent but it is bowing out near the foundation. Could be water damage but looks intentional. Shingled roof is older and should be replaced in the near future. Small grassy front and back yard. Concrete driveway runs along the North side of the property and leads to an alley to the East. Good section of concrete slab. Plenty of space for parking. Multiple vehicles on the property. Some debris in the back yard. Gas and electric meter are still hooked up. This house will likely require repairs and renovations but it has potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21; 45 (see key for full text) **Summer Tax Due:** $959.71	941 PEARL ST BENTON HARBOR	$3,422.75
1203	**Parcel ID:** 53-8600-0064-00-8; **Legal Description:** THE S 32' OF LOT 4 & N 8' OF LOT 6 BLK F WEBBS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 40 feet of road frontage along Pavone St. House was built in 1932. Unfortunately this house is in very poor condition and has a condemned notice posted to the front entrance. The interior of the home is in very poor condition as well. Foundation has cracking in multiple areas. Electrical has been harvested. The floors on the main floor are soft and there were multiple large holes. Did not access second story do to safety concerns. There is a great deal of debris and garbage behind the home along the alley. It looks like the former residents dumped everything out of the home. Electric and gas meter removed. Foundation is missing on the front of the home. Singled roof looks bad and the siding needs repairs as well. This house is going to be a large undertaking and will require a good amount of work. It may need to be demo'd. Please do your due diligence before placing a bid. **Additional Disclosures:** 36; 63; 5; 34; 48; 66 (see key for full text) **Summer Tax Due:** $590.12	863 PAVONE ST BENTON HARBOR	$4,654.56
1204	**Parcel ID:** 53-8600-0073-00-7; **Legal Description:** LOT 1 & N 3'OF LOT 3 BLK G WEBBS ADD TO THE CITY OF BENTON HARBOR. **Comments:** Approximately 0.16 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. On the corner of Clay St and Broadway St. Unfortunately this house has been heavily fire damaged and as a result has been condemned. Dangerous building notice posted on the building. Electric and gas meters have been removed. There is a great deal of debris and personal property throughout the home and it is all covered in soot. Nearly all of the windows are broken. Block foundation appears to be ok. The house has been heavily damaged and will no doubt require a great deal of work to get it back in living condition. There is a good amount of debris surrounding the home as well that will need to be cleaned up. One car garage on Clay St is in decent shape Slab foundation looks ok. Shingled roof needs some repairs. It needs some TLC but its in much better shape then the house. This property will be an undertaking regardless of the plan. Please do your due diligence before placing a bid. **Additional Disclosures:** 11; 22; 21; 5; 36; 31 (see key for full text) **Summer Tax Due:** $1,094.72	808 BROADWAY AVE BENTON HARBOR	$4,847.34

1205	**Parcel ID:** 54-0018-0007-00-0; **Legal Description:** COM AT SE COR OF LOT 14 BLK 18 THRESHERS IMPROVEMENT ADD TO CTY OF BENTON HARBOR TH E 48' N 114' W 48' S 114' TO BEG. SEC 18 T4S R18W. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1910. Unfortunately, it has been heavily fire damaged and as a result has been condemned. Notices posted on front entrance Uninhabitable Dangerous Building. Warnings that fire department should not enter. Most of the windows have been burned out. Most of the windows and doors have been boarded. There is also good amount of debris on the property that will need to be cleaned up. House looks to be full of debris. Roof is collapsing in multiple areas. Likely mold. Old brick foundation is settling and looks poor. This house should likely be a tear down. Please do your due diligence before placing a bid. **Additional Disclosures:** 11; 31; 66; 5; 34; 63; 22; 36 (see key for full text) **Summer Tax Due:** $660.32	545 CASS ST BENTON HARBOR	$4,473.29
1206	**Parcel ID:** 54-0340-0141-01-1; **Legal Description:** COM AT SW COR LOT 6 BLK 15 ORIG PLAT OF CITY OF BENTON HARBOR TH ELY ALONG SLY LN OF LOTS 6 & 7 53.38' TO A BEG PT TH NLY PAR WITH WLY LN OF LOT 7 OF SD BLK 15 73.5' TH ELY PAR WITH SLY LN OF LOT 7 19.08' TH NLY PAR WITH WLY LN OF LOT 7 28.75' TO S LN OF ALLEY AS NOW USED TH ELY ALONG ALLEY TO A POINT 23.67' NWLY OF THE NW COR OF LOT 8 OF SD BLK TH SLY PAR WITH SD WLY LN 102.13' TO SLY LN LOTS 6 & 7 TH WLY TO POB. **Comments:** Approximately 0.05 acres. Located in the Benton Harbor Area School District. Commercial Land Use Code: 202. Approximately 28 feet of road frontage along E Main St. No observed structures. Flat terrain. Sits between two commercial buildings. Open grassy lot. There is road access on both E Main St and an alley that runs along the North border. High visibility. Great spot for a small business. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $618.06	141 E MAIN ST BENTON HARBOR	$1,940.70
1207	**Parcel ID:** 54-0700-0004-00-2; **Legal Description:** LOT 4 BELLS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot along the roadside. Concrete driveway entrance. There is an alley that runs along the East side of the property. Grouping of trees. Minor debris. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to Lot# 1208. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	385 JOHN ST BENTON HARBOR	$1,036.04
1208	**Parcel ID:** 54-0700-0005-00-9; **Legal Description:** LOTS 5 & 6 BELLS ADDITION TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.25 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with trees scattered throughout. Concrete driveway entrance along the road is covered in debris and garbage. A large tree has fallen on the property. There is an alley that runs along the North and East side of the property. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to Lot# 1207 **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $56.10	403 JOHN ST BENTON HARBOR	$1,881.59
1209	**Parcel ID:** 54-0903-0060-00-7; **Legal Description:** LOT 6 BLK 11 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.15 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Unfortunately, this house appears to be in to be in poor condition from the exterior inspection only. Interior condition is unknown but there are large holes in the roof so the interior must be in poor shape. The shingled roof has failed and has been that way for some time. Large holes on the South East corner. The block foundation is cracking in many areas. The wood siding has some rot. House was built in 1950. Four bedroom one bathroom. Concrete driveway leads to a grassy backyard. There is a good amount of debris surrounding the home. Gas and electric meter are hooked up and active. This property is going to require a great deal of work. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 45; 5; 34 (see key for full text) **Summer Tax Due:** $597.07	235 ODEN ST BENTON HARBOR	$13,514.93

1210	**Parcel ID:** 54-0903-0069-00-4; **Legal Description:** THE S 33.33' OF LOT 15 BLK 11 BENTON HARBOR IMPROVEMENT ASSOC 3RD ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.10 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Approximately 33.3 feet of road frontage along N Fair Ave. The house was built in 1915. Unfortunately this home is in very poor condition and is dangerous as it sits. There is a condemnation notice and dangerous building posted on the home. It states it is a dangerous building and that firefighters should not enter do to safety. A large portion of the roof is missing. The front porch is dangerous and is missing supports. Siding on the home is falling off in areas. There is a good amount of debris and garbage on the property that needs to be cleaned up. This property is going to be a huge undertaking. It should honestly be demo'd. Please do your due diligence before placing a bid. **Additional Disclosures:** 47; 48; 5; 66; 31; 36 (see key for full text) **Summer Tax Due:** $618.51	226 N FAIR AVE BENTON HARBOR	$6,240.67
1211	**Parcel ID:** 54-0906-0008-00-0; **Legal Description:** LOT 8 BLK 1 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Unfortunately this house has been heavily fire damaged and as a result has been condemned. All of the windows have been burned out. There is some debris surrounding the home but it is mostly still inside. Lots of broken glass around the home. Uninhabitable Dangerous Building posted to front of building. Warnings telling fire fighters to not enter the building. Concrete driveway runs along the East side of the home and leads to a concrete slab in the back yard. Slab is cracked and settling. A tree along the fence line has fallen onto the home. This building is going to require a great deal of work to get it back into living condition. Most likely a full tear down. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 11; 31; 36 (see key for full text) **Summer Tax Due:** $319.41	692 HIGHLAND AVE BENTON HARBOR	$2,239.17
1212	**Parcel ID:** 54-0906-0092-00-1; **Legal Description:** LOT 35 BLK 4 BENTON HARBOR IMPROVEMENT ASSOC 6TH ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.12 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402.No observed structures. Fenced in with the adjacent house to the East. Lot is being maintained. Open grassy with a couple trees. There is a concrete alley to the North. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $159.19	733 E HIGH ST BENTON HARBOR	$1,060.64
1213	**Parcel ID:** 54-2300-0066-00-3; **Legal Description:** LOT 18 BLK 4 FAIR GROUND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.16 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with some trees and thick vegetation. There is road access on S Fair Ave, Mineral Ave, as well as a concrete alley to the North. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $35.02	428 S FAIR AVE BENTON HARBOR	$1,395.37
1214	**Parcel ID:** 54-2970-0010-00-7; **Legal Description:** LOT 10 ASSESSORS HADLOW PLAT CITY OF BENTON HARBOR. **Comments:** Approximately 0.11 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. Shared driveway entrance. Some trees on the North section. Flat terrain. There is some debris near the adjacent neighbors garage. Nice little lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $133.74	793 E HIGH ST BENTON HARBOR	$998.57

