

NOTICE VACANT LAND SALE

The Crawford County board of Commissioners is accepting sealed bids, minimum bid \$22,100.00 on the following property.

Parcel ID: 040-41-006-14-100-02

Legal Description: PART OF THE NW ¼, OF SE ¼, SECTION 6, T26N., R03W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT SW CORNER OF SAID NW ¼ OF SE ¼, AND RUNNING N 87 degrees, 11' 15" E 82.0 FT. TO EASTERLY LINE OF BR 1 - 75, THENCE N 01 degree 07' 50" E ALONG R-O-W 559.32FT. TO POINT OF BEGINNING OF THIS PARCEL; THENCE N 01 degree, 07' 50" E ALONG R-O-W 100.23FT., THENCE N 87 degrees, 13' 10" E 577.0 FT., THENCE N 00 degrees, 52' 59" E 658.40 FT., TO E-W ¼ LINE, THENCE N 87 degrees, 16', 40" E ON ¼ LINE 663.32 FT., TO E 1/8 LINE, THENCE S 00 degree, 54' 00" W ON E 1/8 LINE 987.03 FT., THENCE S 87 degrees 12' 15" W 840.37 FT., THENCE N 01 degrees 07' 50" E 229.42 FT., THENCE S 87 degrees, 13' 10" W 400.95 FT. TO POINT OF BEGINNING OF PARCEL D, CONTAINING 17 .25 ACRES.

As found in Crawford County records, L-163, P-234 & P-235

Bids will be accepted in the office of the Administrator/Controller until 2:00 pm on Friday, August 18, 2017. Bids must be clearly labeled on the envelope "Sealed Bid Vacant Property, Grayling Township", please include:

- * A refundable earnest deposit of \$ 2,000.00
- * A signed "Terms and Conditions" form
- * Proof of adequate funds
- * Utilize the owner's bid form.

Sealed bids will be opened Tuesday, August 22nd, 2017 @ 10:00 am in the Commissioners' meeting room located at 200 W. Michigan Ave., Grayling, MI 49738. The Crawford County Board of Commissioners will accept or reject the bid proposals at their regularly scheduled meeting on Thursday, August 24, 2017 at 10:00 am. Bid packets, including terms and conditions, are available in the Administrator's office at 200 W. Michigan Ave., Grayling, MI 49738 and on the County website at www.crawfordco.org. The Commission reserves the right to accept or reject any bid. Successful bidders will be expected to close on the property within 30 days. Payment terms are a certified check only for the full bid amount.

Bid Form
Sealed Bid Sale of Vacant Property Grayling Township
Minimum Bid \$22,100

Bidder's Name (Printed): _____

Bidder's Signature: _____

Address: _____

Telephone #: _____

Email: _____

Bid: \$ _____

- All bids must be in US currency to the nearest dollar. No "range" or "sharp" bids will be accepted. All bids must be accompanied by a refundable earnest deposit of \$2,000.
- A signed "Terms and Conditions" form must accompany all bids.
- Bid must include *Proof of Adequate Funds*. This is accomplished by either a letter from a financial institution verifying that the bidder has funds available in an amount equal to the bid amount OR a financial statement of the bidder (*please redact the account number*) showing an amount equal or greater than the bid amount available in the account.
- This Crawford County bid form must be used

Bids must be returned to the Crawford County Administrator's Office at 200 E. Michigan Ave., Grayling, MI 49738. Bids will be accepted until 2:00 PM Thursday, July 20, 2017.

Bids must be clearly labeled on the envelope "Sealed Bid Vacant Property/Grayling Township" and must utilize the owners bid form. The Commission reserves the right to accept or reject any bid. Successful bidders will be expected to close on the property within 30 days. Terms are certified check only.

Any conditions, or contingencies, to the bid must be clearly stated and attached to the bid form. Terms and conditions of the published notice inviting bids are incorporated herein.

TERMS AND CONDITIONS

1. **PROPERTY OFFERED** - This property is subject to any state, county or local zoning or building ordinances. Crawford County does not guarantee the usability or access to this property. It is the responsibility of prospective purchasers to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. Crawford County makes no representations or claims as to fitness for purpose, access to property, conditions, covenants, or restrictions.

The property is sold by its **LEGAL DESCRIPTION ONLY**. (Subdivision name and Lot number, or Metes and Bounds measured description). While effort is 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. **PLEASE DO YOUR RESEARCH THOROUGHLY AND CAREFULLY.**

All parcels are sold "as is where is" and there are NO REFUNDS.

