Public Land Auction

Western Upper Peninsula

August 18th, 2026

Baraga, Baraga (Dnr), Dickinson, Dickinson (Dnr), Gogebic, Houghton, Houghton (Dnr), Iron, Keweenaw, Marquette, Menominee, Menominee (Dnr), and Ontonagon 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.

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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.

- Baraga
- Dickinson
- Gogebic
- Houghton
- Iron
- Keweenaw
- Marquette
- Menominee
- Ontonagon

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:

- Baraga DNR
- Dickinson DNR
- Houghton DNR
- Menominee 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.

Baraga

Lot #	Lot Information	Address	Min. Bid
703	**Parcel ID:** 003-211-005-00; **Legal Description:** SEC 11 T48N R34W E 1/2 OF NW 1/4. 80 ACRES. **Comments:** A pristine 80 acre parcel on Vedder Road near Covington. 1320' along the road x 2640' deep to the south. We placed pink survey tape at the two north corners along the road. We did not see any trails into this property from the road. Uplands parcel with a tributary of the Rock River flowing thru it north > south. When traveling east on Vedder road, when you reach the driveway for 23933 Vedder Road, you have just passed the NE corner of the parcel. A small strip of this parcel may lie north of Vedder Road. NOTE: Auction parcel(s) 704 and 705 are adjacent to this, so there is the potential to acquire almost 140 acres in this area. **Additional Disclosures:** 41; 43 (see key for full text) **Summer Tax Due:** $524.98	Vedder Road	$2,138.81
704	**Parcel ID:** 003-211-007-00; **Legal Description:** SEC 11 T48N R34W N 1/2 OF SW 1/4 OF NW 1/4 EXC N 330' OF W 264'. 18 ACRES. **Comments:** Irregularly shaped 17.87 acre parcel on the east side of Vedder Road. Wraps around behind the township cemetery and connects to an 80 acre parcel that we are selling as sale #703. Nicely rolling uplands parcel fully wooded in mixed species of varying age. We didn't see any trails into the property from the road. We placed a piece of pink survey tape on a tree near the south line of the parcel . **Summer Tax Due:** $114.60	Vedder Road	$944.04
705	**Parcel ID:** 003-211-010-00; **Legal Description:** SEC 11 T48N R34W NE 1/4 OF SW 1/4. 40 ACRES. **Comments:** A beautiful piece of Yooper land ! Square 40 acres 1320' x 1320' in size. There is an old house on the SE corner of the parcel at the road, but she's pretty well shot. Wood post footings have deteriorated to the degree that the floors and walls have all heaved and the whole mess has begun to literally come apart at the seams. The most recent date we saw on anything in here was 1997. Curiously, this building still has an active power service. We'd estimate that the south 15 or acre acres of this parcel are open and likely tillable. This parcel is adjacent to and south of auction parcel 703. **Additional Disclosures:** 34; 36; 22 (see key for full text) **Summer Tax Due:** $782.77	24360 HILLSIDE RD COVINGTON	$2,889.31
706	**Parcel ID:** 042-613-004-00; **Legal Description:** TBG-P11 4-5 13 VILLAGE OF BARAGA FOOTE'S SUBDIVISION LOTS 4 & 5 BLK 13. **Comments:** Parcel is at the end of Alston Avenue on the east (left) side. It appears that the land here drops off sharply about 20 feet straight down into a ravine. So now I guess we all know why Alston Avenue stops right there, don't we ? **Additional Disclosures:** 49 (see key for full text) **Summer Tax Due:** $34.88		$890.94
707	**Parcel ID:** 044-522-002-00; **Legal Description:** VILLAGE OF L ANSE LOT 2 BLK 22. **Comments:** Older one story home in L'Anse. There is a noticeable sway in the roof ridgeline indicating potential structural issues. Power service to the building has been dropped by the service provider. Just a FYI that the former owner of this property lives nearby, so you may want to limit your inspection to curbside. Has potential with some work.. **Additional Disclosures:** 21; 33 (see key for full text) **Summer Tax Due:** $554.78	307 E RIVER ST L ANSE	$4,558.42

Baraga DNR

Lot #	Lot Information	Address	Min. Bid
10015	**Parcel ID:** 003-015-004-00; **Legal Description:** NE1/4 of the NW1/4 **Comments:** The subject property is a vacant ~40-acre parcel that is surrounded by 4 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located south of M28 about 1.5 miles west of Nestoria MI. A railroad passes through the southern part of the subject property. Lateral Creek also flows through the northeast part of the property. Most of the property is composed mostly of poorly drained cobbly silt loam soils with 1 to 35% slopes. The southern part of the property is well drained away from Lateral Creek. The parcel is zoned within the FR â€“ Forest Resource District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Legal access to a road would likely be a requirement before a building permit would be approved. **Additional Disclosures:** 7; 42; 75; 41 (see key for full text) **Summer Tax Due:** TBA		$24,000.00
10016	**Parcel ID:** 004-112-007-00; **Legal Description:** W1/2 of the NW1/4 of the NW1/4 **Comments:** The subject property is a vacant ~20-acre parcel that is surrounded by 4 private landowners. The parcel appears to have frontage on Celotex Road about 15 miles southeast of Lâ€™Anse MI. The Celotex Road ROW appears to clip the northwestern boundary of the subject property. A survey would be needed to ensure that the subject property indeed has road access. Celotex Road is on the Baraga County Act 51 Map indicating that the road is county maintained for at least for a portion of the year. Most of the property is composed of moderately well drained cobbly silt loam soils with 0 to 35% slopes. The parcel is zoned within the Conservation/Recreation District which requires a minimum size of 20-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. **Additional Disclosures:** 42; 75 (see key for full text) **Summer Tax Due:** TBA		$16,500.00
10017	**Parcel ID:** 005-004-011-00; **Legal Description:** SE1/4 of the SE1/4 **Comments:** The subject property is a vacant ~40-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located southeast of Fence Lake Road about 5.5 miles southwest of Michigamme MI. The property has lake frontage on the Nelson Lakes north of Fence Lake. The property is composed mostly of well drained cobbly silt loam soils with slopes ranging between 0 to 35%. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Legal access to a road would likely be a requirement before a building permit would be approved. **Additional Disclosures:** 42; 75; 41; 7 (see key for full text) **Summer Tax Due:** TBA		$27,000.00
10018	**Parcel ID:** 005-167-004-00; **Legal Description:** Government Lot 2 **Comments:** The subject property is a vacant ~28.6-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located south of Tracy Lake Road on the northern shore of Ned Lake about 20 miles southwest of Michigamme MI. The property has about 1350 feet of lake frontage on Ned Lake and is composed of poorly drained muck soil with 0 to 3% slopes. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 feet to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Legal access to a road would likely be a requirement before a building permit would be approved. **Additional Disclosures:** 42; 75; 41; 7 (see key for full text) **Summer Tax Due:** TBA		$19,500.00
10019	**Parcel ID:** Part of 005-074-013-00; **Legal Description:** That part of the SW1/4 of the SE1/4 lying south of the centerline of US-41 **Comments:** The subject property is a vacant ~37.2-acre parcel that is surrounded by 3 private landowners. The parcel has frontage on the south side of US-41 east of the Imp Heights Road intersection about 1 mile west of Michigamme MI. Most of the property is composed of moderately well drained silt-loam soils with 1 to 35% slopes. There are some areas of poorly drained soils in the southern part of the property and near the highway. The parcel is zoned within the Resource and Production District which requires a minimum size of 10-acres and a width of 300 feet to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. The DNR has contacted the Spurr Township Assessor and will split the local parcel # before the public land auction. 2 parcel splits to be transferred with the sale. **Additional Disclosures:** 42; 75 (see key for full text) **Summer Tax Due:** TBA	US-41 / M-35/M-28	$24,000.00

10020	**Parcel ID:** 005-075-020-00; **Legal Description:** NE1/4 of the SW1/4 **Comments:** The subject property is a vacant ~40-acre parcel that is surrounded by 4 private landowners. The parcel does not have legal road access and is only accessible via floating the Spurr River. The property is located west of Imp Heights Road along the Spurr River about 1 mile southwest of Michigamme MI. The Spurr River flows through the center of the property and is comprised of very poorly drained ponded muck soil with 0 to 1% slopes. The northwest corner of the property does have well drained cobbly silt loam soil with 1 to 8% slopes. The parcel is zoned within the Resource Production District which requires a minimum size of 10-acres and a width of 300 feet to meet local zoning to build requirements. The subject property does meet local zoning to build as a standalone parcel based on the local zoning ordinance. Legal access to a road would likely be a requirement before a building permit would be approved. **Additional Disclosures:** 42; 7; 41; 75 (see key for full text) **Summer Tax Due:** TBA		$15,000.00

Dickinson

Lot #	Lot Information	Address	Min. Bid
2200	**Parcel ID:** 001-400-015-00; **Legal Description:** UNIT #15 STURGEON RIVER SITE CONDIMINIUM 2.56 AC M/L. **Comments:** This is a 2.5 acre parcel in the Sturgeon River site condo development in Breen Township that is just north and east of Hardwood off M-69. This is a nice, newer development with shared amenities. As with all site condos, there are deed restrictions and association fees that you will need to abide by and pay. Private roads. You'll want to investigate these things with some online searches. This is a nice, newer, clean development with underground utility. No shacks or junk around here ! **Additional Disclosures:** 16; 68 (see key for full text) **Summer Tax Due:** $180.62	W Northwoods Lane - Unit 15	$1,137.69
2201	**Parcel ID:** 002-459-005-00; **Legal Description:** LOT 5 BLOCK 9 VILLAGE OF QUINNESEC. **Comments:** Parcel fronts roughly 100' on the east side of Ledge Street, and runs about 150' deep. Wooded in younger softwoods. The street here is gravel. Power at the road. Appears to be municipal water at the road. ~0.35 Acres. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $38.20	LEDGE ST QUINNESEC	$526.15
2202	**Parcel ID:** 002-622-011-00; **Legal Description:** LOTS 11-12-13 BLK 2. PLAT OF LINCOLN'S SUBDIVISION. **Comments:** This home rests on a very nice TRIPLE corner lot in Kingsford. Lots of room for a garden, sheds or whatever crosses your mind (within reason that is). Small home has a newer roof. Shingle (cedar?) siding could use a coat of paint. Plugs infer that it has been foam insulated. The home appears to be structurally sound, but is really grubby and smelly. A few dips and weaves in the floors. The soffits and fascia need attention, and there are rotten windows and sills in places. Electric service has been dropped by the service provider **Additional Disclosures:** 66; 21 (see key for full text) **Summer Tax Due:** $705.85	632 ESKIL AVE KINGSFORD	$5,430.95
2203	**Parcel ID:** 002-802-009-00; **Legal Description:** LOT 9 & 10 BLK 2. H WITBECK CO'S 1ST ADD TO THE VILLAGE OF QUINNESEC. **Comments:** At the intersection of Lake and Menominee streets in Quinnesec. Large, level, dry open DOUBLE lot. Municipal water and natural gas are available here. ~0.35 Acres. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $33.32	1038 LAKE AVE QUINNESEC	$495.14
2204	**Parcel ID:** 003-035-026-00; **Legal Description:** SEC 35 T42N R28W NW 1/4 OF SE 1/4. 40.00 A. **Comments:** Sure an you betcha ! Raise your sights here ! Literally ! 40 acres of great camp property in northern Dickinson County just east of Felch and north off M-69 about 2 miles from Spruce. The SW 1/2 of the parcel is marshlands. There IS power here on Oman Road. Property contains an old box camper to which we do not have title. There is also some miscellaneous debris laying about. Property measures 1320' x 1320' square. County maintained gravel road. No signs of a well or any utility service on the parcel. NW corner of the parcel is at the intersection of Lucas and Oman Road, and runs east 1320' feet along the south side of the roadway. 1320' deep. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $262.44	Oman Road - Felch	$1,268.95
2205	**Parcel ID:** 004-003-024-25; **Legal Description:** NOR-51A SEC 3 T39N R29W PART OF S1/2 OF SE1/4 COM AT S1/4 COR OF SD SEC 3; TH N 00 DEG 02' 27" W ALG N-S1/4 LN 428.91 FT TO NLY R/W OF SKI VIEW RD; TH S 75 DEG 10' 05" E 480.17 FT TO WLY R/W OF ADEL WAY & POB; TH ALG WLY R/W OF ADEL WAY N 15 DEG 39' 45" E 41.75 FT; TH N 38 DEG 42' 13" W 123.88 FT; TH N 26 DEG 04' 50" W 118.23 FT; TH ALG CUL-DE-SAC TO THE RT 402.81 FT TO ELY R/W OF ADEL WAY; TH ALG ELY RW OF ADEL WAY S 26 DEG 04' 50" E 115.22 FT; TH S 38 DEG 42' 13" E 123.88 FT; TH S 15 DEG 39' 45" W 39.69 FT TO NLY R/W OF SKI VIEW RD; TH N 75 DEG10' 05" W ALG R/W 66.01 FT TO POB (AKA ADEL WAY) TOTAL PARCEL CONTS 1.16 AC M/L. 2015 SPLIT OF 004-003-024-00 ON 01/06/2015. **Comments:** Property is a road, most likely a private Road for subdivision. Road provides access to 7 parcels, one which currently has a house constructed on it. NOTE: Parcel may be subject to an easement providing access to the 7 parcels located upon this road. The property owners may retain access to use the road after the sale. Please do your research if considering bidding on this parcel as it may have little value to anyone. **Additional Disclosures:** 52; 30 (see key for full text) **Summer Tax Due:** $217.26	ROW - ADEL WAY NORWAY	$1,500.25