1215	**Parcel ID:** 54-5060-0077-00-6; **Legal Description:** LOT 9 BLK 5 MC CORD 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with a couple trees. Concrete driveway entrance along road. There is a concrete alley that runs along the South border. There is some debris as well as a boat and car that looks like it belongs to the adjacent neighbor. May be abandoned. Flat terrain. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $27.98	834 EDGECUMBE AVE BENTON HARBOR	$553.30
1216	**Parcel ID:** 54-5100-0004-00-1; **Legal Description:** LOT 4 BLK A MILLS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.13 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. House was built in 1927. Three bedroom one bathroom. Chain link fenced in yard. Concrete driveway with a gate. Small grassy back yard with some trees. Adjacent to a church parking lot. This house is a odd one because it looks like someone spent a good amount of time on the interior but neglected to maintain the roof. There is a small hole in the middle of the shingle roof that has allowed water to enter the home. This has caused a section of the ceiling to collapsed on the main floor. Mold is beginning to form. There are some troubling areas on the foundation in the basement as well. There is a small section missing and water is seeping through. The foundation is most likely moving due to erosion, this section needs to be addressed before more damage occurs. Furnace and water heater still present. Breaker panel looks good. The interior of the home is clean other then the water damaged area. Kitchen has nice countertops. This one has a lot of potential. Would be a great purchase for a flipper. After a few major repairs you'd have something nice to work with. Most of the interior work is done. Vinyl siding looks decent. Please do your due diligence before placing a bid. **Additional Disclosures:** 5; 34; 33; 32 (see key for full text) **Summer Tax Due:** $2,045.93	778 HIGHLAND AVE BENTON HARBOR	$10,040.83
1217	**Parcel ID:** 54-5100-0017-01-4; **Legal Description:** THE N 51' OF LOT 1 BLK B MILLS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.05 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 51 feet of road frontage along Seeley St. No observed structures. Flat terrain. Open grassy lot. Vehicle parked on the property. Likely from an adjacent property owner. Road access on both S Seeley St and Highland Ave. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT# 1218 **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $84.21	101 S SEELEY ST BENTON HARBOR	$1,018.71
1218	**Parcel ID:** 54-5100-0017-02-2; **Legal Description:** THE S 61' OF LOT 1 BLK B MILLS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.06 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 61 feet of road frontage along Seeley St. No observed structures. Flat terrain. Open grassy lot with a dirt section. Road access on both S Seeley St and an alley to the South. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. Adjacent to LOT# 1217 **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $96.25	117 S SEELEY ST BENTON HARBOR	$797.34
1219	**Parcel ID:** 54-5138-0021-00-1; **Legal Description:** LOT 11 BLK 2 MORTON & STEVENS 2ND ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.14 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Open grassy lot with a couple trees. Mostly flat terrain but it starts to slope down as you go West. No observed structures. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $27.98	360 N WINANS ST BENTON HARBOR	$1,565.81

1220	**Parcel ID:** 54-5950-0012-00-1; **Legal Description:** ENTIRE LOT 3 & W1/2 OF LOT 2 BLK B PACKARDS IMPROVED ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.16 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 401. Road access on Nat Wells Sr Drive as well as an alley to the North. House was built in 1942. Three bedrooms one bathroom. Unfortunately this house has suffered from a major fire and should likely or already is condemned. Nearly all the windows have been broken. Half of the building has been boarded up and there is fresh plywood in the driveway. Will likely be completely boarded by time of auction. Mowers are maintaining property vegetation. The interior of the home is very scorched and covered in soot. Block foundation looks solid. Siding looks ok but there is damage. Doors have been bolted shut. Gas and electric meters have been removed. Paved driveway runs along the West side of the home and leads to a two car garage. The garage is in poor shape. There is wood rot on the siding. Vegetation is growing up around it. The garage doors appear to be broken. There is an old beat up truck parked in the garage as well as debris and garbage. There is a great deal of debris in the garage and next to it. Possibly removed from home after fire. Across the street from church parking lot. There is a nice grassy side yard on the East side of the property. Plenty of space for kids to play. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 11; 46 (see key for full text) **Summer Tax Due:** $403.37	877 NATHANIEL WELLS SR DR BENTON HARBOR	$6,442.75
1221	**Parcel ID:** 54-6050-0070-00-0; **Legal Description:** THE N 10' OF LOT 39 & ENTIRE LOT 40 BLK D PARKSIDE ADD TO CITY OF BENTON HARBOR. ALSO THAT PRT OF VACATED ALLEY IN BLK D. **Comments:** Approximately 0.28 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Sits between two homes. Open grassy section near the road. driveway entrance along road. The West portion of the property is wooded. Ground appears to slope down on the back side. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $49.00	582 BUENA VISTA RD BENTON HARBOR	$804.81
1222	**Parcel ID:** 54-8550-0020-00-5; **Legal Description:** LOT 20 WALLACE BROTHERS ADD TO CITY OF BENTON HARBOR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. No observed structures. Concrete Driveway entrance along the road. There is a concrete alley to the South. Most of the lot is open and grassy but there is a section on the South side that has thick vegetation. Adjacent neighbor has been maintaining the lot. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $210.19	774 E HIGH ST BENTON HARBOR	$1,182.98
1223	**Parcel ID:** 58-1500-0120-01-1; **Legal Description:** THE S1/2 OF LOT 4 BLK M A C DAYS ADD TO CITY OF BUCHANAN. **Comments:** Approximately 0.11 acres. Located in the Buchanan Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House was built in 1915. Three bedroom one bathroom. The house appears to be in below average condition from the exterior inspection only. Interior condition is unknown. The old brick foundation has cracking and will likely need repair work. Same goes for the shingled roof. There's evidence of repair work having been done. It looks fine in a lot of areas but some not so much. Back section has good amount of vegetation build up. Section of wall behind the house covered in tarp. Small grassy back yard with fire pit. Mix of vinyl and wood siding. The wood sections need repair work and there is one section completely missing with bare OSB. It looks like there is a shared sidewalk staircase along Days Ave. Gas and electric meter still hooked up and active. This house is gonna need some work but what Century old home doesn't. Someone should fix this place up and bring it back to its former glory. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 34; 33 (see key for full text) **Summer Tax Due:** $747.53	309 DAYS AVE BUCHANAN	$3,235.64

1224	**Parcel ID:** 58-6900-0007-00-5; **Legal Description:** LOTS 7 & 8 RYNEARSONS ADD TO CITY OF BUCHANAN ALSO THE E1/2 OF VAC ALLEY LYING W OF SD LOTS PER 946 1135 ALSO THE W1/2 OF VAC BERRIEN ST ADJ TO SD LOTS. **Comments:** Approximately 0.42 acres. Located in the Buchanan Community School District. Residential Land Use Code: 402. No observed structures. Land consists of open grassy areas and deciduous forest. Land has a good slope to it. Terrain challenged. Small amount of debris. Some piles of cut wood. Most of the road frontage for this property is on unfinished platted roads. The South West corner of the lot touches a finished road but if you were to develop here you would have to finish out a portion of the road. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 23; 49 (see key for full text) **Summer Tax Due:** $146.91	606 BERRIEN ST BUCHANAN	$952.48
1232	**Parcel ID:** 71-1120-0003-00-1; **Legal Description:** LOT 3 CALVIN & DICK'S ADD CITY OF NILES. **Comments:** Approximately 0.12 acres. Located in the Niles Community School District. Residential Land Use Code: 401. House was built in 1930. Three bedroom one bathroom. Unfortunately this house was mistreated at the end. The interior of the home is pretty trashed. Debris and personal property throughout. The basement was partially finished but moisture has caused the drywall to collapsed and there is mold. This house is going to require a deep cleaning and a partial rehab in the basement. Shingled roof looks ok but there are some limbs and other vegetation build up. Block foundation appears solid. Wood siding paint is chipping and will need repairs and a fresh coat. Some broken windows. Small chain link fenced in back yard. Paved driveway has cracks. It leads to a one car garage that is in poor shape. Slab foundation is settling with major cracks. There is a hole in the roof and walls. The garage might need to be torn down. Across the street from gas station. This house needs work but there's potential here. The bones of the home feel strong. This would be a good purchase for a handy man. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 66; 5 (see key for full text) **Summer Tax Due:** $1,122.38	810 N 13TH ST NILES	$7,362.95
1233	**Parcel ID:** 72-0840-0024-02-3; **Legal Description:** THE N 12' OF THE E1/2 OF LOT 24 JACOB BEESON'S ADD TO NILES. SUR 1500/807. **Comments:** Approximately 0.02 acres. Located in the Niles Community School District. Residential Land Use Code: 402. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. Only 12 feet wide. highly likely it is to small to build. Sits behind some houses. Sits between S 12th St and S 13th St. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $3.05	NILES	$520.66
1234	**Parcel ID:** 72-3050-0236-01-5; **Legal Description:** LOT 236 H B HOFFMANS ADD TO NILES EXC THE N 44'THEREOF & EXC THE S 44'THEREOF. **Comments:** Approximately 0.07 acres. Located in the Niles Community School District. Residential Land Use Code: 401. No observed structures but there is a swing set, an above ground pool and a fire pit on the property. Most likely from an adjacent property owner. Open grassy lot. Level ground. Driveway entrance along the roadside. Close to downtown. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $53.93	311 N 8TH ST NILES	$905.25