2. **MINIMUM BID PRICE** - The minimum bid price is as shown. No sales can be made for less than the minimum bid price indicated. At its sole discretion, the County reserves the right to cancel any sale at any time up until delivery of the deed.

3. **TITLE BEING CONVEYED** - A Quit-claim deed will be issued conveying only such title as controlled by the County. If a buyer desires to obtain a preliminary commitment for title insurance or title insurance to the land, then that shall be the responsibility of the buyer to obtain such commitment or insurance and to pay for the same. The County makes no representation as to the availability of title insurance and the unavailability of title insurance is not grounds for canceling the sale. The purchaser may incur legal costs for quiet title action to satisfy the requirements of title insurance companies in order to obtain title insurance.

4. **RESERVATIONS** - Pursuant to statutes, deeds issued shall be subject to any current and/or existing restrictions, reservations and/or easements of record.

5. **PROPERTY TAXES** - All property taxes that become due and payable after the sale will be the responsibility of the purchaser.

6. **POSSESSION OF PROPERTY** - It is recommended that no purchaser take physical possession of any property until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment for contamination investigation purposes.

7. **CONDITIONS** - The purchaser accepts the premises in its present "as is" condition, and releases Crawford County and its departments, agencies, officers, employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

8. A person who acquires property that is contaminated (a "facility" pursuant to Section 20101(1)(l) of the Natural Resources and Environmental Protection 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 property 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 the NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to a 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 which 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, we recommend that a person who is interested in acquiring property contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

9. A thirty dollar (\$30.00) recording fee will be added to the purchase price for the recording of the deed. The seller will be responsible for the recording of the deed.

10. The purchaser will be required to sign and return a property transfer affidavit.

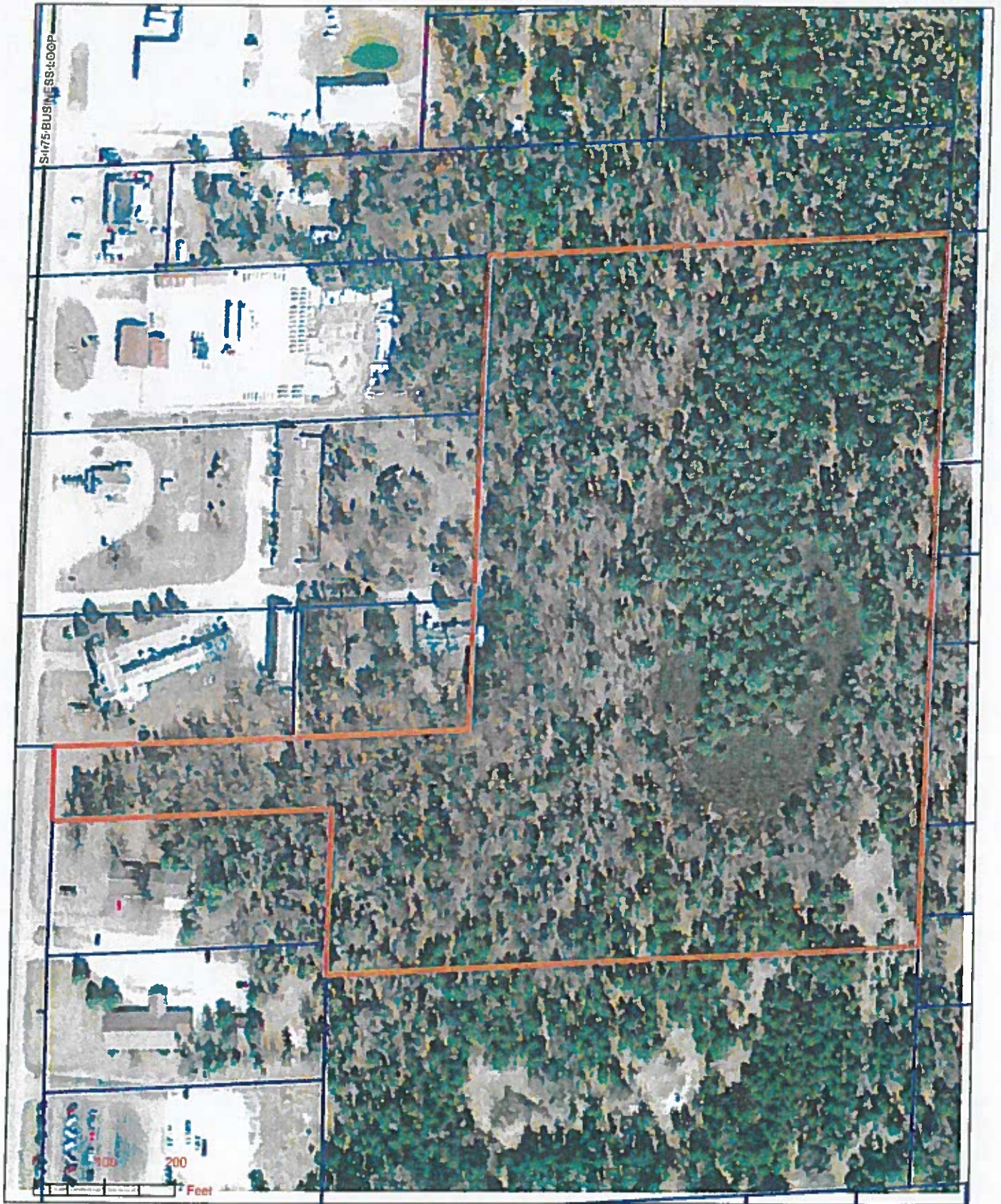
11. Terms of sale are by way of certified check only. Purchaser is expected to close within 30 days of award.