2206	**Parcel ID:** 004-003-025-15; **Legal Description:** NOR-3 52C SEC 3 T39N R29W PART OF THE S1/2 OF SE1/4 COM AT SE COR OF SD SEC 3; TH N 89 DEG 01' 57" W ALG S LN 40.0 FT; TH N 00 DEG 27' 31" E 32.76 FT TO NLY R/W OF SKI VIEW RD; TH N 88 DEG 59' 28" W ALG R/W 517.49 FT TO ELY R/W OF MORGENDRIVE & POB; TH N 00 DEG 37' 11" E 14.64 FT; TH N 27 DEG 42' 36" E 252.91 FT; TH ALG CUL-DE-SAC 402.63 FT TO THE ELY R/W OF MORGEN DR; TH S 27 DEG 42' 36" W 253.87 FT; TH S 00 DEG 37' 11" W 16.75 FT TO NLY R/W OF SKI VIEW RD & POB (AKA MORGEN DR) TOTAL PARCEL CONT 1.38 AC M/L. Split of 004-003-025-00 on 01/06/2015. **Comments:** Property is a road, most likely a private road for subdivision. Road provides access to 5 parcels, one which currently has a house constructed on it. NOTE: Parcel may be subject to an easement providing access to the 5 parcels located upon this road. The property owners may retain access to use the road after the sale. Please do your research if considering bidding on this parcel as it may have little value to anyone. **Additional Disclosures:** 52; 30 (see key for full text) **Summer Tax Due:** $224.62	ROW - MORGEN DRIVE NORWAY	$1,624.67
2207	**Parcel ID:** 004-003-025-20; **Legal Description:** NOR-3 52D SEC 3 T39N R29W PART OF THE S1/2 OF SE1/4 COM AT S1/4 COR OF SD SEC 3;TH S 89 DEG 01' 57" E ALG S LN 1053.17 FT; TH N 00 DEG 58' 02" E 168.26 FT TO NLY R/W OF SKI VIEW RD; TH S 75 DEG 28' 29" E 194.22 FT TO WLY R/W OF KRESEN CRT& POB; TH ALG WLY R/W N 16 DEG 11' 12" E 96.31 FT; TH N 56 DEG 45' 05" E 188.30 FT; TH N 22 DEG 28' 12" E 7.22 FT; TH ALG CULD-DE-SAC 402.60 FT TO ELY R/W OF RD; TH S 22 DEG 28' 12" W 7.22 FT; TH S 56 DEG 45' 05" W 188.30 FT; TH S 16 DEG 11' 12" W 94.39 FT TO NLY R/W OF SKI VIEW RD; TH ALG R/W N 75 DEG 28' 29" W 66.03 FT TO POB (AKA KRESEN CRT) TOTAL PARCEL CONT 1.56 AC M/L. Split of 004-003-025-00 on 01/06/2015. **Comments:** Property is a road, most likely a private road for subdivision. Road provides access to 8 parcels, one which currently has a house constructed on it. NOTE: Parcel may be subject to an easement providing access to the 8 parcels located upon this road. The property owners may retain access to use the road after the sale. Please do your research if considering bidding on this parcel as it may have little value to anyone. **Additional Disclosures:** 30; 52 (see key for full text) **Summer Tax Due:** $239.35	ROW - KRESEN COURT NORWAY	$1,721.00
2208	**Parcel ID:** 004-014-013-55; **Legal Description:** NOR TWP-14 146D-2 SEC 14 T39N R29W PART OF THE N1/2 OF THE NE1/4 COM AT THE NE COR OF SEC 14, TH S 0 DEG 00' 00" E ALG THE E LN OF SEC 14 1315.91 FT TO THE N1/16 COR, TH S 89 DEG 48' 03" W 521.33 FT, TH S 89 DEG 52'56" W 797.05 FT THE THE NE 1/16 COR & POB; TH S 89 DEG 51'00" W 669.55 FT TO THE E R/W OF E MAIN ST TH N 29 DEG 26'40" E ALG SD R/W 239.40 FT, TH S 81 DEG 49' 44" E 517.54 FT, TH S 16 DEG 32'57"E 138.93 FT TO THE POB AKA PARCEL #2. 2.35 AC M/L. **Comments:** Live long and prosper with this 2+ acre parcel at Vulcan. Has roughly 239 feet on the east side of E Main Street, and is over 500 feet deep. Lightly wooded on a paved municipal street. Level, dry lands here. **Summer Tax Due:** $117.16	E Main Street - Vulcan	$865.69
2209	**Parcel ID:** 005-507-008-25; **Legal Description:** THE W 25 FT OF LOT 8, BLK 7 SUPERVISOR'S PLAT OF VILLAGE OF SAGOLA. **Comments:** The value here is in the well, septic and land ... for whatever they're worth in present condition. Mobile has clearly been unoccupied for some time. On a quiet sidestreet in Sagola where M-69 and M-95 meet. The back door was wide open when we were there, but we couldn't close it ... because it's GONE. It does still have the tongue/hitch attached if you want to remove it from the property, however before you do that, you'll need to cut the two 3-inch trees that have grown thru it or yer not gonna get far. The inside of this unit ? Curiously the inside looks better than expected and it might have potential. Some sort of critter is piling up its prey inside tho. So you'll need to clean some .. oh and yeah ... a new back door. **Summer Tax Due:** $120.71	204 CHANNING AVE SAGOLA	$6,730.96
2210	**Parcel ID:** 051-100-353-00; **Legal Description:** LOT 54 ASSESSOR'S PLAT OF CHAPIN MINING CO'S ADDITION. **Comments:** Vinyl clad single story home in Iron Mountain. older roof has some deflections in it as if it has been patched or repaired in the past. Some distress in the soffits and fascia which could use attention. The exterior generally could use some freshening. We did not have the opportunity to inspect it in detail because it may still be occupied. Natural gas here. Small shed in yard. Foundation looks okay from curbside. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $853.94	511 QUINNESEC ST IRON MOUNTAIN	$1,645.86

2211	**Parcel ID:** 051-101-240-00; **Legal Description:** IM- 1240 LOT 12 BLOCK 5 HAMILTON & MERRYMAN'S 1STADDITION. **Comments:** This large wood frame house in Iron Mountain appears to contain FOUR apartments. Four mailboxes, four electric meters, Four numbered doors, one gas meter. There are boarded and broken windows. Needs paint. A hodgepodge of siding. However it DOES have a newer roof. We beileve some of these units are still occupied, so we were unable to investigate the interior. We will take a stab-in-the-dark kinda guess that the units are low grade, spartan rentals that have been well worn. Could be long term potential here in the right hands with proper upgrades. Inoperable vehicles and other debris in the yard. Inside probably contains other treasures. **Additional Disclosures:** 21; 33; 18; 6 (see key for full text) **Summer Tax Due:** $1,936.76	220 W F ST IRON MOUNTAIN	$5,094.18
2212	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 051-102-749-00; **Legal Description:** LOTS 1-2-3-4 BLOCK 26 PLAT OF LAWNDALE. **Comments:** This sale includes two parcels. This is a frog farm. A lillypad lounge. Calling all cat-tail ranchers ... this one is for you. Unbuildable marshlands with city taxes. You know you want it. Don't you ? The second parcel sits to the rear and has no road access. But you might be able to get there with a boat. **Additional Disclosures:** 10 (see key for full text) *(2 of 2)* **Parcel ID:** 051-102-749-02; **Legal Description:** IM- 2749B LOTS 9-10-11 BLOCK 26 PLAT OF LAWNDALE. **Summer Tax Due:** $17.38	1001 W C ST IRON MOUNTAIN; 1000 W D ST IRON MOUNTAIN	$779.38
2214	**Parcel ID:** 051-102-750-01; **Legal Description:** LOTS 3-4-5 BLOCK 27 PLAT OF LAWNDALE. **Comments:** You don't get the opportunity to often to buy authentic Michigan SWAMP LAND with city taxes ! All you cat-tail ranchers be prepared for the bidding to commence ! Barrrrrrely touches the road, but just enough that you can legally get to it. After that, bring your waders, because this in knee deep muck and all the frog legs you could eat. **Additional Disclosures:** 10 (see key for full text) **Summer Tax Due:** $8.57	Crystal Lake Boulevard	$389.22
2215	**Parcel ID:** 051-103-680-00; **Legal Description:** LOT 6 BLOCK 5 ST. CLAIR'S FIRST ADDITION PROPERTY IDENTIFIED, AS PER THE ORIGINAL PLAT OF RECORD, AS ST CLAIRS ADDITION, LOCATED IN THE NE 1/4 OF NW 1/4. SEC 31, T40N R30W. **Comments:** Estate property. Small single family home that sits a few feet below grade on a corner lot. 1BR 1 BA. Pretty spartan accommodations. She's an old timer, and has a few bobs and weaves in the structure. Partially finished basement accessed by a trap door. So small you can heat it with a flashlight. Good starter, retirement or single persons home. Low maintenance vinyl exterior. 100A breaker panel. Roof is mid-life but has some dips and weaves in it that you'll want to look at before the next four-foot snowfall. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $865.06	501 E D ST IRON MOUNTAIN	$4,219.30
2216	**Parcel ID:** 051-104-862-00; **Legal Description:** LOT 25 PLAT OF HILLSIDE TERRACE ESTATES. **Comments:** This is an OCCUPIED single family home in a very nice neighborhood in Iron Mountain. This is a fairly new home and has a great looking roof and exterior. 2 car attached garage. natural gas forced air heat. Because the property was still occupied at the time of our visit in early June, we could not view the interior. But we suspect it is well maintained and won't take too much to make (or keep) it functional to a high standard. Views of lake Antoine. Located directly north of Millie Hill in a great modern subdivision full of nice newer homes. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $3,511.34	1502 S GRANT ST IRON MOUNTAIN	$10,922.00
2217	**Parcel ID:** 053-242-006-00; **Legal Description:** NC-P13 577 578 E1/2 OF LOT 5 & ALL OF LOTS 6 & 7, BLK 2VILLAGE OF FREDERICKTON. **Comments:** We aren't quite sure if this one is still occupied or not, Small wood frame home and one car detached garage at the alley on a LARGE parcel (2.5 platted lots) in Norway. The house and garage have indications of being loaded with debris, but that isn't by itself enough to determine if it is still occupied. Roof is cupped and has missing shingles. Debris around yard as well and visible through windows. Neighbor reports infrequent occupancy, so we don't really know the condition of the inside. Likely mid-century construction. Appears to be free of significant issues, but will need to be emptied and thoroughly cleaned and probably resurfaced. **Additional Disclosures:** 21; 33 (see key for full text) **Summer Tax Due:** $907.86	807 CHESTNUT ST NORWAY	$3,943.07