1235	**Parcel ID:** 73-2700-0074-01-2; **Legal Description:** THE E 44' OF LOT 74 H B & G W HOFFMAN & C K GREEN ADD TO NILES. **Comments:** Approximately 0.07 acres. Located in the Niles Community School District. Residential Land Use Code: 401 Approximately 44 feet of road frontage along Hickory St. House was built in 1910. Three bedroom one bathroom. This is a nice little house close to downtown Niles. Shingled roof looks fine. Block foundation looks solid. Vinyl siding is in good shape. Nice brick on the front entryway. The wood porch needs repairs. Small concrete driveway offers parking for one. Street parking available. Wood and carpet floors. There is personal property and debris throughout the home but house is mostly clean. Three bedrooms and one bathroom are all on the second story. Very small back yard. Gas and electric meter still hooked up but appear off. Overgrown vegetation. Furance and water heater still present. 100 amp breaker box looks fine. Old oil tank for heat still in the basement. This house has a ton of potential. Appears to be move in ready after removing all of the debris and personal property. The house will no doubt need repairs and renovations but its in good shape at the moment. Don't miss out on your chance to pick this nice one up! Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,745.48	410 HICKORY ST NILES	$8,004.78
1236	**Parcel ID:** 73-8200-0053-00-8; **Legal Description:** THE S1/2 OF LOT 53 VERNON HGTS ACRES ADD TO CITY OF NILES. **Comments:** Approximately 0.43 acres. Located in the Niles Community School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. House was built in 1980. Four bedroom one bathroom. The house appears to be in below average shape from the exterior inspection only. Interior of the home is unknown. Some soffit/fascia damage. A bit of wood rot. Vinyl siding looks decent. There is a large section missing where there is an exhaust built on the side of the home. Bare OSB in this section. Side entrance on the North side. Large wooden deck on back of home. Dirt driveway leads to a grassy back yard with a couple sheds in poor shape. There is a fair amount of debris all around the home and in the back yard. Good size back yard. Foundation looks solid where visible. Overgrown vegetation. Dogs inside the home. This could be a really nice place if the property was cleaned up and some renovations were done. Lots of potential. The house will likely require a of repairs and renovations so please be prepared and do your due diligence before placing a bid. **Additional Disclosures:** 45; 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,758.20	1220 S 14TH ST NILES	$22,904.20
1237	**Parcel ID:** 73-8790-0317-00-2; **Legal Description:** LOT 317 WOODWARDS 2ND ADD TO CITY OF NILES. **Comments:** Approximately 0.16 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Road access on both Taft Street and S 17th Street. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Lights are on inside the home. Multiple cats on the property. House was built in 1948. Two bedroom one bathroom. The property is not being maintained. There are multiple vehicles parked on the property and different states of condition. Some appear to have been sitting for years. Overgrown vegetation around vehicles. Garage is outfitted with a car lift. Possible contamination if this property was used to work on cars. Hot tub on back porch is in bad shape. Wood porch has multiple holes and is rotting. Vinyl siding looks good but there is a section on the East side of the house where vines have grown between the house and vinyl. You can see its pushed the vinyl away from the house and caused damage to the soffit/fascia area. Vegetation is building up on the roof. Unable to determine foundation. Gas and electric meter still hooked up and active. Appears to have wood burning exhaust exit on the home. Garage is full of debris and personal property. Across the street from Salvation army. This house will no doubt require repairs and renovations. If the garage is any indication of the interior of the home its likely in poor condition. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $763.23	1646 TAFT ST NILES	$10,138.59
1238	**Parcel ID:** 74-1700-0029-00-8; **Legal Description:** LOT 29 DELAHUNT ADD CITY OF NILES. **Comments:** Approximately 0.14 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. Terrain challenged. The ground is very bumpy and uneven. Handful of trees. Ground slopes down suddenly about mid way through. Small drainage ditch runs along the West side of the property. Some random chunks of pavement found on the lot. Wet land indicators. Sits on dead end road so there is minimal traffic. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 49; 23 (see key for full text) **Summer Tax Due:** $18.51	PINE ST NILES	$553.44

1239	**Parcel ID:** 76-0026-0139-03-5; **Legal Description:** PT OF UNIV LOT 13 IN SEC 26 T4S R19W THE CITY OF ST JOSEPH COM 132.5'N & 133'E OF SW COR SD LOT 13 TH S 75' TH E 32'TH N 75'TH W 32'TO POB. **Comments:** Approximately 0.06 acres. Located in the St. Joseph Public School District. Residential Land Use Code: 401 . Approximately 32 feet of road frontage along Michigan Ave and extends ~75 feet. While no structures are currently present, there are the partial remains of a structure. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. Land consists of fresh dirt, hay, and grass seed. Sits between an alley and a commercial building. This would be an ideal setting for a fresh build. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $827.58	808 MICHIGAN AVE SAINT JOSEPH	$34,279.47
1240	**Parcel ID:** 76-4930-0012-03-2; **Legal Description:** PT OF LOT 15 MARSH & MC KALEB'S ADD TO CITY OF ST JOSEPH & PT OF UNIV LOT 2 SEC 24 T4S R19W ALL DES AS COM AT NE COR LOT 13 SD MARSH & MC KALEB'S SUB TH S62DEG45'35''E 35.05'TO TRUE POB TH S62DEG45'35'' E 50.65'TH N16DEG46'E 122.27'TH N1 DEG26'E 53.36'TH S49DEG49'53''W 85 FT TH S10 DEG14'37''W 93.89'TO POB. UNRE SUR. **Comments:** Approximately 0.17 acres. Located in the Benton Harbor Area School District. Residential Land Use Code: 402. Approximately 85 feet of road frontage along Wayne St. No observed structures. Wooded. Small amount of debris. Very close to the Morrison Channel. The land is terrain challenged and drops off sharply from the roadside. Side walk and guardrail along the road side. It would be difficult to build on this lot. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23; 49 (see key for full text) **Summer Tax Due:** $145.15	155 WAYNE ST SAINT JOSEPH	$873.36

Berrien DNR

Lot #	Lot Information	Address	Min. Bid
10021	**Parcel ID:** 11-43-0009-0064-10-3; **Legal Description:** Commencing 279.5 feet S of NE corner, thence S 120 feet, thence S89D5â€™W to water's edge of Lake Michigan, thence NELY on Lake to a point S89D58â€™W of beginning, thence N89D58â€™E to POB, EXCEPT the E 633 feet thereof **Comments:** The subject property is a vacant ~0.5-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access and is only accessible to the adjacent landowners or via Lake Michigan. The property has about 120-foot frontage on Lake Michigan and is located west of Lake Vista Drive west of the Lakeshore Drive intersection within Shoreham MI. The property is comprised of well drained sandy soil with 0 to 3% slopes with a large bluff going down to Lake Michigan. It appears that some of the adjacent landowners have been maintaining portions of the property as part of their yard and have also constructed stairs going down the bluff to Lake Michigan. These uses have not been permitted by the State of Michigan. The parcel is zoned within the R-1 Estate Residential District which requires a minimum size of 21000 sq. feet (0.48-acre) and a width of 100 foot to meet local zoning to build requirements. The subject property likely meets local zoning to build as a standalone parcel based on the local zoning ordinance. On the contrary most of the property is located along the beach ridge which prohibits building. In addition the side yard setback is 25 feet which would limit a structure to only ~70-foot of buildable space and legal access to a road would likely be a requirement before a building permit would be approved. **Additional Disclosures:** 42; 75; 7 (see key for full text) **Summer Tax Due:** TBA		$34,000.00

Cass

Lot #	Lot Information	Address	Min. Bid
1500	**Parcel ID:** 14-020-028-046-00; **Legal Description:** 441 SEC 28 T7S R16W COM S 68 1/5 DEG E 145.05 FT FRM PT IN CEN LAKE SHORE DR N 46 1/4 DEG E 1111.9 FT FRM INTERESEC CEN SD HWY WITH W LINE SEC, TH S 68 1/5 DEG E 39.2 FT, S 84 FT, W 40 FT, N 2 3/4 DEG E 100.3 FT TO POB. **Comments:** Approximately 0.08 acres. Located in the Niles Community School District. Residential Land Use Code: 401. Shared drive from Lake shore Dr. Small one bedroom one bathroom home. ~504 sq ft. Across the street from Barron Lake. Unfortunately this house has been roughly used and is not in the best shape. The bathroom is destroyed. Incomplete construction throughout. There is a good deal of debris surrounding the home. Gas meter has been removed. Electric meter still hooked up but not active. Looks like it was heated with a wood burner but it has been removed. Electrical box is in disrepair. Vinyl siding is covering older siding and foundation. Some of the vinyl siding is missing especially on the East wall. Some wood rot around the windows. Small shed in back yard. Shingled roof has a good amount of moss and debris build up. This house is going to need a good amount of work before its back in good living condition but its small so it shouldn't be that difficult. It has potential and its close to the lake. Please do your due diligence before placing a bid. **Additional Disclosures:** 66; 48; 50; 21 (see key for full text) **Summer Tax Due:** $45.42	2638 LAKE SHORE DR NILES	$1,140.14
1502	**Parcel ID:** 14-060-018-330-55; **Legal Description:** COM W 188 FT FRM S 1/4 COR, TH W 36.81 FT, N 0 DEG 59'33"E 191 FT, E 36.81 FT, S 0 DEG 59'33"W 191 FT TO BEG. SEC 18 .16 A. **Comments:** Approximately 0.16 acres. Located in the Edwardsburg Public School District. Residential Land Use Code: 402. Approximately 36 feet of road frontage along Redfield St and ~191 feet along Sterling Dr. No observed structures. The land consists of open grassy space with a small row of trees near Redfield St. The ground slopes down from the road and then slopes back up. Possible drainage flood zone. Property was mowed and appears neighbors are maintaining it. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $9.86	70652 STERLING DR EDWARDSBURG	$508.66
1503	**Parcel ID:** 14-110-130-003-00; **Legal Description:** 663 LOT 3 STANSELS ADD TO VIL POKAGON EX BEG NW COR SD LOT TH S 8 RDS 11 FT E TO BDY LN MCR ELY ALG SD BDY TO S BDY NY AV W ON SD LINE TO BEG STANSEL ADD VIL POKAGON. **Comments:** Approximately 0.01 acres. Located in the Niles Community School District. Residential Land Use Code: 402. No observed structures. Triangle shaped. Next to railroad tracks. Most likely to small to build. This is a very small parcel that doesn't have much use. Would be a good purchase for one of the adjacent property owners looking to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $2.74	COMMERIAL ST DOWAGIAC	$423.57
1504	**Parcel ID:** 14-130-370-020-00; **Legal Description:** 430-674 410-1092 3821038 1831 5S-16W LOT 20 INDIAN LAKE ESTATES. **Comments:** Approximately 0.18 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. The land consists of open grassy space with a few trees. The mobile is quite old and has been sitting for some time. Bathroom is destroyed. Some areas of the floor feel soft. ~ 728 sq ft. Two Bathroom. There is a small shed behind the home. Chain link fenced in yard does close in the property. Mobile is sitting on block built up on dirt. No slab. This mobile should probably be removed and something else put in its place. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $143.78	54614 ESTATES LN EAU CLAIRE	$3,459.48

1505	**Parcel ID:** 14-150-007-005-01; **Legal Description:** 1120-1299, 1112-2224, 1112-2212, 1071-1192, 998-0076, 107A-1, T5S R15W, FRM W QTR COR OF FRL SEC 7, N00Â°52'08"E, ALG W SEC LINE, 294.63 FT (RECORDED AS N0Â°56'30"W 295 FT) TO POB; TH N00Â°52'08"E, ALG SD LINE, 123.00 FT; TH S88Â°21'16"E 266.00 FT; TH S00Â°52'08"W, PARA WITH W SEC LINE, 123.00 FT; TH N88Â°21'16"W (RECORDED AS S89Â°52'39"W) 266.00 FT TO POB. 0.75 A. M/L. SEC 7. SUBJ TO EASEMENT. ("TRACT 1" ON SURVEY #21215) PROPERTY SPLIT: 01.06.2022 PARENT: 14-150-007-005-00. **Comments:** Approximately 0.75 acres. Located in the Dowagiac Union School District. Commercial Land Use Code: 201. Approximately 123 feet of road frontage along M-51 and extends ~266 feet deep. No observed structures. The land consists of open grassy space with trees on the East section. Very thick vegetation on wooded side. Next to large commercial building. Terrain appears to be level throughout. There is an easement on this property. There is a property marker on the South West corner. This could be a great opportunity for an adjacent land owner looking to increase their property size or could be the location for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $81.22	51433 M 51 DOWAGIAC	$1,824.89
1506	**Parcel ID:** 14-150-210-004-00; **Legal Description:** LC 477-1168 885B LOTS 4 BLK 10 TWIN SHORES. **Comments:** Approximately 0.05 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land consists of mixed trees and light vegetation. Backs up to a large metal fence on the adjacent property. Large pile of tree logs very close if not on the property. Terrain is level throughout. Lot#1507 is adjacent to this property to the East. There is also Lot#1508, 1509 and 1510. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $16.04	MORTON ST DOWAGIAC	$620.64
1507	**Parcel ID:** 14-150-210-005-00; **Legal Description:** 886 LOT 5 BLK 10 TWIN SHORES. **Comments:** Approximately 0.06 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. This looks like it was once a driveway entrance for the adjacent property to the East. Terrain level throughout. Some debris from the former adjacent residents needs to be cleaned up. There is also a large pile of tree logs near or on the property. A large dumpster is present and it appears a cleaning operation has already begun in the surrounding area. Lot#1506 is adjacent to this property to the West and Lot#1508 is adjacent to the East.. There is also Lot#1509 and 1510 to the South. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $16.04	MORTON ST DOWAGIAC	$620.64
1508	**Parcel ID:** 14-150-210-006-00; **Legal Description:** 418-1177 887 LOT 6, 7, 8 & 9 BLK 10 TWIN SHORES. **Comments:** Approximately 0.17 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land consists of mixed trees, vegetation, and a open grassy/dirt section. Terrain level throughout. There is an electric meter that has been removed and the main line cut. There is a good amount of debris that needs to be cleaned up. A large dumpster is present and it appears a cleaning operation has already began. Terrain appears level. Lot#1507 is adjacent to this property to the West and Lot#1509 is adjacent to the South. There is also Lot#1506 and 1510 nearby. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $46.95	MORTON ST DOWAGIAC	$1,333.25

1509	**Parcel ID:** 14-150-210-010-00; **Legal Description:** 888 LOTS 10 & 11 BLK 10 TWIN SHORES. **Comments:** Approximately 0.12 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. Terrain level throughout. There is a good amount of debris that needs to be cleaned out. A large dumpster is present and it appears a cleaning operation has already began. Lot#1508 is adjacent to this property to the North and Lot#1510 is adjacent to the South. There is also Lot#1506 and 1507 to the North. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $30.88	ELLIS PL DOWAGIAC	$843.38
1510	**Parcel ID:** 14-150-210-012-00; **Legal Description:** 888A LOT 12 BLK 10 TWIN SHORES. **Comments:** Approximately 0.06 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. The land is level throughout. There are a few trees but many have fallen over. There is a good amount of debris that needs to be cleaned out. There is a large dumpster and it appears a cleaning operation has already started. Lot#1509 is adjacent to this property to the North. Lot#1508, 1507, and 1506 are also located to the North. This could be a great opportunity to purchase a few of these lots for a fresh build. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $16.04	ELLIS PL DOWAGIAC	$620.64
1511	**Parcel ID:** 14-150-222-017-00; **Legal Description:** 1031A LOTS 17, 18 & 19 BLK 22 TWIN SHORES. **Comments:** Approximately 0.18 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401.The land consists of open grassy space around the home and a couple trees. The house was built in 1940. ~480 sq ft. The house appears to have been gutted at some point. It is down to studs and bare slab foundation. The windows have been boarded. Yard is clean with the exception of a fire pit that appears to have been burning garbage. Block fence in the backyard has some tree damage. Someone had been "camping" inside the home but it looks like they were being considerate of the property. This would be a good fixer upper for someone looking to tackle a smaller home. Please do your due diligence before placing a bid. **Additional Disclosures:** 46; 50 (see key for full text) **Summer Tax Due:** $130.94	TWIN SHORES DR DOWAGIAC	$2,380.78
1512	**Parcel ID:** 14-150-240-011-00; **Legal Description:** 1252 LOTS 11, 12 & 13 BLK 40 TWIN SHORES. **Comments:** Approximately 0.17 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Utilities are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.69	STONEY ISLAND AVE DOWAGIAC	$366.49