2218	**Parcel ID:** 053-590-026-00; **Legal Description:** LOT 26 PLAT OF NORWAY HEIGHTS. **Comments:** Small bungalow style home in a quiet neighborhood in Norway. This home is OCCUPIED, so we were unable to review it in detail. Shingle roof is fairly new and looks good. Exterior needs paint. One car detached garage. Looks to be a little dirty and will likely need a thorough cleaning and resurfacing. Some animal damage around the front door. **Additional Disclosures:** 33; 21; 6 (see key for full text) **Summer Tax Due:** $716.24	540 15TH AVE NORWAY	$2,644.90
2219	**Parcel ID:** 053-590-034-00; **Legal Description:** NC-P24 1320 LOT 34 PLAT OF NORWAY HEIGHTS. **Comments:** 1.5 story wood frame home on a corner lot in Norway. Jansen @ 15th Avenue. RB&B plywood siding. Old timer of a place that might be built on wood pier footings. Roof is mid life. Front porch ceiling is delaminating in places. There is potential here, but this is a fairly low grade structure. Has been vacant about 3 years. There is incomplete construction everywhere here. No discernable kitchen or bathroom. This is a half rehabbed house shell. **Additional Disclosures:** 50 (see key for full text) **Summer Tax Due:** $521.57	557 15TH AVE NORWAY	$1,696.90

Dickinson DNR

Lot #	Lot Information	Address	Min. Bid
10045	**Parcel ID:** 003-225-007-00; **Legal Description:** NE1/4 of the SW1/4 **Comments:** The subject property is ~40 acres in size and is located northwest of the Leeman Road and Pipeline/Pirlot Road intersection about 5.5 miles west of Ralph MI. The property does not have legal road access to Leeman Road. Pipeline/Pirlot Roads are not county maintained per the Act 51 map. The subject property is surrounded by three private landowners and is zoned within the RP â€“ Exclusive Resource/AG District which requires a minimum of 1-acre and 150 ft. of width to meet local zoning to build. The subject property would likely require legal road access to get a local building permit. Interested buyers are encouraged to contact Felch Township regarding zoning inquiries. Most of the property is comprised of muck or ponded muck soil. There are some areas of well drained fine sandy loam soil with 0 to 6% slopes in the SW and SE corners of the parcel. There is a small pond with a creek located in the southern part of the property. **Additional Disclosures:** 75; 41; 42; 7 (see key for full text) **Summer Tax Due:** TBA		$33,000.00
10046	**Parcel ID:** 005-218-006-00 005-218-002-00; **Legal Description:** NW1/4 of the NW1/4 AND a strip of land in SW1/4 of the NW1/4 100 ft wide off the N side. **Comments:** The subject property is ~40.3 acres in size and is located northwest of the Adams Lane and Newberg Road intersection adjacent to the Marquette County line about 13 miles north of Sagola MI. The property has frontage on the southern part of Crescent Pond and does not have legal road access. A large part of the subject property is comprised of Crescent Pond and only about 23.5 acres is above water. The subject property is surrounded by three private landowners and is zoned within the RP â€“ Resource / Agriculture Production District which requires a minimum of 40000 sq. foot (0.92-acre) and 150 ft. of width to meet local zoning to build. The subject property would likely require legal road access to get a local building permit. Interested buyers are encouraged to contact Sagola Township regarding zoning inquiries. The usable property is comprised of well drained fine sandy loam soil with 0 to 35% slopes. **Additional Disclosures:** 75; 7; 41; 42 (see key for full text) **Summer Tax Due:** TBA		$33,500.00
10047	**Parcel ID:** 005-124-008-00; **Legal Description:** NW1/4 of the NW1/4 **Comments:** The subject property is ~40 acres in size and is located northwest of the Solberg Lake Road and M69 intersection about 19 miles north of Iron Mountain MI. The North Branch Sturgeon River flows through the center of the property. There are logging roads that lead to the property from Solberg Lake Road but these are not county maintained per the Act 51 map. As a result the subject property does not have legal road access. The subject property is surrounded by three private landowners and is zoned within the RP â€“ Resource / Agriculture Production District which requires a minimum of 40000 sq. foot (0.92-acre) and 150 ft. of width to meet local zoning to build. Lyme Great Lakes Timberlands is the adjacent landowner to the south. The subject property would likely require legal road access to get a local building permit. Interested buyers are encouraged to contact Sagola Township regarding zoning inquiries. Most of the subject is comprised of poorly drained mucky sandy loam soil with 0 to 2% slopes. There are some areas of well drained sandy loam soil with 0 to 18% slopes in the eastern and NW parts of the property. **Additional Disclosures:** 41; 42; 7; 75 (see key for full text) **Summer Tax Due:** TBA		$33,000.00
10048	**Parcel ID:** 005-126-011-00; **Legal Description:** NW1/4 of the NW1/4 **Comments:** The subject property is ~40 acres in size and is located about 1.5 miles northeast of the M95 and M69 intersection about 16 miles north of Iron Mountain MI. The North Branch Sturgeon River flows through the center of the property. There are logging roads that lead to the property from the west via M69 but these are not county maintained per the Act 51 map. As a result the subject property does not have legal road access. The subject property is surrounded by three private landowners and is zoned within the RP â€“ Resource / Agriculture Production District which requires a minimum of 40000 sq. foot (0.92-acre) and 150 ft. of width to meet local zoning to build. Lyme Great Lakes Timberlands and Verdant Timber Michigan LLC surround the north eastern and westerly borders of the property. The subject property would likely require legal road access to get a local building permit. Interested buyers are encouraged to contact Sagola Township regarding zoning inquiries. The area is mostly comprised of well drained sandy loam soil with rock outcropping. There are some areas of poorly drained mucky sandy loam soil near the river. **Additional Disclosures:** 75; 7; 41; 42 (see key for full text) **Summer Tax Due:** TBA		$33,000.00

Gogebic

Lot #	Lot Information	Address	Min. Bid
2400	**Parcel ID:** 01-06-000-400; **Legal Description:** SEC. 10 T45N R45W LOTS 1 & 2 COM AT SW COR OF GOV'T LOT 6, TH E ON SEC LN TO SHORE OF CHANEY LAKE, TH NLY ALG LAKE WHERE LN INTER E & W LN TH N 200', TH W TO E & W LN, TH S 200' TO POB. **Comments:** Waterfront parcel on Chaney Lake near the Wisconsin border. Old topographical maps suggest there is (or was !) a structure here at one time. There is a trail that leads into this area from a small gap in the guard rail on Chaney Lake Road, however this trail crosses other property and we aren't sure if there is a "legal" access to this property in the chain-of-title. There is no access included in documents as far back as 1977. So there may or may not be any way to get to this property, or to get utility service here. There *is* an informal trail that leads along the lakeshore to parcels located to the north of here, but that private road also is not noted in the title documents here. There are also wetlands indicators in this area. ~0.96 acres. 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. This parcel has no apparent legal access other than by water. **Additional Disclosures:** 7; 41 (see key for full text) **Summer Tax Due:** $340.07	LAKESHORE DR WAKEFIELD MI	$2,339.43
2401	**Parcel ID:** 01-06-001-600; **Legal Description:** SEC. 10 T45N R45W PRT OF GL6; COM AT NW COR OF SD GOV'T LOT 6; TH E 745.20 FT; TH S10 DEG E 383 FT TO POB; TH S10 DEG E 100 FT M OR L TO LK SH; TH E'LY ALG SH 100 FT M OR L; TH N10 DEG W 100 FT M OR L; TH S80 DEG W 100 FT TO POB. A/K/A LOT 14 OF PROPOSED PLAT GL6. 306/011 427/747. **Comments:** 100' waterfront parcel in Chaney Lake. 100' x 100' in size according to maps. There is a private shared trail that comes into this parcel from the north which you can identify by the sign "N5782 to 5790" at the road. When you are partially to the lake, you'll notice an overgrown drive that leads to the south (veer right) ... that's the way to this parcel. However when we visited we found that last winters ice storms deposited a pretty little pile of shoulder deep brush all over this trail for a distance of 50 feet or more making it impassable. So you'll either need a helicopter, some muck boots or a machete' to get eyes on this one until that trail is cleaned up. There is an older cottage here that is of no real value as it (and the boat house as well) have collapsed under snow load and need to be replaced. ~0.23 acres. PLEASE NOTE: The picture provided of the cottage is outdated from July 2025. We cannot verify the current condition or existence of this structure. 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:** 36 (see key for full text) **Summer Tax Due:** $543.88	CHANEY LAKE RD WAKEFIELD MI	$2,346.29
2402	**Parcel ID:** 01-22-102-500; **Legal Description:** SEC. 21 T47N R46W COM 33 FT W OF SE COR OF NE 1/4-SW 1/4, W 417 FT N 104.3 FT, E 417.41 FT, S 104.3 FT TO POB. 1.00 A. **Comments:** Mid-century bungalow style home on one acre in rural Bessemer Township. Parcel fronts ~104' on the west side of Barber Road and runs ~417' feet deep. ~1 acre. Level, open, dry lands adjacent to pasture. This home comes with appliances; there is a fridge in the back yard and a range out front. Plenty of clutter to remove here, but the home underneath it certainly has potential once cleared. It is decor-challenged, but solid and square. There is some water in the basement from the sump pump not having power, but that will clear when you get the juice turned back on. Hardboard siding could be asbestos content type. Modern mechanicals. 2BR plus a walk-thru and 1BA. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $820.96	N9805 BARBER RD BESSEMER MI	$3,716.92
2403	**Parcel ID:** 01-56-202-200; **Legal Description:** SEC. 14 T47N R46W MAP NO. TBE-P15 22 2 VILLAGE OF ANVIL; LOT 22, BLK 2. 343/716 497/068 632/822 648/210 670/914. **Comments:** This property is a vacant lot measuring ~0.14 acres. This property is located on an unimproved road with unknown access. The plat map is provided in the pictures to show the unimproved Rd Amelia St. 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:** $15.35	(Unimproved) Amelia Street	$406.81
2404	**Parcel ID:** 03-00-148-700; **Legal Description:** SEC. 33 T48N R46W MAP NO. 301B SOUTH 360 FT OF EAST 360 FT OF NE1/4 OF SW1/4. 2.97 ACRES M OR L. 322/27 451/554. **Comments:** Parcel is roughly 360' square. It does not have any frontage on an improved road. Legal access rights are not clear. You will want to investigate. Fronts on the Black River on the north line, and the Soo Line RR r/o/w bisects the property in the bottom half. Level, wooded uplands. **Additional Disclosures:** 30; 7; 41 (see key for full text) **Summer Tax Due:** $84.41	(Off) N11320 BLACK RIVER RD IRONWOOD MI	$1,094.96