1513	**Parcel ID:** 14-160-100-028-00; **Legal Description:** DW 44 LOT 55, ALSO COM NELY COR LOT 56, NWLY ON NELY LINE TO NWLY COR THEREOF, SWLY ON NWLY LINE 2 RDS SELY PARALLEL WITH NELY LINE TO SELY LINE, NELY ALONG SELY LINE 2 RDS TO PL OF BEG. ORIGINAL PLAT CITY OF DOWAGIAC. **Comments:** Approximately 0.23 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. Unfortunately this older home has been misused and abused. It appears it was in the process of a remodel but was abandoned. The only "new" work appears to be the dry wall which was never finished and only in certain rooms. Mix of metal and shingle roof needs repairs ASAP. Mix of stone and block foundation has some cracks but nothing major stood out. The interior of the home has the smell of soot and there is evidence of a small fire. There doesn't appear to be any major fire damage other then some soot and the smell. There is personal property, debris, and garbage throughout the home. The attached one car garage is full of debris. It appears the former residents were growing "plants" in this home at one time and left grow media and debris behind. Although this house is in rough shape I think there's potential here. Someone with the means should fix this place up and bring it back to its former glory. The land consists of open grass around the home with a few trees. Large corner lot looks nice from the road. There is an alley that runs along the East side of the property which allows access to the attached garage. Small fenced in section behind the home. This would be a large undertaking but it deserves to be fixed up and would be amazing home all fixed up. Please do your due diligence before placing a bid. ADDITIONAL INFO: B&Z Company is currently working in the Dowagiac area as part of a Lead Service Line Replacement Project. This service will be completed at no cost to you. The funds have been provided through programs from federal, state, and local governments. To schedule your appointment, please contact us at (269) 925-6999. Our team will be happy to answer any and all questions you may have regarding this project. Thank you for your time and we look forward to hearing from you. **Additional Disclosures:** 63; 47; 46; 11; 50; 66; 48; 5 (see key for full text) **Summer Tax Due:** $3,063.76	303 W HIGH ST DOWAGIAC	$16,493.09
1515	**Parcel ID:** 14-160-300-819-00; **Legal Description:** DW 2145A N 1/2 W 1/2 LOT 2 JOEL H. SMITH'S ADD CITY OF DOWAGIAC. **Comments:** Approximately 0.25 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 401. The land consists of open grassy space with some very large mature trees. One has a large limb that has partially fallen in the backyard. Paved driveway leads to the backyard, where there is a large slab foundation. Maybe for a garage that's no longer there. This house was in the process of being remodeled but never crossed the finish line. Unfortunately the roof and soffit areas have failed allowing moisture and animals to enter the home. Animal damage throughout. Ceiling has collapsed in multiple areas. Mold is forming. Floors feel soft is some areas. Two bedroom one bathroom. Could not locate electric box. Water heater still present. The house was built in 1948 and is ~824 sq ft. This would be a good purchase for handyman that has all the needed tools to fix this home up. There's potential but its going to take some elbow grease Please be prepared. Please do your due diligence before placing a bid. **Additional Disclosures:** 32; 21; 5; 50; 63 (see key for full text) **Summer Tax Due:** $391.00	206 HAINES ST DOWAGIAC	$14,045.30

Van Buren

Lot #	Lot Information	Address	Min. Bid
6900	**Parcel ID:** 80-01-100-007-00; **Legal Description:** 525-A7 28-2-13 592-312 900-328 1281-395 1281-904 LOT 7 COUNTRY HILL ESTATES **Comments:** Approximately 1.41 acres. Located in the Paw Paw Public School District. Residential Land Use Code: 401. The land consists of woody wetlands, deciduous forest and thick vegetation. Standing water close to the garage but there are good dry sections. Lots of mosquitoes. Unfortunately the previous residents appear to have been hoarders and the house is filled with debris and garbage. It as been sitting for years and the roof is failing. The leaks have caused mold to form and some areas of the floor feel soft. Did not enter venture to the end of the home. This house is going to require a great deal of time and effort to get it back into good living shape. It might be better to remove it and start fresh. The block foundation appears to be solid and there was no major damage seen. Electric meter has been removed. Vegetation is beginning to cover the home. Wood front porch has collapsed entirely. There is a large storage garage next to the home that is full of debris as well. There are visible holes in the garage roof. This property has potential but it is going to require a lot of work. Please be prepared for some work and do your due diligence before placing a bid. **Additional Disclosures:** 5; 21; 66; 32; 63; 17 (see key for full text) **Summer Tax Due:** $286.88	42072 CR 653 PAW PAW	$5,581.27
6901	**Parcel ID:** 80-04-030-008-20; **Legal Description:** 395-C3 30-2-16 627-352 976-808 1602-483 *** COM AT CEN OF SEC, TH S 89 DEG 56' 20" W ALG E & W 1/4 L OF SD SEC 174' TO BEG, TH CONT S89D56'20" W 100 FT; TH N 0 DEG 3' 40" W AT RT ANG TO SD 1/4 L 250', TH N 89 DEG 56' 20" E PAR TO SD 1/4 L TO A PT N 0 DEG 3' 40" W FROM BEG, TH S 0 DEG 3' 40" E 250' TO BEG OF DES. *** SPLIT ON 10/17/2022 FROM 80-04-030-008-00; PER FORCLOSURE 1743-365 **Comments:** Approximately 0.58 acres. Located in the Bangor Public School District. Residential Land Use Code: 401. Approximately 100 feet of road frontage along 42nd Ave and extends ~250 feet deep. No observed structures. Flat terrain. Open grassy lot with some bushes. Small hill on the North section of the lot. There is a drainage ditch that runs along the road and the West border of the property. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $39.05	42ND AVE COVERT	$1,039.65
6902	**Parcel ID:** 80-06-280-109-00; **Legal Description:** 701-A9 10-1-15 LOTS 9 & 10 BLOCK 1 LITTLE BEAR LAKE PARK. **Comments:** Approximately 0.15 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. No observed structures. It looks like the power company recently ran lines over the middle of this lot, and may have an easement to maintain them. It has been cleared out. There are the remains of a mobile home near or on this property. There is a lot of debris around the area. That needs to be cleared out. Down a dirt two track. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 30; 21 (see key for full text) **Summer Tax Due:** $6.10	5TH AVE GRAND JUNCTION	$683.57
6903	**Parcel ID:** 80-06-280-302-00; **Legal Description:** 703-A2 10-1-15 1663-231 * LOT 2. BLOCK 3 LITTLE BEAR LAKE PARK. **Comments:** Approximately 0.08 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. No observed structures. Wooded with young and mature trees. Easily traversable. Ground slopes up from the roadside gradually. Next to a campsite. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $6.85	CR 388 GRAND JUNCTION	$700.91

6904	**Parcel ID:** 80-06-283-026-00; **Legal Description:** 730-A26 10-1-15 597-399 1144-753 LOTS 26 & 27 BLOCK 30 LITTLE BEAR LAKE PARK NO. 1. **Comments:** Approximately 0.34 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Land consists of deciduous forest and wood wetlands. LOTS 26 & 27 in Block 30 of the Little Bear Lake Park No. 1 subdivision. Plat map provided in photos for reference. Located on a "Private Drive". This is a great opportunity for an adjacent land owner to increase their property size If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $9.77	CR 388 GRAND JUNCTION	$768.57
6905	**Parcel ID:** 80-06-283-038-00; **Legal Description:** 730-A38 10-1-15 597-399 1144-753 LOTS 38 & 39 BLOCK 30 LITTLE BEAR LAKE PARK NO. 1. **Comments:** Approximately 0.21 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Land consists of deciduous forest and woody wetlands. Wet land indicators. Nice old and young trees. Level ground. Two track private road. LOTS 38 & 39 in Block 30 of the Little Bear Lake Park No. 1 subdivision. Plat map provided in photos for reference. Located on Twelfth St. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $8.18	CR 388 GRAND JUNCTION	$733.83
6906	**Parcel ID:** 80-06-283-232-00; **Legal Description:** 732-A32 1-15 LOTS 32 & 33 BLOCK 32 LITTLE BEAR LAKE PARK NO. 1. **Comments:** Approximately 0.19 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Land consists of deciduous forest and woody wetlands. Down private two track. Wet land indicators Lake Park No. 1 subdivision. Plat map provided in photos for reference. Located on Thirteenth St. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area but are not established on this portion of unimproved road. Wooded. Please do your due diligence before placing a bid. **Summer Tax Due:** $7.32	CR 388 GRAND JUNCTION	$716.68
6907	**Parcel ID:** 80-06-421-221-00; **Legal Description:** 812-A21 15-1-15 1410-942 1423-912 *** LOTS 21-22 BLOCK 12 SADDLE LAKE SUB. **Comments:** Approximately 0.14 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. Wooded. The property is located on a platted subdivision road however the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. There is legal road frontage on Geneva St in the Saddle Lake Subdivision. Plat map provided in photos for reference. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Electric and phone are in the area. Please do your due diligence before placing a bid. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $15.06	9319 51ST ST GRAND JUNCTION	$1,379.70
6908	**Parcel ID:** 80-06-421-426-00; **Legal Description:** 814-A26 15-1-15 1263-177 1397-712 1484-717 1489-725 1567-220 1756-712 *** LOT 26 BLOCK 14 SADDLE LAKE SUB. **Comments:** Approximately 0.06 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 402. No observed structures. It looks like the adjacent land owners have been taking care of the lot and have cleared it out. Open with some mature and young trees. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $7.34	50642 SYCAMORE ST GRAND JUNCTION	$1,002.03

6909	**Parcel ID:** 80-07-010-081-00; **Legal Description:** 177 10-2-17 1459-466 1535-258 1540-183 867-914 821-609 1004-922 1189-980 1389-352 1722-899 *** THAT PT OF N 1/2 N 1/2 NE 1/4 LY E OF RR EX E 908' THEREOF. **Comments:** Approximately 4.57 acres. Located in the Covert Public School District. Residential Land Use Code: 401. No observed structures but it appears there was a mobile at one time. Electric meter still hooked up but not active. There is an pump shed. Some debris were the mobile once stood. Land consists of deciduous forest, woody wetlands, and thick vegetation. Some areas are easily traversable but others get thick. Beautiful property. After a bit of clean up this lot would be a prime location for someone wanting to build in the forest. The South portion of the property runs along the Van Buren Trail. This is also a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $283.67	74425 28TH AVE COVERT	$2,350.81
6910	**Parcel ID:** 80-07-016-015-10; **Legal Description:** 291-A1 16-2-17 1378-147 1461-682 1567-792 1574-751 1620-26 1627-759 1715-634 *** S 165' OF N 495' OF SE1/4 OF SE1/4 OF SEC EXCEPT E 264' THEREOF. *** SPLIT FROM: 80-07-016-015-00 **Comments:** Approximately 3.97 acres. Located in the Covert Public School District. Residential Land Use Code: 402. Wooded. Located behind a home West of 76th St. Please note that road access to this property has not been confirmed. While it appears to be landlocked, there may be an existing easement. However, we could not find road access during visit and cannot guarantee legal access. Buyers are strongly encouraged to conduct their own due diligence before placing a bid. This parcel is best suited for an adjacent landowner who can provide or already has access. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $235.84	76TH ST COVERT	$2,530.57
6911	**Parcel ID:** 80-07-140-051-00; **Legal Description:** 709 15-2-17 759-103 770-40 1190-897 1335-261 1562-541 1755-42 1763-246 *** BEG 23 R 9.5 LKS W OF W L OF WEST ST AT PT 37 R 23 2/3 LKS N OF E & W 1/4 L, TH W 5 R 7 LKS TO PT 1.31 CH E OF W L OF E 1/2 NE 1/4, TH N TO LD DEEDED TO PACKARD BEING CEN L OF RD, TH S 59 DEG 20' E 1.54 CH, TH S TO BEG EX PCL IN SW COR 13' E & W BY 43' N & S SUBJECT TO DRIVE UNPLATTED VILLAGE OF COVERT. *** COMBINED ON 10/02/2024 WITH 80-07-140-086-00 INTO 80-07-140-051-10; FOR 2025 **Comments:** Located in the Covert Public School District. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This property is a portion of PARCEL# 80-07-140-051-10. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. The outside of the home is being well maintained and cared for. Vinyl siding looks good. Shingled roof looks fine. No major damage seen. Was unable to access all areas around the home but it appeared to be in good shape. Current resident was friendly. Poured concrete foundation looks solid where visible. There is an exterior basement entryway on the side of the home. Electric meter sill hook dup and active. There is road access along Orchard Dr as well as Orchard PL. There are open grassy sections of the land with a hand for of trees. Dirt driveway parking. Lots of potential here. We don't see properties like this very often. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $374.82	33465 ORCHARD PL COVERT	$6,203.55
6912	**Parcel ID:** 80-09-031-019-00; **Legal Description:** 458 31-1-16 674-931 991-599 NW 1/4 NE 1/4. EX N 20 R OF W 20 R THEREOF. ALSO EX N 40 R OF E 20 R OF NW 1/4 NE 1/4. 32.5 A . **Comments:** Approximately 32.57 acres. Located in the South Haven Public School District. Agricultural Land Use Code: 102. Road frontage on both County Road 380 and 69th Street. Mostly open field crop lands with a wooded section to the South West. This could be a great pick up for someone in the farming industry or a great opportunity for a new development. Plenty of space. There were wild turkeys and a few deer on first arrival. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $669.29	20675 69TH ST SOUTH HAVEN	$4,238.49

6914	**Parcel ID:** 80-11-026-003-00; **Legal Description:** 395-A 26-3-16 524-783 1681-618 1692-733 1697-532 * S 8 R OF E 17.5 R OF SW 1/4. **Comments:** Approximately 0.87 acres. Located in the Hartford Public School District. Residential Land Use Code: 402. Approximately 288 feet of road frontage along 68th Ave and extends ~132 feet deep. No observed structures although there are the remains a few old foundations. Looks like there was once a mobile and a garage here at one point in time. Looks like there is an old well on the property. Ground is dry. Slopes down a bit from West to East. Some garden beds have been built but look abandoned. Land consists of open grassy space with a handful of mature trees. Overgrown with bushes and young trees as well. Good spot to build a farm house if you want to be surrounded by farmland. Surrounding properties all had propane tanks but there was a gas line marker near by. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $126.76	61072 68TH AVE HARTFORD	$2,509.29
6915	**Parcel ID:** 80-12-014-011-00; **Legal Description:** 130 14-4-16 857-495 COM AT PT ON S SEC L 25 R E OF SW COR SEC, TH E ON SAME 62 R, TH N TO CEN OF ELY & WLY RD, TH WLY IN SAME TO PT N OF BEG, TH S TO BEG. EX W 490' THEREOF. **Comments:** Approximately 3.79 acres. Located in the Dowagiac Union School District. Residential Land Use Code: 402. No observed structures. Land consists of deciduous forest with an open grassy section on the Northeast corner. Thick vegetation in the wooded section. Traversable in areas. This is a nice secluded spot out in the country. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Summer Tax Due:** $55.10	61507 TERRITORIAL RD DECATUR	$1,605.15
6916	**Parcel ID:** 80-13-010-011-00; **Legal Description:** 124-A 10-3-15 981-170 1194-730 1331-525 1452-978 1453-509 1704-537 1733-43 *** BEG AT A PT 1721.49' N & 652' W OF SE COR OF SEC, TH S 1 DEG 45' W 140' TH E 100' TH N 1 DEG 45' E 140', TH W 100' TO BEG OF DES. **Comments:** Approximately 0.32 acres. Located in the Lawrence Public School District. Residential Land Use Code: 402. No observed structures. Open grassy lot. There is a small mobile home pad. It looks like the last owners were using the lot to grow "plants". There are 4x4 posts making an enclosure but there is a large section missing now. Old grow bags with soil sit inside the fencing. Across the street from and backs up to farmland. There is a old well with above ground pump. Electric meter has been removed and main lines pulled from box. Would be a good spot to put a mobile. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 62 (see key for full text) **Summer Tax Due:** $30.30	50207 CR 374 LAWRENCE	$1,092.89
6917	**Parcel ID:** 80-17-103-002-00; **Legal Description:** 594-C2 11-1-17 1689-130 *** UNIT 2 APPLEWOOD TERRACE CONDOMINIUMS TOGETHER WITH RIGHTS IN THE COMMON ELEMENTS AS DESCRIBED ON THE MASTER DEED RECORDED IN LIBER 1397, PAGE 876 AND ANY AMENDMENTS TO SAME. *** SPLIT ON 8 OCTOBER 2003 FROM 80-17-011-053-03 FOR 2004. **Comments:** Approximately 0.53 acres. Located in the South Haven Public School District. Residential Land Use Code: 401. This is a condo lot. No observed structures. Partially wooded with an open grassy area nearest the road. There is a small creek on the South portion of the lot. Wet land indicators. Possible association fees. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. More information on the Applewood Condominiums can be found in the Master Deed located below under related documents. **Additional Disclosures:** 41; 16; 68 (see key for full text) **Summer Tax Due:** $71.86	73073 CIDER CT SOUTH HAVEN	$901.50