2405	**Parcel ID:** 03-08-000-400; **Legal Description:** SEC. 02 T47N R47W LOT 69. WEST 59.61 FT; THENCE NORTH 278.2 FT; THENCE EAST 59.3 FT AND SOUTH 278.2 FT OF LOT 69 OF IRONWOOD HOMESTEADS. **Comments:** Older 1.5 story wood frame home and one-half of the garage to the front (shared with neighbor). Cedar shake upper and vinyl sided lower floors. Roof looks really shady with cupped and missing shingle everywhere. There is extensive rot in exterior surfaces including sills and window frame, soffits and the eastern entry door is bowed out several inches. Inside the property is littered wall-to-wall with garbage. Not deep, but stanky. She's a dirty, dirty girl. The basic structure here is straight and solid, but it needs a thorough cleaning out and cleaning up, and then you can get to business on repairs. This home is smaller in feel than it feels on the outside. Fuel oil forced air heat with wood supplement, but natural gas is available at the roadside. Property is 59' x 278' in size. Parcel has a Shared Garage Agreement (Liber 679 Page 906-907) with the adjacent land owner which is attached below in the 'Related Documents' section for reference. **Additional Disclosures:** 66; 5; 21 (see key for full text) **Summer Tax Due:** $390.34	E5116 SUNSET IRONWOOD MI	$6,269.82
2406	**Parcel ID:** 04-45-600-500; **Legal Description:** SEC. 16 T46N R43W LOT 7 BLK 12 OF C S CURTIS ADDITION TO VILLAGE OF MARENISCO SUB OF BLKS A & B. **Comments:** Located across the street and just north of Dutchs Bar. ~11,000 square foot level open lot. ~0.41 acres. 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:** 23 (see key for full text) **Summer Tax Due:** $22.16	FAIR AVE MARENISCO MI	$734.98
2407	**Parcel ID:** 04-52-200-200; **Legal Description:** SEC. 16 T46N R43W MAP NO. 2 N LOT 2, BLOCK N OF REPLAT OF BLOCKS D-E-F-G-H-I-K OF MARENISCO. **Comments:** Vacant parcel fronts on both Main Street (west) and Hall Street (east) We sold the house to the north of this in the last year or two and we wonder if the septic system for that house isn't on THIS parcel. ~0.41 acres. 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:** 39; 23 (see key for full text) **Summer Tax Due:** $30.00	MAIN ST MARENISCO MI	$775.80
2408	**Parcel ID:** 05-01-900-400; **Legal Description:** SEC. 19 T47N R44W WEST 3 ACRES OF FRL SW1/4 OF SW1/4 LYING NORTH OF HWY. 3 a +/- **Comments:** Parcel is a few miles east of Wakefield, on the north side of US 2. Sits about ten feet above road grade on the north side of the road. 400' more or less on the highway.. Gently rolling wooded property. We did not see any trails or drives into this parcel, but there is one on the property to the east that accesses the powerline easement and there is a collapsed camper and abandoned vehicle here ... we don't THINK they're on this parcel, but they're near. We ain't surveyors ya know .... 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:** 30; 21 (see key for full text) **Summer Tax Due:** $10.76	US HWY-2 WAKEFIELD MI	$662.78
2409	**Parcel ID:** 06-36-000-601; **Legal Description:** SEC 10 T45N R41W PRT OF SW1/4 OF SW1/4; COM AT SW COR OF SEC 10; TH S88 DEG 59'19"E 918.52 FT; TH N00 DEG 05'13"E 97.32 FT & POB; TH N00 DEG 05'13"E 565.49 FT; TH N88 DEG 59'19"W 154.83 FT; TH S00 DEG 05'13"W 560.28 FT; TH S87 DEG 03'45"E 155 FT TO POB. 2 ACRES M OR L (A/K/A PARCEL B). **Comments:** Approximately 2-acre property with a collapsing cabin. The structure is in very poor condition, with visible roof failure and significant exterior deterioration. The interior was not inspected, and its condition is unknown but is presumed to be poor. Significant portions of the land are indicated to be wet per GIS mapping. Buyers should perform their own due diligence and thoroughly research the property before placing a bid. **Additional Disclosures:** 33; 5; 41 (see key for full text) **Summer Tax Due:** $640.14	19150 MILLER RD WATERSMEET MI	$3,429.21

2410	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 51-05-504-000; **Legal Description:** SEC. 00 TN RW MAP NO. PK-40 HILL ADDITION LOT 13, BLK 4. **Comments:** Sale includes two parcels, so you'll get two tax bills :). Mid century ranch on a double corner lot on the south side of Bessemer. Two very dead trees in the front need to go. Side lot contains a two car detached garage full of debris, and a couple of small piles near that garage also. The house has a three car attached garage that is also LOADED to the degree that you car barely see the Crown Vic Police Special buried under everything. The house is a very well built mid-century unit with classic paneled walls and birch kitchen. Once cleared out, this is likely to be a GREAT little place with minimal effort. Note that the clutter in this house is just "stuff", and not the stinky nasty food trash garbage we find in many places. You're going to fill up two, maybe three 30 yard dumpsters here Roof is mid-life but shows no sign of leaking. Siding could use some paint, but we didn't see rot. Basement is cluttered but clean and dry. Modern mechanicals. Wood add-on heat. This could be a solid little home for a lucky buyer. **Additional Disclosures:** 21 (see key for full text) *(2 of 2)* **Parcel ID:** 51-05-504-100; **Legal Description:** SEC. 00 TN RW MAP NO. PK-40A HILL ADDITION LOT 14, BLK 4. **Summer Tax Due:** $1,069.86	1801 HADLEY ST BESSEMER MI; HADLEY ST BESSEMER MI	$7,994.38
2412	**Parcel ID:** 51-16-500-900; **Legal Description:** SEC. 15 T47N R46W PART OF NE1/4 OF NW1/4; BEG 841.72 FT S OF NE COR OF SUB; TH S69 DEG 01'W 102.72 FT; TH S20 DEG 59'E 261 FT TO E LN; TH N 279.28 FT TO POB. 0.30 AC M OR L. **Comments:** The value here is in the land and infrastructure. Triangular parcel of land on the east side of Osmose Road near the old Tilden Mine location. Old mobile here that has burned. Not a rational candidate for repair, but it still has the tongue and hitch to make removal a little easier !~0.30 acres, with most of the land to the south (right side) of the trailer. 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:** 11 (see key for full text) **Summer Tax Due:** $80.35	609 OSMOSE RD BESSEMER MI	$2,418.37
2416	**Parcel ID:** 52-22-260-170; **Legal Description:** LOT 13 BLOCK 2 AYER & LONGYEAR ADD. **Comments:** This is a pretty solid older two story wood frame home near downtown Ironwood. We found heaved floors on the main and upper levels, but no apparent roof leaks which is an indicator of frozen plumbing. We see deflection in the foundation wall on the north/left side. 2 BR 1 BA up, 1/2 BA down. This is a pretty solid place that could be okay with a little work. Some curled and cupped roof shingle near the edges, but we didn't see any real signs of leakage indoors. Old asphalt shingle siding. **Additional Disclosures:** 34; 35; 21 (see key for full text) **Summer Tax Due:** $983.13	134 S MANSFIELD ST IRONWOOD	$4,243.31
2417	**Parcel ID:** 52-22-427-030; **Legal Description:** LOT 15, BLOCK 3 CURRY ADDITION. **Comments:** 1.5 story wood frame home in Ironwood. Porches are sagging and there is rotten structural repair work to do in numerous spots on the exterior. Steel roof was not done well, and it looks like the ice and wind has played havoc with it in places. Inside the home has the original (painted) trim remaining, and is of the 4-square design on the main floor. 4 BR 1 BA up. Some leaded glass windows and hardwood floors with odd random small patches we can't explain. Upper floor has a good amount of dog dung about. Detached 1.5 car garage to rear and a paved shared driveway with the neighbor to the west. **Additional Disclosures:** 63; 21; 22 (see key for full text) **Summer Tax Due:** $913.54	634 HURON ST IRONWOOD	$3,578.64
2419	**Parcel ID:** 52-27-185-070; **Legal Description:** LOT 8 BLOCK 3 HOVEY ADDITION. **Comments:** Wood frame home wrapped in Asphalt shingle siding and a steel roof. Some upgraded thermal pane windows showing signs of decay from lack of maintenance. At the end of a cul-de-sac at the very bottom end of Ironwood City. Large storage/shop building has two large overhead doors. House has collapsing foundation walls on the west side. Inside, we noticed an RV model chemical toilet in use, which infers a problem (or disconnection of) water or sewer systems. No "real" bathroom other than a discombobulated toilet tucked under a stairway. Second floor is one large room. Appears to be at least municipal water here at the street. 2BR on main floor. Substantial "man stuff", vehicles, scrap in the yard and buildings to dispose of. **Additional Disclosures:** 34; 21 (see key for full text) **Summer Tax Due:** $533.41	801 SPRUCE ST IRONWOOD MI	$2,633.88

2420	**Parcel ID:** 53-00-101-700; **Legal Description:** SEC. 16 T47N R45W ORIGINAL PLAT; WEST 35 FT OF SOUTH 56.90 FT OF LOT 4; SOUTH 63 FT OF W1/2 OF LOT 5; SOUTH 56.90 FT OF E1/2 OF LOT 5 & SOUTH 46 FT OF LOT 6; BLK 3. **Comments:** High visibility corner parcel at Sunday Lake and Nunnemacher Streets in Wakefield. Irregular in shape ... about 1/4 acre ! 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. **Summer Tax Due:** $138.64	516 SUNDAY LAKE ST WAKEFIELD MI	$6,310.91
2422	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 53-12-500-400; **Legal Description:** SEC. 16 T47N R45W MAP NO. Y5 E.F.W. NEIDHOLD ADDITION; ASSESSOR'S PLAT NO. 19; LOTS 7 & 8. 307/062 524/10 **Comments:** This is a property that was LOOOOAAADED with debris. The City of Wakefield has cleaned up the majority of the mess, and now the property is available for repurposing. There is still some minor debris here to clean up, but for the most part the surface is cleared. We do see some junk to the rear which may or may not be on these parcels ... photos just for reference. There may be some debris buried as well. Just a FYI. 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. *(2 of 2)* **Parcel ID:** 53-12-500-500; **Legal Description:** SEC. 16 T47N R45W MAP NO. Y6 E.F.W. NEIDHOLD ADDITION; ASSESSOR'S PLAT NO. 19; LOTS 9, 10 & 11. 520/546 **Summer Tax Due:** $167.32	CHANEY LAKE RD WAKEFIELD MI; 1306 CHANEY LAKE RD WAKEFIELD	$2,098.31
2424	**Parcel ID:** 53-14-503-100; **Legal Description:** SEC. 18 T47N R45W MAP NO. ZZ-26 PLYMOUTH PLAT; LOT 38. 306/442 460/778 491/361 674/955 **Comments:** Parcel is about 8800 square feet. Located on the north side of North Street at Plymouth location. Densely wooded on a paved county road. 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. **Summer Tax Due:** $22.06	PLYMOUTH RD WAKEFIELD	$713.35
2425	**Parcel ID:** 53-22-004-600; **Legal Description:** SEC. 15 T47N R45W E1/2 OF E1/2 OF SE1/4 OF SW1/4. 10 ACRES M OR L **Comments:** Parcel measures 330' (e>w) x 1320' (n>s). It is almost entirely marshlands. The only parts that is somewhat firm is at the small point where it actually touches Old US2 (Charles Street) and that part is probably within the r/o/w and can't be improved. So whatcha got here is a frog farm. A cat-tail ranch. A lillipad lounge. 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:** 10; 30; 7 (see key for full text) **Summer Tax Due:** $322.92	OLD US HWY-2 WAKEFIELD MI	$1,983.83