6918	**Parcel ID:** 80-17-227-002-00; **Legal Description:** 619-A2 1-17 LOTS 2 & 3 BLK 7 SOUTH HAVEN SYNDICATE PARK SUB. **Comments:** Approximately 0.18 acres. Residential Land Use Code: 402. The property is located on a platted subdivision road however, the road itself has not yet been constructed, and direct access to the lot was not possible at the time of last visit. The property is underwater in Lake Michigan. There's not much you can do with this other than say you have a beachfront property. Please do your due diligence before placing a bid. Plat Map provided in the pictures for reference. **Additional Disclosures:** 8; 14 (see key for full text) **Summer Tax Due:** $98.40	ST JOSEPH AVE SOUTH HAVEN	$1,150.94
6919	**Parcel ID:** 80-18-002-017-00; **Legal Description:** 19-E 2-2-14 764-810 731-655 1213-702 1240-738 1320-179 1364-213 1580-237 1598-356/7/8/9/60 1598-470/1/2/3 BEG ON S SEC L 660' W OF S 1/4 PT, TH N PAR TO 1/4 L 667', TH W PAR TO S L OF SEC 164.50', TH S PAR TO N & S 1/4 L 667', TH E ON SEC L TO BEG. **Comments:** Approximately 2.49 acres. Located in the Bloomingdale Public School District. Residential Land Use Code: 401. Approximately 164 feet of road frontage along 28th Ave. The land consists of open grassy space around the home with a wooded section to the North. This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in poor shape from the exterior inspection only. Interior condition is unknown but visual inspection of the windows leads me to believe the interior is in poor shape as well. Broken windows. There is a very large amount of debris surrounding the home. There are also piles of debris in the woods. Propane tank still present. Electric meter is active. There was a vehicle in the gravel driveway with tags from 2024. There is also a travel trailer in the drive. Shingled roof is in decent shape but need some repairs. Vinyl siding is missing sections and needs repairs. This is a premanufactured home sitting on block foundation. Foundation has some cracking. Well. This property has potential. It will need a good clean up and debris removal but there's plenty of space and nice woods. The home will need a lot of TLC as well. If you're considering development, please contact the local planning/zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 21; 66; 6; 33 (see key for full text) **Summer Tax Due:** $493.97	37272 28TH AVE GOBLES	$11,903.85
6920	**Parcel ID:** 80-18-056-030-00; **Legal Description:** 415-A30 36-2-14 820-956 891-661 1459-162 1550-207 1687-290 *** LOT 30 OXFORD ESTATES SUB **Comments:** Approximately 0.32 acres. Located in the Paw Paw Public School District. Residential Land Use Code: 401. The land consists of open grassy space with a couple mature trees. There are ton of small trees taking over the back yard and bushes taking over the front yard. Manufactured home built in 1985. Three bedroom two bathroom. ~1323 sq ft. Unfortunately this house has been abused and vandalized by the last occupants. There is garbage and debris all throughout the home. The wood stove in the basement has been removed and ash has been dumped throughout the home. The basement area is damp and there is mold forming. There are holes all throughout the walls and graffiti. The garage is boarded up and full of garbage. Water heater still present. Could not locate electric box. Shingled roof looks ok but there is soffit and fascia damage. Vinyl siding needs some minor repairs and a good wash. Poured concrete foundation looks great. It's a shame the house was treated so poorly because there is a nice home under all the damage. There is potential here, but it is going to take a great deal of work. Be prepared for some work, and please do your due diligence before placing a bid. **Additional Disclosures:** 47; 32; 46; 21; 66 (see key for full text) **Summer Tax Due:** $688.19	34263 VAUXHILL DR PAW PAW	$8,691.27
6921	**Parcel ID:** 80-40-541-001-01; **Legal Description:** 1040 33-1-15 853-170 1254-519 1329-508 1555-238 1714-602 1743-829/30 1745-104 1746-660 *** LOT 9. ALSO W 30 FT OF LOT 1. BLOCK 10 VILLAGE OF BREEDSVILLE **Comments:** Approximately 0.32 acres. Located in the Bangor Public School District. Residential Land Use Code: 401. There is road frontage on both E Main St as well as S Pine St. The commercial building was in the process of being remodeled into what looks like a convenient store. New tile was being put down. Fresh drywall has been mudded. There is a "walk in fridge" area in the back of the main room and a small office. Wood siding is old and paint is peeling. Shingled roof looks ok but it is probably due to be replaced. The foundation is the most troubling. There is a lot of sandy deposits around the foundation on the East side. The West side is the worst. Major wash out and holes leading underneath the foundation. There aren't any major cracks but its alarming how deep the holes go. The foundation needs to be addressed before anything else should be done to the building. There is potential here but there will be some work involved. Street parking. Corner lot with high visibility. Please do your due diligence before placing a bid. **Additional Disclosures:** 34; 50 (see key for full text) **Summer Tax Due:** $394.69	10 E MAIN ST GRAND JUNCTION	$5,509.92

6922	**Parcel ID:** 80-40-541-010-00; **Legal Description:** 1048 33-1-15 527-283 979-235 1504-111 1714-602 1743-829/30 1745-104 1746-660 *** LOT 10. BLOCK 10 VILLAGE OF BREEDSVILLE. **Comments:** Approximately 0.36 acres. Located in the Bangor Public School District. Residential Land Use Code: 401. No observed structures. Land consists of partially wooded wetlands and a good chunk of dry flat ground. The South portion of the property runs along the South Branch Black River. Driveway entrance along the road leads to a flat section that looks to have been a parking area at one time. There are the metal blockades to prevent drivers from going into the wetlands. Adjacent to Lot# 6921 to the North. This property may have been the parking lot for the building on LOT#6921. This is a great opportunity for an adjacent land owner to increase their property size or could be a the location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $167.90	S PINE ST GRAND JUNCTION	$2,613.23
6923	**Parcel ID:** 80-43-040-025-00; **Legal Description:** 488 19-4-14 917-936 973-889 * LOT 21 BLOCK 2 ORIGINAL PLAT OF DECATUR **Comments:** Approximately 0.25 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple large dogs. Please use extra caution. This property has been abused. There is a lot of debris and other evidence that the home has been mistreated and will likely need many repairs. Broken side entrance. Large dog cage out front with Germen Shepard that wasn't happy I was there. Small shed behind the home with a lot of personal property and debris. The land is open with dirt and grass sections with a few trees. This property is going to require a good amount of work so please do your due diligence and be prepared before placing a bid. LOT# 6924 is adjacent to the East. **Additional Disclosures:** 21; 45; 6; 33 (see key for full text) **Summer Tax Due:** $1,120.55	303 CLARK ST DECATUR	$11,313.29
6924	**Parcel ID:** 80-43-040-026-00; **Legal Description:** 488-A 19-4-14 885-139 1196-307 1345-448 1709-416 1715-850 *** LOT 22 BLOCK 2 ORIGINAL PLAT OF DECATUR **Comments:** Approximately 0.25 acres. Located in the Decatur Public School District. Residential Land Use Code: 401. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Multiple Large dogs on the property. Multiple vehicles and other personal property. House appears to be in below average shape. Roof has a slump although the shingles don't look to old. All utilities still active. Mix of metal and wood siding could use a wash and paint job. A good amount of "stuff" is in the yard. The land consists of open grassy space with a few trees. Small gravel driveway for parking. The house will no doubt need some repairs please be prepared for some work. The house sits on the corner of Clark St and N John St. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 45; 33; 21 (see key for full text) **Summer Tax Due:** $835.64	205 N JOHN ST DECATUR	$11,545.37
6925	**Parcel ID:** 80-47-600-017-01; **Legal Description:** 1466-A 13-3-14 553-941 714-396 1089-729 1186-425 1359-711 1676-992 1720-144 *** BEG AT SE SEC COR; TH N87D49'40" W 665.32 FT; TH N20D30'09" E 761.13 FT; TH S67D42'52" E 430.41 FT ALG SLY ROW OF HWY; TH S00D00'00" W 574.92 FT TO BEG. *** ANNEXED INTO THE VILLAGE OF PAW PAW FOR 2000 TAXES PRIOR PARCEL NUMBER: 80-14-013-019-00. *** SPLIT/COMBINED ON 04/16/2021 FROM 80-47-600-021-00, 80-47-600-017-00, 80-47-600-012-00; FOR 2022 **Comments:** Approximately 7.98 acres. Located in the Paw Paw Public School District. Commercial Land Use Code: 202. Approximately 430 feet of road frontage along M-40. No observed structures. The land appears to be made up of deciduous forest and woody wetlands. There were large areas near the roadside that had standing water. There were dry sections visible but there are a lot of wet land indicators. There were many old trees that have fallen over. Lots of mature and young trees. Appears to be mostly level. Some debris along the road side. There is a very old metal fence that runs along M-40 about 20 feet into the woods. This is a great opportunity for a new development. LOT#6926 (8.26 acres) is adjacent to the West. Both lots could be combined if a larger development was needed. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 26; 41; 42 (see key for full text) **Summer Tax Due:** $1,360.31	1026 M 40 HWY PAW PAW	$10,459.70