Houghton

Lot #	Lot Information	Address	Min. Bid
2800	**Parcel ID:** 001-600-015-00; **Legal Description:** LOT 15 ASSESSOR'S PLAT OF BROOKLYN **Comments:** This property appears to still be very much under the supervision of the former owner, and we would exercise caution when viewing this property to avoid any encounters. Treat this as OCCUPIED. We did not investigate the interior, as we sensed movement inside. Two story wood frame house with attached two car garage at the Brooklyn location. There is a yard full of "man stuff" to dispose of here after the former owner has taken what he wants. . The structures appear to be generally straight, but there is a ton of cosmetic work to do here after a thorough clean up. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $858.51	44362 SIXTEENTH AVE BROOKLYN	$7,913.73
2801	**Parcel ID:** 002-380-018-00; **Legal Description:** CZ-18 LOT 18 NEWTOWN LOCATION PLAT. **Comments:** On the outskirts of Calumet. Updated 1.5 story home with considerable potential. The west side of the house has roof issues and there is ceiling down over the side addition that has dumped drywall and insulation into the main floor bath. Full basement under the main part of the home, that is solid and straight. Modern (but not "new") forced air heat. Last occupancy here seems to be maybe 20 years ago based on dated materials found inside. Nice back yard with an old shed that has skunks residing in (or under) it according to the neighbor. Forced air furnace is fueled by oil, tho there is natural gas available in the neighborhood. Home has much potential. Clean it out, clean it up and you've got a solid start. **Additional Disclosures:** 5; 21 (see key for full text) **Summer Tax Due:** $498.71	25652 OLD DAM ST CALUMET	$2,947.66
2802	**Parcel ID:** 002-380-033-00; **Legal Description:** CZ-33 LOT 33 NEWTOWN LOCATION PLAT. **Comments:** Just outside Calumet to the south in Newtown. Two story wood frame house with a 1.5 car garage to the side. Treat this as OCCUPIED. This property is still under the supervision of the former owner, who still has personal property on the site to remove. The interior of the buildings are cluttered and will require it to be emptied out before you can really get a good understanding of its condition. We see maple floors and some original trim worth restoring. The roof and siding are tattered, and the electrical service appears old. A few newer windows in places. The house seems generally straight and solid, but needs a thorough clean-out, cleaning and updating of mechanicals. **Additional Disclosures:** 6; 21 (see key for full text) **Summer Tax Due:** $1,190.17	25686 TEMPLE ST CALUMET	$5,779.84
2804	**Parcel ID:** 005-179-019-00; **Legal Description:** SEC 29 T52N R36W PART OF E 1/2 OF SE 1/4 D/F, COM AT A PIPE IN C/L OF CO RD WH IS SE COR OF SEC 29, TH N 1245.15', TH W 1334.08' TO A ROD IN S R/W OF HWY M-26 AND W R/W LINE OF PIKE LAKE RD WH IS POB, TH ALONG W R/W OF PIKE LAKE RD ON A CURVE TO THE RIGHT, LONG CHORD BEARING S 54 DEG 14' 54" E 161.10' TO A ROD IN W R/W LINE OF PIKE LAKE RD, TH S 65 DEG 45' 14" E 91.65' ALONG W R/W OF PIKE LAKE RD TH S 48 DEG 32' 46' W 333.25'; TH N 2 DEG 7' 3" W 333.02' TO A ROD IN S R/W LINE OF HWY M-26; TH ALONG S R/W LINE ONA CURVE TO RIGHT WITH A LONG CHORD BEARING N 66 DEG 7' 36" R 31.50' TO POB 1.07 ACRES FIRE NUMBER 528 **Comments:** At one time, this was likely a retail or commercial shop with an owners quarters. Located on M-26 at the intersection with Pike Lake Road at Toivola. The building has been vacant for some time, and the most recent address we saw on anything inside was 2012. The "roof" doesn't look too bad, but the soffits and roof edges are in an advanced state of decay, especially on the east side away from the highway. There are scattered roof leaks around the interior. Inside, the property has some original trim including a nice banister and what appear to be maple floors. This building has good bones, but needs attention to save it. We assume most of the mechanicals need to be reworked, however the electric service is modern and of healthy capacity. Located on a ~1.26 acre corner lot on a busy state highway. The property is loaded with rummage sale grade property that will need to be cleared before you can assess the condition of the property fully. **Additional Disclosures:** 5; 21 (see key for full text) **Summer Tax Due:** $741.18	31241 PIKE LAKE RD TOIVOLA	$4,280.04
2805	**Parcel ID:** 006-211-001-00; **Legal Description:** FB-11-1 LOTS 1 TO 3 INCL BLK 11 PLAT OF CONCORD CITY. **Comments:** This property is a ~0.38 acre vacant lot. There is no known legal access to this property, we were unable to access this, so information is limited and should be thoroughly researched before bidding. 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:** 7 (see key for full text) **Summer Tax Due:** $36.02		$1,103.91

2806	**Parcel ID:** 006-252-004-00; **Legal Description:** LOTS 4-12 BLK 2 1ST ADD TO CONCORD CITY. **Comments:** 9 lots, ~0.81 acres. On CR F-22 (aka No 9 Road) at Paavola. Looks like decent uplands. County gravel road. 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. **Summer Tax Due:** $33.48	NO 9 RD	$1,070.85
2807	**Parcel ID:** 008-064-047-00; **Legal Description:** SEC 14 T49N R36W TRT 189; PRT OF N 1/2; COM @ A PT ON S LN OF N 1/2 OF SEC 14 WH IS 1180' E'LY FROM SW COR OF SD N 1/2 SEC; TH N'LY PERP TO SD S LN 1740' TO POB; TH N'LY PERP TO SD S LN 440'; TH W'LY PARA W SD S LN 1176.34' TO W LN OF SD N 1/2; TH S'LY ALG SD W LN 440' M/L TO POI OF SD W LN W/ LN THRU POB WH IS PARA W S LN OFN 1/2 OF SEC 14; TH E'LY 1177.08' TO POB11.89 AC M/L TRACT # 189 **Comments:** The Silver River Reserve is thousands of acres. This parcel is 11+ acre tract in southern Houghton County. The roads are private and association maintained for which there are nominal fees. See the Silver River Reserve website link for full details on the development. This is a very remote area, and there is no power to these parcels. If anyone has ever told you to "get lost", this is the place they were talking about. ~11.89 acres, tract 189. 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:** 43; 16 (see key for full text) **Summer Tax Due:** $190.22	ORANGE RD #189	$1,265.31
2808	**Parcel ID:** 009-027-010-01; **Legal Description:** SEC 27 T55N R33W NE1/4 OF SW1/4 N OF RW OF H & C RR EXC R/W OF MR RR & CH RR N 1/2 OF RW OH H& C RR EXC R/W OF MR RR OF CCR 9 ACRES **Comments:** This parcel is located just east of Hancock on M-26. It is triangular in shape and contains about 9 acres. It has very steep topography. You enter the parcel from the east corner, where it meets the ORV trail. There is an address marker ("49535") there marking it. 4WD is best here because of the steep grade and condition of the trail. We are not certain if the trail and structures here are on this parcel or not. Might require a survey to be certain of boundaries. The parcel is ~1000' feet along the road and ~400' deep at the west end. There is a small A-frame structure in this area that is about 8'x15' in size that had 2 wood frame Yurts attached. We saw plumbing fixtures and a makeshift kitchen, so there is (or was) some sort of wastewater system here. Access to this is from the left branch of the trail that comes up from the highway, but this access has been washed out. You now need to travel over adjoining property to get here by vehicle. You may want to research the lay of the land here before assuming access or what is on it. **Additional Disclosures:** 21; 49 (see key for full text) **Summer Tax Due:** $1,259.04	49535 HWY M26 HWY HANCOCK	$6,458.10
2809	**Parcel ID:** 009-260-041-00; **Legal Description:** 0F-41 LOT 41 PLAT OF TAMARACK HILLS SUBDIVISION (SURFACE ONLY). **Comments:** Older single-wide mobile on platted lot west of Calumet at the Tamarack location. This one has had some tough use. Last occupancy about 2023. The floors are weak in areas and have been laid over with plywood and chipboard in places inferring past issue with either frozen plumbing or just structural weakness. We saw one roof leak, but there may be some others. The value here is in the land and infrastructure. Natural gas and municipal water are here. Three inoperable vehicles and a motorhome adorn the yard along with various ornamentation. Maybe haul it all away and start over ? Lot is ~0.12 acres. **Additional Disclosures:** 35; 5; 21 (see key for full text) **Summer Tax Due:** $77.63	25024 OAK ST CALUMET	$1,715.75
2811	**Parcel ID:** 052-186-075-00; **Legal Description:** HT8-36-48A SEC 36 T55N R34W A PARCEL OF LAND SITUATED IN THE TWP OF PORTAGE D/F, COMMENCING AT THE 1/4 SEC POST ON THE S LINE OF SEC 36-55-34, TH E ON SAID SEC LINE 467' TO THE W LINE OF SECOND ST, TH N & AT RIGHT ANGLES TO SAID SEC LINE 375 1/2' TO THE SE CORNER OF LOT 7 IN BLK 5 POB, TH NLY ON SAID W LINE OF SECOND ST 50', TH WLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 125' TH SLY 50', TH ELY 125' TO POB KNOWN AS LOT 7, BLOCK 5. .14 A. M/L **Comments:** Vacant parcel measures ~50' along the west side of Diamond Street and runs ~125' deep. Would make a nice yard addition for one of the neighbors ! May not be large enough to meet zoning for construction on its own. Densely wooded uplands. On paved city street with municipal water and sewer service and natural gas available. 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. **Summer Tax Due:** $212.61	1206 DIAMOND STREET HOUGHTON	$1,747.61

2812	**Parcel ID:** 043-214-005-00; **Legal Description:** SCH-N-5 LOT 5 BLK N SUPERVISORS ADD TO TORCH LAKE CITY. **Comments:** Modernized 1.5 story wood frame home on a quiet sidestreet in Lake Linden., One car detached garage. Roof shingles are cupped and mossy. This house was converted to a marijuana "grow house" by the last occupant, and its a bit of a mess, but you can undo that in a weekend, clean it up, and have a pretty solid little place. We saw hardwood floors and low maintenance exterior. The home has a gas boiler for heat which may have been damaged by freezing. There is standing water in the basement because the power has been off and sump pump inoperable. We did not see a breaker or fuse panel (we assume it is in the basement) but based on the size of the service wiring we would think it is not larger than 100A and may be 60A. Kitchen ceiling has a spot covered suggesting a plumbing leak from frozen pipes perhaps (?). Lots of potential here if you're not afraid of a little handyman work **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,447.50	876 E STREET LAKE LINDEN	$6,400.20