6926	**Parcel ID:** 80-47-600-021-01; **Legal Description:** 1461-A 13-3-14 553-941 714-396 1089-729 1186-425 1359-711 1676-992 1720-144 *** COM AT SE COR; TH N87D49'40" W 665.32 FT TO BEG; TH CON N87D49'40" W 162.68 FT; TH N29D16'39" W 601.51 FT; TH N60D50'00" E 220.10 FT; TH N29D10'00" E 272.60 FT; TH S67D42'52" E 430.41 FT ALG SLY HWY ROW; TH S20D30'09" W 761.13 FT TO BEG. *** ANNEXED INTO THE VILLAGE OF PAW PAW FOR 2000 TAXES PRIOR PARCEL NUMBER: 80-14-013-019-00. *** SPLIT/COMBINED ON 04/16/2021 FROM 80-47-600-021-00, 80-47-600-017-00, 80-47-600-012-00; FOR 2022 **Comments:** Approximately 8.26 acres. Located in the Paw Paw Public School District. Commercial Land Use Code: 202. Approximately 430 feet of road frontage along M-40. No observed structures. The land appears to be made up of deciduous forest and woody wetlands. There were are portions that looked wet but there were also dry sections. Lots of mature and young trees. Mostly level ground throughout but some slight rolling hills. Some debris along the road side. There is a very old metal fence that runs along M-40 about 20 feet into the woods. This is a great opportunity for a new development. Lots of traffic and plenty of space. LOT#6925 (7.98 acres) is adjacent to the East. Both lots could be combined if a larger development was needed. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 41; 42 (see key for full text) **Summer Tax Due:** $1,454.43	1020 M 40 HWY PAW PAW	$11,144.64
6927	**Parcel ID:** 80-52-815-024-00; **Legal Description:** 1081 15-3-16 966-126 986-972-971 1132-984 BEG 16 R N OF E & W 1/4 L & 11.5 R W OF W 1/8 L OF SEC, TH W 5 R, TH N 8 R, TH E 5 R, TH S 8 R TO BEG. UNPLATTED **Comments:** Approximately 0.25 acres. Located in the Hartford Public School District. Residential Land Use Code: 401. Approximately 82 feet of road frontage along Washington St and extends ~132 feet deep. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. One story home that appears to be in overall good shape. Some very minor repairs needed on the soffit and vinyl siding but overall looks nice. The detached one-car garage appears to be in good shape as well. Chain link fenced in back yard. There were multiple dogs at the property on last visit. Vehicle in driveway. Personal property all around. Close to downtown Hartford. The land consists of open grassy space around the home with a handful of trees. This property has a lot of potential. Depending on the condition of the interior this house could be a in great shape. Please do your due diligence before placing a bid. **Additional Disclosures:** 45; 21; 33; 6 (see key for full text) **Summer Tax Due:** $873.18	142 WASHINGTON ST HARTFORD	$11,612.83
6928	**Parcel ID:** 80-54-516-004-10; **Legal Description:** 588-A1 1-2-16 821-598 822-39 969-181,817 1412-751/2 1464-420 E 70 FT OF LOT 4. BLOCK 16 ORIGINAL PLAT OF BANGOR. *** SPLIT ON 4 MAY 2006 FROM 80-54-516-004-00 FOR 2007. **Comments:** Approximately 0.27 acres. Located in the Bangor Public School District. Residential Land Use Code: 402. No observed structures. Open grassy lot with multiple trees. A bit of debris, but nothing difficult to clean up. There is a large tree that has fallen on the property. Sits between a home and a vacant lot. This is a great opportunity for an adjacent land owner to increase their property size or it could be a location for a fresh build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Please do your due diligence before placing a bid. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $38.17	230 BANGOR ST BANGOR	$887.08
6929	**Parcel ID:** 80-06-280-932-00; **Legal Description:** 709-A32 10-1-15 577-844 883-934 1217-822 LOT 32 BLOCK 9 LITTLE BEAR LAKE PARK. **Comments:** This vacant lot is approximately 0.08 acres of land. Forested. This lot fronts on an unimproved road. The road was not fully developed back when the subdivision was built. It is technically on Eighth St in the Little Bear Lake Park Subdivision. (See plat map) There is access but you have to traverse vegetation and trees. There is power in the area. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** TBA	CR 388, GRAND JUNCTION	$100.00

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is ***occupied***. Please respect the privacy of current occupants and limit any inspection to what can be ***safely observed from the road.*** Some occupants may be upset or angry and may meet contact with aggression or violence. ***Please use discretion and caution when researching this or other occupied properties.*** Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to ***adverse claims or encroachments by neighboring land owners*** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

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

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based ***solely on visual inspection*** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. The State of Michigan provides additional information about underground storage tanks. The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool: the EGLE RIDE Mapper which tracks known environmental contamination sites. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

13: A visual inspection of this parcel indicates ***potential environmental contamination.*** Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites, see the EGLE RIDE Mapper for more details. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a ***Baseline Environmental Assessment (BEA)***. Some basic information about BEAs can be found by visiting the EGLE Baseline Environmental Assessments website. All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing ***prior to the sale***.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed.** Condominiums also ***include association fees*** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should ***carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding.***

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

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these

instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyerâ€™s responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i. You may wish to consult a licensed attorney or title company to assist in this research.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

26: This parcel appears to be located within a flood plain based upon our visual inspection. However, this has not been verified through additional research. You should be aware of the possibility for flooding and should consult available groundwater and flood data prior to bidding.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property ***must*** be rehabilitated to meet local building codes ***prior to use or occupancy***. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

32: This building contains evidence of ***mold.*** Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered ***DANGEROUS.*** This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

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

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such

habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data. It is your responsibility to determine if this parcel is suitable for your desired use.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and ***should not base your valuation on the stated SEV***.

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please ***exercise caution*** if you choose to assess this property in person.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

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

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also ***include association fees*** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial

and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.

Reset Form

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

OFFICE USE ONLY

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). **The completed Affidavit 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.** 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.)	5. Purchase Price of Real Estate
☐ City ☐ Township ☐ Village	6. Seller's (Transferor) Name
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. **PIN.** This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice.	8. Buyer's (Transferee) Name and Mailing Address
	9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. **Transfers** include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.

☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☐ No	☐ Yes ☐ No	

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☐ No	

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

☐ Transfer from one spouse to the other spouse.

☐ Change in ownership solely to exclude or include a spouse.

☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).

☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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 stock.

☐ Transfer between entities under common control or among members of an affiliated group.

☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

☐ 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, as described in MCL 211.27a, specify: _____

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

Printed Name	Signature	Date

Name and title, if signer is other than the owner	Daytime Phone Number	Email 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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of $200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of $200.00.

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(6): "Except as otherwise provided in subsection (7), 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, subject to subsection (9), all of the following must 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 one of the following, as applicable:

(i) For property owned and occupied as a principal residence, $200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.

(ii)For all other property, $4000.00