Houghton DNR

Lot #	Lot Information	Address	Min. Bid
10049	**Parcel ID:** 014-329-009-00 014-329-011-00 014-329-016-00;**Legal Description:** W 520 ft of S 250 ft of NW1/4 of the NW1/4 ALSO Government Lots 1 and 2 excluding E 800 ft **Comments:** The subject property is zoned Forest District (likely Rural Residential when private) and consist of vacant land along Torch Lake Bay. The property is located about 5.5 miles south of Lake Linden. More specifically the property is located west of Bootjack Road south of the Mud Lake Road intersection. The property is legally accessible via Torch Lake Bay but does not have road access. There are 5 adjacent private landowners to the east of the parcel. There is adjacent State of Michigan land lying adjacent to the northwest that is being retained. The parcel has flat relief with wet muck soils. The property has around 3000 front feet along Torch Lake Bay! The State of MI does not own the mineral rights to the property. ~18.5 acres **Additional Disclosures:** 75; 41; 7; 42 (see key for full text) **Summer Tax Due:** TBA		$42,250.00

Iron

Lot #	Lot Information	Address	Min. Bid
3200	**This lot is a "bundle" comprised of 3 parcels** *(1 of 3)* **Parcel ID:** 003-505-002-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA(NOW HEMTITE TWP) LOTS 1, 2,3,4,& 5 BLK 5 (115 OAKLAND) **Comments:** There is an older two story wood frame home here, that was still reportedly occupied when we were through here in early June. Numerous other buildings on the parcels also, most collapsed, or collapsing. There are three adjoining parcels being sold as one sale unit here. It is difficult to know the exact boundaries, but they are generally covered in equipment, campers, boats, vehicles, scrap and just general "man stuff". We assume that the former owner will be back for some of this as it is of value. But if you buy this you can certainly expect to inherit a large cleanup project. The house appeared to be structurally sound, but because of the occupancy we were not able to inspect it in detail. This is 8 platted lots in the village of Amasa. Aerial overhead imagery indicates a road intersects the south-east parcel. **Additional Disclosures:** 6; 21; 33; 22; 30 (see key for full text) *(2 of 3)* **Parcel ID:** 003-506-001-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA LOT 1 BLK 6. *(3 of 3)* **Parcel ID:** 003-506-004-00; **Legal Description:** PLAT OF OAKLAND'S FIRST ADDITION TO VILLAGE OF AMASA LOT 4 BLK 6. **Summer Tax Due:** $150.95	115 OAKLAND AMASA; ;	$4,809.30
3203	**Parcel ID:** 004-021-011-00; **Legal Description:** SEC 21 T43N R35W S 1/2 OF N 1/2 OF S 1/2 OF SW 1/4 OF NE 1/4. 5 A. **Comments:** 5 acre parcel on the east side of Gibbs City Road, north of US 2. The property has 165' feet on the road and runs 1320' feet deep. Dense brush at the road. Includes both banks of the Iron River and the riparian rights underneath. Topographical maps indicated a structure here, and by golly there IS one ! But she's pretty rough and is now just a raccoon ranch. **Additional Disclosures:** 36; 34; 5 (see key for full text) **Summer Tax Due:** $275.62	Gibbs City Road	$1,932.48
3204	**Parcel ID:** 007-061-025-00; **Legal Description:** SEC 11 T42N R35W TH AT PART OF SE 1/4-SE 1/4 BEG AT THE N'LY INTER OF R/W OF CO RD 651 & HWY M-189, TH NW ALG R/W LN OF HWY M-189 330' TO A PT, TH E TO SEC LN OF SE 1/4 SE 1/4 OF SEC 11, TH S ONE LN TO W'LY R/W OF CO RD 651, TH SW'LY TO POB. **Comments:** Parcel is at the "point" where Caspian Cutoff Road meets M-189. It is triangular in shape and roughly 1/2 acre in size. It sits below road grade. Not sure what use it would be to most people. Got any ideas ? **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $42.72	CASPIAN CUTOFF RD IRON RIVER	$1,085.62
3205	**Parcel ID:** 051-303-002-00; **Legal Description:** PLAT OF DOBER IN CITY OF CASPIAN LOT 2 BLK 3. **Comments:** Wood frame single story home in the old Caspian section of what is now Iron River. Front porch needs help ASAP as it is growing moss and has visible rot. Mid-life roof isn't leaking and looks good for a bit. This has a house is on a wood pier footing foundation that has deteriorated, so that there is noticeable sway in the floor in places. 2BR 1BA. This house definitely has potential in the right hands. NGFA heat with wood add-on. **Additional Disclosures:** 34; 21 (see key for full text) **Summer Tax Due:** $725.62	16 NINETEENTH STREET CASPIAN	$3,781.27
3206	**Parcel ID:** 052-100-134-00; **Legal Description:** LOT 134 VILLAGE OF CRYSTAL FALLS LOT 134. 117 MARQUETTE AVE **Comments:** There were signs of recent occupancy at this property when we visited in early June. Older 1.5 story wood frame home in Crystal Falls. The front porch of this home is in very advanced decay. It is literally collapsing. The roof complains of cupped and missing shingle. The entire structure looks very tired. We can't get a good view because of brush and growth, but it might be built on wood pier footings which would explain the deflection we see in the side walls. Because of potential occupancy, we did not enter the property. But suspect it is damp and hoarded inside. **Additional Disclosures:** 21; 66; 33; 6; 22; 5 (see key for full text) **Summer Tax Due:** $242.67	117 MARQUETTE AVE CRYSTAL FALLS	$9,677.47
3207	**Parcel ID:** 052-200-000-00; **Legal Description:** GLENDALE ADDITION TO THE VILLAGE OF CRYSTALFALLS LOTS 0, 1, 2, 3, 4 & 5. **Comments:** Hillside parcel on Forest Street. Our topo maps suggest that a structure was here at one time, and there is a driveway cut into the hillside that reinforces that inference. Contains six platted lots. Nothin' here now but trees .... **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $167.43	FOREST AVE CRYSTAL FALLS	$5,219.61

3208	**Parcel ID:** 054-203-008-00; **Legal Description:** PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOTS 7 & 8, BLK 3 **Comments:** Power service has been dropped to this structure by the service provider. Older 1.5 story wood frame home has 3BR 1BA. Natural gas FA heat. Roof is older and cupped with some missing shingle. The inside is cluttered but worth a rehab. The floors sway in a few spots. Will need to be cleaned out to really get a good look at it. Some repair needed at soffits. Hardboard siding. There is a foundation issue that has allowed sand to wash in from the exterior and partially fill that back right corner, So you will need to get that cleaned out in order to repair that problem as well. This house has potential, but needs some elbow grease. **Additional Disclosures:** 34; 66; 5 (see key for full text) **Summer Tax Due:** $499.56	718 N SEVENTH AVE IRON RIVER	$10,177.68
3209	**Parcel ID:** 054-252-009-00; **Legal Description:** PLAT OF YOUNGS ADDITION TO VILLAGE OF IRON RIVER LOT 9 BLK 2. **Comments:** 2BR 2BA home in Iron River has some Arts & Crafts period finish trim in places remaining. Main floor bathroom stuck into an odd spot using up a part of what was probably the dining room. Probably narrow pine tongue and groove flooring under the laminate and carpeting. Second floor has a flexible use walkthru space at the top of the stairs that might make a nice mini-office. Kitchen is spartan but functional. Garage to the rear could use some love. Older roof but no signs of leaks, other than a tarped side room that needs attention . Some general exterior repair and maintenance needed. Overall this is a very nice restorable charming small town home. Older fused 60A electric service, so you can't use your welder in the living room at this one ... **Summer Tax Due:** $702.90	118 N FIFTH AVE IRON RIVER	$12,772.82
3210	**Parcel ID:** 054-403-007-00; **Legal Description:** FIRST PARK ADD TO VILL OF IRON RIVER LOT 7, BLK 3 **Comments:** 1.5 story wood frame home on a platted lot in Iron River. There is fire damage in the rear of the structure that may have originated in the kitchen and spread upward to the attic. There were a couple holes chopped in the roof to extinguish it, and as a result it has been open to the elements since that time. The structure could probably be restored with some effort. Hardwood floors and some original trim remain. Cedar shake siding. Could not get good access to the basement for assessment because of fire debris in the way. **Additional Disclosures:** 11; 5 (see key for full text) **Summer Tax Due:** $966.31	827 N SIXTH AVE IRON RIVER	$4,894.67
3211	**Parcel ID:** 055-108-010-00; **Legal Description:** PLAT OF THE VILLAGE OF STAMBAUGH(NOW CITY OF IRON RIVER) LOTS 10 & 11 BLK 8 **Comments:** Located in the old Stambaugh section of what is now Iron River. Older full two story wood frame home. Appears that this was originally built as a duplex, and each floor has an identical floorplan. The roof has cupped and missing shingles, and some are laying around the yard, but (so far) it isn't leaking inside. But it's gonna ... so don't put that off. This is a solid, straight structure that is grubby and stinky. Someone was "growing" in the basement, and "cooking" in the bedrooms if you know what we mean. Healthy newer 200A electrical service serves both units, same with old mid-century natural gas gravity heat furnace. Each apartment is 2BR 1BA. .We would get on replacing the roof and exterior decks soon. The electric service to this property has been cut by the utility provider. **Additional Disclosures:** 21; 18 (see key for full text) **Summer Tax Due:** $1,370.82	310 BLOSSOM ST IRON RIVER	$18,022.82
3212	**Parcel ID:** 055-402-004-00; **Legal Description:** ASSESSOR'S PLAT 5 TO THE CITY OF STAMBAUGH LOTS 4 & 5 BLK 2. **Comments:** Small one story bungalow style home in the old Stambaugh section of Iron River. Low maintenance aluminum siding and a fresher looking roof. We did notice a "dip" in the center of the roof that you may want to shore up structurally. There is a serious bend in the north foundation wall, and there are issue in the block foundation walls to correct. Inside, the house has been gutted to studs and the floor plan opened up to a studio apartment / great room design. This could be a great project and starter or retirement home if you're not afraid of taking on the foundation repair. **Additional Disclosures:** 50; 34 (see key for full text) **Summer Tax Due:** $1,039.56	807 WILSON AVE IRON RIVER	$4,399.27

Keweenaw

Lot #	Lot Information	Address	Min. Bid
3702	**Parcel ID:** 101-53-002-011; **Legal Description:** Lot 11, Block 2 Supervisor's Plat of the Village of Mohawk **Comments:** This home was in the process of being vacated when we visited in early June. We will endeavor to post interior photos if we gain possession prior to sale. The exterior is low maintenance vinyl. The is mid life and appears merchantable. We believe it has a fairly modern bottle gas forced air heating system, but that is speculation. Detached two car garage appears to be in generally good condition. The property is cluttered, but we will see what remains after it has been vacated. Pictures are dated from July 2025 and 2024. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $358.43	1094 AHMEEK ST Mohawk	$3,602.31
3703	**Parcel ID:** 101-55-000-079; **Legal Description:** Lot 79 Assessor's Plat of Ahmeek Mine Location **Comments:** Structurally solid , but cosmetically challenged house in Ahmeek. Has been used as a "grow house" in its most recent incarnation. Has a solid foundation and good bones. Roof is newer. Good, quiet, stable looking neighborhood. Some of the original interior trim remains and we see maple hardwood flooring. A heaved floor suggests frozen plumbing is likely to be encountered. Not much debris here to deal with, so that part of the task is much simpler. Has the typical weather-beaten Keweenaw exterior look, but that's only skin deep. This house seems to have solid, straight lines and just needs mostly cosmetic work. Updated natural gas forced air heat and a beefed up 200A electrical panel. Well insulated basement is damp from being closed up, but that can be controlled quickly. We noticed mold near the back door, but it hasn't spread. Many new doors and windows. Much of your work here has already been done to make this into a decent home. **Additional Disclosures:** 35 (see key for full text) **Summer Tax Due:** $943.82	94 SCHOOL ST AHMEEK	$7,145.59

Marquette

Lot #	Lot Information	Address	Min. Bid
4500	**Parcel ID:** 52-02-305-022-50; **Legal Description:** RIVERSIDE ADD TO LAKEWOOD N 159FT OF LOT 19. **Comments:** Located just SE of Marquette in the Lakewood neighborhood. Midcentury ranch with some potential for the handyman. Has the blue-tarp-roofing indicator that suggests its time for a refresh. We are told that some of the ceiling inside has fallen in from leakage. The yard and home are trash strewn. Noticeable maintenance issues apparent here. This property is still occupied as of early June, and he may not be happy if you're in the yard. ~0.32 acres. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $509.35	204 RIVERSIDE RD MARQUETTE	$8,401.72
4501	**Parcel ID:** 52-03-114-015-20; **Legal Description:** SEC 14 T46N R28W .28A THE S 307' OF W 40' OF NW 1/4 OF SW 1/4. **Comments:** 40' x 307' vacant lot. 1/4 acre. This parcel appears to be the location of the septic system for the house on the adjacent property at 45141 CR 581. This parcel has no road frontage or legal access. It should be owned by the property owner of the house which may be unoccupied presently. **Additional Disclosures:** 39; 7 (see key for full text) **Summer Tax Due:** $9.61	CO RD 581 ISHPEMING	$682.74
4502	**Parcel ID:** 52-12-018-014-10; **Legal Description:** SEC. 18 T46N R29W .86 PART OF GOVT LOT 5 BEG 400' S & 200' E OF NW COR TH N 160' TH N60DEGE 93' TO MICHIGAMME RIVER TH SE'LY ALG SHORE 76' TH S10DEGW 219' TH S45DEGE 112.75 TH N82DEGW 177.06' TH N 120.18' TO POB. **Comments:** The Mighty Michigamme is one of he UP's great rivers. This 1/2 acre parcel has 76' of frontage as includes an older mobile home. The mobile appears to have been last occupied about 2017 based on dated items we see inside. There are minor roof leaks beginning in a few spots that are not yet advanced, but we'd get a roof patch underway quickly before it does. The mobile is basically clean and solid. This could be a great hideaway in a serene, beautiful river settling. **Additional Disclosures:** 17 (see key for full text) **Summer Tax Due:** $839.23	9351 COYOTE PASS REPUBLIC	$7,275.39
4503	**Parcel ID:** 52-12-510-071-00; **Legal Description:** MQT IRON MINING CO 1ST ADD TO REPUBLIC PLAT. LOT 133. **Comments:** Single platted lot in Republic. We suspect it has never had anything on it in the past as it is fully wooded. ~0.17 Acres. **Summer Tax Due:** $44.51	Pine Street, Republic	$817.95
4504	**Parcel ID:** 52-13-004-006-15; **Legal Description:** SEC 4 T46N R26W 2.59 A M/L PART OF S 1/2 OF SE 1/4 OF NW 1/4 BEG 464.58' W OF NE COR THEREOF TH S23DEGE 342.67' TO C/L CO RD MI TH SW'LY ALG C/L 215.78' TO C/L M-35 TH N'LY ALG C/L 509.5' TH E 377.04' TO POB. **Comments:** Located south of Palmer in RIchmond Township. Older roofover mobile home on a nicely wooded 2.5 acre parcel Exterior porches are in disrepair and the roofs and decking need repair. Was likely a well cared for property in the past but has been vacant for a while. Inside there is a little accumulation to dispose of, but other than being a little musty, this one won't take a ton of work to bring back to function. Parcel also includes a large wood frame storage building that is in decent repair. A minor accumulation of "man stuff" in here, but not severe. A couple of sheds contain other miscellaneous items including a mini-van and a boat, neither of which we have title to and we cannot sell them or include them in the sale. The parcel runs another 100 feet or so to the north behind the buildings and is a serene uplands. **Additional Disclosures:** 21; 17 (see key for full text) **Summer Tax Due:** $472.66	12 COUNTY ROAD MI NEGAUNEE	$5,247.42
4505	**Parcel ID:** 52-14-015-020-70; **Legal Description:** SEC 15 T46N R25W .48A PART OF NW 1/4 OF SW 1/4 BEG 324' S & 138' E OF NW COR THEREOF TH E 138' TH S 150' TH W 138' TH N 150' TO POB. **Comments:** Parcel is surrounded with wood stockade fence that is in disrepair. Older single wide mobile that has seen better days. Several inoperable vehicles. The trailer has had the exterior siding panels harvested, and the wood frame is pretty well collapsed. The value here is in the land, well, septic, power and other infrastructure, tho we cannot be certain of their condition. A couple miles from the Sawyer AFB redevelopment and north of Gwinn. Trailer still has the tongue on it for easy removal ! **Additional Disclosures:** 36; 17 (see key for full text) **Summer Tax Due:** $119.25	125 CARR RD GWINN	$1,654.02

4506	**Parcel ID:** 52-51-105-009-00; **Legal Description:** EXCELSIOR IRON COMPANY'S ADDITION LOT 9 BLK. 5. **Comments:** This is a 1.5 story wood frame home in central Ishpeming, just north of downtown. Low maintenance exterior and attached one car garage, which still houses an abandoned vehicle. The inside is cluttered with debris making the condition difficult to assess, but the house appears to be straight and solid. It exhibits indicators that it was likely well cared for during most of its life. It is a mid-century remodel and has a roof that appears to be pretty good. No obvious foundation or substantial rot issues. Modern HVAC. This one holds much potential with limited work other than some de-junking. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $785.50	321 W RIDGE ST	$12,845.18
4507	**Parcel ID:** 52-51-303-596-00; **Legal Description:** CLEVELAND IRON MINING CO'S. 3RD ADD. LOT 596. **Comments:** Mid-century updated two story wood frame home in Ishpeming. Overlooks Lake Bacon. Like many others we see, it is difficult to really describe the condition of this one because of the sheer volume of debris inside. The clutter here is of the "good" (non-stinky) kind and includes a lot of clothing, books, household items and furniture. So it won't be as nasty to clean as others. But until it is emptied, many of the conditions of the property will remain a mystery. Structurally it feels pretty solid and looks to be straight. There is a bit of foundation work to tidy up around a window on the east side, and a post or two that hold up the rear porch need attention. The electrical service has been dropped by he utility provider and the service line is in need of replacement. The roof shingle is decayed and cupped over most of the home, however roof leaks appeared to be isolated to one upper floor room. We couldn't access the basement because of debris, so we can't report on HVAC or other mechanicals down there. The garage door barely lifts because of the amount of debris inside. By the time you're done here, you'll be on the dumpster mans Christmas card list. This "appears" to be a solid straight house with great potential. **Additional Disclosures:** 66; 5; 21 (see key for full text) **Summer Tax Due:** $877.85	709 PARK ST	$8,972.17
4508	**Parcel ID:** 52-51-370-051-00; **Legal Description:** BARNUM ADDITION LOT 51 **Comments:** Vacant, level, open lot in Ishpeming. Located on Greenwood Street across from the Insight fuel station. Appears that a structure has been removed from this property in recent years. ~0.16 Acre. **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $102.74	308 GREENWOOD ST	$3,529.30
4510	**Parcel ID:** 52-51-556-064-00; **Legal Description:** US STEEL CORP ASSESSOR'S PLAT #1 OF HARD ORE EXTENSION. LOT 64. **Comments:** Parcel is about 9500 square feet in size. You'll want to check with the zoning folks about minimum size requirements if you're considering building here. Nice quiet Ishpeming neighborhood.~0.20 Acres. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $338.44	338 W JOHNSON ST	$26,345.37

Menominee

Lot #	Lot Information	Address	Min. Bid
4800	**Parcel ID:** 005-022-009-00; **Legal Description:** SEC 22 T38N R25W PRT OF SW 1/4 OF NW 1/4; COM 200' S OF NW COR; TH S 200', E 225', N 200', W 225' TO POB. 1.03 A. **Comments:** ~One acre parcel measures 200' x 225'. There is a well used older 1.5 story wood frame home here. There is an accumulation in the yard to be cleaned up. We understand that the septic field here is bad, and the property has been condemned. So you'll need to bring this completely to code before it can be occupied. Is it worth repairing ? You be the judge of that. But this isn't a lipstick-on-a-pig paint and rent project ... you'll have to bring this all the way to code. 4 BR (3 up 1 down) and 1 bath. Basement has a hole in the foundation. Has not been occupied since 2020. **Additional Disclosures:** 72; 34; 31; 21 (see key for full text) **Summer Tax Due:** $318.08	D-1 LN WILSON	$2,332.49
4801	**Parcel ID:** 006-325-006-00; **Legal Description:** SEC 25 T37N R28W COM 100' E OF INT OF N LN OF NE 1/4 OF NW 1/4 & E'LY BDY OF W&M RR R/W, 205' W OF NE COR, TH S 10 DEG W 250', TH E 90' TH N 10 DEG E 250', TH W 90' TO POB. .52 A. **Comments:** This is an ~90' x ~250' parcel in Nathan. It has a very low taxable value (about $3000) and we believed this to be a vacant lot. However when we arrived we found a mobile home here. So something doesn't quite add up ... we will investigate and report back what we discover prior to the auction date. Lands in this area are marshy. The mobile does not appear to be occupied at the present time, and we found the front door wide open so we snapped a couple of pictures but did not go investigate in detail. Tongue has been removed from the trailer **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $20.14	W-7515 CR G18	$845.72
4802	**Parcel ID:** 007-017-015-00; **Legal Description:** SEC 17 T34N R25W SE 1/4 OF NW 1/4 & THAT PART OF THE NE 1/4 OF SW 1/4 COM AT NW COR WHICH IS POB; TH E ALG N LN TO NR'LY ROW OF ISAACSON LN; TH SW'LY ALG N ROW TO W LN OF NE 1/4 OF SW 1/4; TH N ALG W LN TO POB. & EXC THAT PART OF THE NE 1/4 OF SW 1/4 COM AT SE COR BEING POB; TH N ALG E LN TO S ROW OF ISAACSON LN; TH SWRLY ALG S ROW L TO S LN OF SE-NW; TH E ALG S LN TO POB. APROX 45.9A **Comments:** USGS topographical maps indicate that this parcel is mostly marshlands. 45.9 acres in Ingallston Township Lies on the north side of Isaacson Drive. We have marked the approximate east and west lines where they meet the road. There is power at the road. There is an older metal storage building that may have been used as a camp toward the center of the parcel along the road. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $356.46	Isaacson Drive	$4,485.17
4803	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 011-011-034-00; **Legal Description:** 322-233 & 309-545 MY-11 8/7 204N SEC 11 T38N R27W PRT OF S 1/2 OF NW 1/4; BEG 142' E OF CEN OF NW 1/4, TH S 42 DEG E 337' TO RR R/W, TH SW'LY ALG R/W 200', TH N 42 DEG W 344', TH N 52 DEG E 200' TO POB. 1.55 A. **Comments:** We have two adjacent lots in Hermansville. So you'll get two tax bills. This is marshy near the road and drier to the rear, and totals about 3 acres. Irregular in shape. Located on CR 388 a/k/a Main Street, on the northwest side just west of the railroad tracks. Roughly 600 feet along the road. We see cat tails and surface water on this parcel at the roadfront, but it appears to be firm toward the rear. *(2 of 2)* **Parcel ID:** 011-011-035-00; **Legal Description:** 322-235 MY-11 8/7 204O SEC 11 T38N R27W PRT OF SE 1/4 OF NW 1/4; BEG 142' E OF NW COR, TH E 523', TH SW ALG RR R/W 400'TH N 42 DEG W 337' TO POB. 1.48 A. **Summer Tax Due:** $63.97	CR 388 / Main Street - Hermansville;	$2,483.87
4807	**Parcel ID:** 051-030-640-00; **Legal Description:** AUGUSTUS SPIES 3RD ADD S 50' OF LOTS 1 & 2 BLK 6 **Comments:** Small lot just over ~5600 square feet in size. ~0.13 acres. At the end of 33rd Avenue and west of the railroad tracks, along the alley. Too small to build on .... Lightly wooded. Fronts only on the alley as 33rd Avenue does not extend to the railroad tracks. 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:** 9 (see key for full text) **Summer Tax Due:** $16.01	33RD AVE MENOMINEE	$687.13

4808	**Parcel ID:** 052-050-107-00; **Legal Description:** LOTS 107 & 108 ORIGINAL PLAT OF VILLAGE OF STEPHENSON. **Comments:** Older wood frame home in Stephenson. Reportedly OCCUPIED at the time of our visit in early June, so we did not get to view it in detail. Quite a collection of debris in the driveway and yard. The roof looks extremely poor (one of the worst we've seen this trip) and there are cupped and missing shingle. we can't imagine that the inside is dry, but it's possible. A tree is laying on the house at the rear. Wood exterior in need of attention as there is some decay evident that needs touch up. **Additional Disclosures:** 6; 21; 33; 5 (see key for full text) **Summer Tax Due:** $277.68	W631 ROBERT ST STEPHENSON	$3,068.54

Menominee DNR

Lot #	Lot Information	Address	Min. Bid
10088	**Parcel ID:** 008-221-005-00; **Legal Description:** E 1/2 of the NW 1/4 **Comments:** The subject property is landlocked (no road access) and located northeast of the County Road G 12 and Church Road 19.25 intersection 9 miles west of Stephenson MI. The subject property is 80 acres and has 6 adjacent private landowners. The SE and northern parts of the property is composed of poorly drained mucky peat soils. The center of the property is composed of well drained fine sandy loam soils (i.e. drumlin). The property is zoned FM â€“ Forest Management which requires at least 40 acres and 1200 ft of width to build. Since the property is 1320 ft X 2640 ft the parcel will likely meet zoning to build once legal road access is secured (pending local unit review). ~80 acres **Additional Disclosures:** 42; 75; 41; 7 (see key for full text) **Summer Tax Due:** TBA		$37,500.00

Ontonagon

Lot #	Lot Information	Address	Min. Bid
5800	**Parcel ID:** 01 217 004 00; **Legal Description:** SEC 17 T48N R43W E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4. 10 A. **Comments:** Nice ~TEN ACRE parcel with direct frontage on M-28! Old topo maps show "something" in the center of this parcel near the west boundary (ooold shack or blind ?) but we don't think it's anything useful if it even still exists. Generally level wooded parcel just a couple few miles southwest of Bergland. on M-28. 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. **Summer Tax Due:** $119.15	M-28 BERGLAND TOWNSHIP	$1,266.32
5801	**Parcel ID:** 01 505 009 50; **Legal Description:** L-93 P-641 N 25' OF W 75' OF LOT 9, BLK 5 OF VILLAGE OF BERGLAND. **Comments:** This is a 25' x 75' parcel sandwiched in between a house and the only green pole building on Maple Street. It's brush covered and probably only really of use to one of the neighbors. ~0.04 acres **Additional Disclosures:** 9; 51 (see key for full text) **Summer Tax Due:** $7.94	Maple Street - Bergland	$2,915.10
5802	**Parcel ID:** 04 201 011 00; **Legal Description:** SEC 1 T50N R38W PAR COMMENCING AT THE SW CORNER OF SOUTH 1/2 OF NW 1/4 OF SW 1/4; TH N 175 FT; TH E 330 FT; TH S 175 FT; TH W 330 FT TO POB. ALSO DESCRIBED AS THE SOUTH 175 FT OF THE WEST 330 FT OF THE NW 1/4 OF SW 1/4. 1.33 A. **Comments:** This is an upgraded mid-century ranch. The center part of the structure has some telltale signs of its original design such as knotty pine/cedar ceiling and maple floors. The south end of the house is clearly decades newer and has a very nice spiral stair that leads to an upper level master suite. Hot water boiler for heat. Condition unknown. There is *something* going on at ground level here, as we noticed (1) a large settled area in the garage floor concrete; (2) a really mooky area directly behind the kitchen and bath in the yard (septic issues ?) and some literal mushrooms growing in the laundry area at the floor. There is some evidence to suggest a frozen plumbing issue in the kitchen area as well ... so maybe that explains some of this. There is a moisture or subsurface condition of some sort here that we cannot be positive of the nature of. But if you can get that under control, this could be an outstanding homestead. There is also a large two car detached garage, a small shed and a masterpiece of a SAUNA in the yard to the rear side of the house, and a pond! 1.3 acre parcel on a quiet country road in Greenland Township. Curiously, the power was still on at this property when we were there. **Additional Disclosures:** 21; 35 (see key for full text) **Summer Tax Due:** $498.52	29272 SIMAR WASAS RD GREENLAND TOWNSHIP	$7,383.44
5803	**Parcel ID:** 05 003 008 20; **Legal Description:** SECTION 3 T46N R39W THAT PART OF SW 1/4 OF SW 1/4 LYING WEST OF US-45 & NORTH OF THE FOLLOWING LINE, COMM AT THE SW CORNER OF SECTION 3; TH NORTH ALONG THE WEST BOUNDARY LINE, 1123.52, POB; TH EAST 221.30 FT TO THE WEST ROW OF US HWY 45, POE. 1.04 ACRES. **Comments:** 2BR 1BA raised ranch style home on ~1 acre near Paulding. Has some nice touches like hardwood floors. Appears to have been a bank repo, as the plumbing was winterized (not guaranteed). Walkout lower level with nicer, newer HVAC and mechanicals. 1.5 car detached garage. There is a critter corral adjacent, but we think that's on the neighbors property. There is a wooded part of the parcel that lies north of the house and is nice land. 1+ acre in total. This home has much potential in the right hands. Well built and rock solid. The front porch does need replacement however. **Additional Disclosures:** 25; 21 (see key for full text) **Summer Tax Due:** $1,066.80	5194 OLD US 45 HAIGHT TOWNSHIP	$5,366.62
5804	**Parcel ID:** 06 001 006 00; **Legal Description:** SEC 1 T46N R38W COM AT SW COR OF SE 1/4 OF SE 1/4 TH N 165 FT TH E 50 FT TH S 165 FT TH W 50 FT TO POB. .19 A. **Comments:** 50' x 165' foot parcel just barely touches FS 4500 road. Surrounded on 2 sides by Federal land and the other 2 sides by a private hunt camp. 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. **Summer Tax Due:** $55.85	FS-4500 Road	$852.81
5806	**Parcel ID:** 11 227 040 10; **Legal Description:** SEC 27 T48N R39W A STRIP OF LAND 1 1/2 RODS (24.75 FT) IN WIDTH ALG E LINE, RUNNING FROM N TO S ACROSS THE NE 1/4 OF SW 1/4 OF SD SEC. .75 A M/L. **Comments:** This parcel is a mere 24.75 feet wide, but runs 1320 feet long. It runs along the side of, and parallel to a National Forest Service (NFS) trail near Bruce Crossing. We are pretty sure that the land lies entirely UNDER the road right of way for that road .... so you can't really do much of anything with it. Because it has been a NFS public-use trail for decades, you can't prevent its use by the public. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $11.37	(Under) NFS Trail , Bruce Crossing	$679.55

5807	**Parcel ID:** 41 154 009 00; **Legal Description:** SEC 31 T52N R39W LOTS 9 & 10, BLOCK 4 OF FAIRVIEW PARK ADDITION TO VILLAGE OF ONTONAGON. **Comments:** nice, wooded corner lot at the intersection of Payne and Mors Streets in Ontonagon. There is municipal water and sewer here as well as natural gas all at the street. Paved, city maintained streets. ~0.23 acres. 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. **Summer Tax Due:** $52.97	Payne @ Mors Street, Ontonagon	$760.27
5808	**Parcel ID:** 41 166 008 00; **Legal Description:** LOT 8 BLK 1 OF ROEHM'S SUB TO VILLAGE OF ONTONAGON **Comments:** This one has been left alone for a while. Overgrown, and a small tree is laying on the roof. Clearly hasn't been much attention paid to this one in a bit. This house we would summarize by saying "it looks worse than it actually is". The interior is a hoarded mess of just every imaginable sort of thing from magazines and clothing to furniture and such. It is waist deep and impassable in the front couple of rooms. We did not see any signs of roof leaks in the forward section of the house, but we also could not really get far inside. We couldn't even get IN the front door more than one arm and the camera. The house has a "florida room" off to the north side. One car garage exhibits some rot that will need repair around the overhead door. Truth-be-told, this is no way to really determine the condition of this house until it is emptied out. Our general report is that it is structurally sound, but it is LOADED with debris and there is certainly some structural repair to do because of the lack of maintenance. (1) Clean up the yard and de-brush around the house; (2) Get the first (of several) dumpsters; (3) start loading. Until you do those things, the rest is guesswork here, folks. We could not get into the basement, the garage, or most of the interior rooms. So some these areas will remain a mystery until cleared. **Additional Disclosures:** 66; 21 (see key for full text) **Summer Tax Due:** $883.19	508 S FOURTH ST ONTONAGON TOWNSHIP	$4,509.35
5809	**Parcel ID:** 41 454 005 00; **Legal Description:** LOT 5, BLOCK 54 OF ORIGINAL PLAT OF VILLAGE OF ONTONAGON. **Comments:** Older 1 1/2 story wood frame house in Ontonagon. Has a wood pier footing foundation that is giving-up-the-ghost and the entire house is settling. There is an old understanding about houses, and that is that if the foundation is bad, the rest probably isn't worth investing in. And this may be an example of that. There have been some windows replaced. Roof is older shingle and probably will need a refresh sooner than later. Inside there are maple floors that bob-and-weave like a sailor at port where they meet the outside walls because of the decay below. The rear attached garage has a "skylight" that aids in ventilation, but it's probably not helpful during rainstorms. So that probably needs to come down. To be brutally honest, this would make a great location for a garden for a neighbor. Even an optimist is going to think long and hard about this one. We did not see a tub or shower ... or any heat source. Crawlspace entry was nailed shut. We assume there was a space heater here that is no longer present as we did not see either forced air registers or radiators anywhere. Power service has been dropped by the service provider **Additional Disclosures:** 5; 34 (see key for full text) **Summer Tax Due:** $71.62	709 SPAR ST ONTONAGON TOWNSHIP	$2,733.39

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.

10: 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 and can be found It is your responsibility to determine if this parcel is suitable for your desired use.

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.

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.

20: The foreclosure of this property may be subject to legal challenge by the former owner or another party of interest. Therefore, this parcel may be withheld from the sale if a legal action is commenced prior to the auction. The status of any such legal action, to the extent known, will be disclosed if the property is auctioned as planned. Bidders are advised that the cost of defending legal title after the auction is wholly the ***responsibility of the purchaser.*** Please conduct your own research and investigate any potential legal issues prior to bidding.

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.

25: There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel ***after*** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

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.

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.

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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***.

43: Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

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.

51: This property appears to part of a plat which was established before modern zoning ordinances where in effect and may include lots which are not large enough to build on based upon modern requirements. It may be necessary to assemble a group of such lots to meet current land use regulations. Interested parties should contact the local land use office for additional information and conduct other appropriate research prior to bidding to ensure that this parcel is suitable for your intended purposes.

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1**: A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2**: Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements.** That means that there are people who have*a right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exists, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

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.***

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluated it or consult with the local health department for additional information.

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