I have read, understood and agree with the terms and conditions as set forth in this document.

Prospective Purchaser

Date

CRAWFORD COUNTY



DEED under Act 223, Public Acts of 1909, as amended

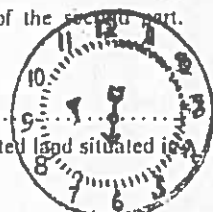
THIS INDENTURE, Made this 1st day of July, in the year of our Lord, 1981

BY AND BETWEEN, The DEPARTMENT OF NATURAL RESOURCES for the STATE OF MICHIGAN, by virtue of the authority of Act 17 of Public Acts 1921, as amended, and Act 380 of Public Acts 1965, as amended, party of the first part, and Crawford County Court House, Grayling, Michigan 49738

JA - 7 '81 AM

WITNESSETH, That

WHEREAS, Crawford County the said part Y of the second part has purchased from the State of Michigan the following tax reverted land situated in the County of Crawford, State of Michigan, to wit:



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Township of Grayling
Township Twenty-six (26) North, Range Three (3) West
Section Six (6)

The North Three quarters (3/4) of the East half of the Northwest quarter of the Southeast quarter (E 1/2 NW 1/4 SE 1/4), containing Fifteen (15.00) acres, more or less.

North half of the Southwest quarter of the Northwest quarter of the Southeast quarter (N 1/2 SW 1/4 NW 1/4 SE 1/4) except South Two Hundred Twenty-nine and Forty-two Hundredths (229.42) feet of West Four Hundred Eighty-six and Fifty-five Hundredths (486.55) feet, containing Two and Forty-seven Hundredths (2.47) acres, more or less

Subject to easements and restrictions of record.

It is expressly understood that when the above property is no longer needed by the Grantee and sold for a valuable consideration, the proceeds from any such sale, in excess of expenditures for acquisition or improvement, shall be accounted for to the local units of Government, pro rata according to their several interests therein arising from the non-payment of taxes and special assessment thereon as such interests shall appear in the offices of the State Treasurer, County, City, Village or Township Treasurers.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, That the said DEPARTMENT OF NATURAL RESOURCES for the State of Michigan, party of the first part as aforesaid, acting for and in behalf of the State under and by virtue of the authority vested in it by said Act 223, Public Acts of 1909, as amended, in consideration of the premises and of the sum of One (\$1.00) dollars paid

by said party of the second part to said first party, the receipt whereof is hereby acknowledged, does by these presents, grant, convey, release and quit-claim unto the said Crawford County part Y of the second part, and to its successors, and assigns, for public purposes, all the right, title and interest acquired by the State in and to all of said above described premises. SAVING AND EXCEPTING OUT OF THIS CONVEYANCE 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 hereby conveyed, 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, making merchantable, and taking away the said mineral, coal, oil and gas; and also 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 Section 12, of Act 280, Public Acts of 1909, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, 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 Act 173, Public Acts of 1929.

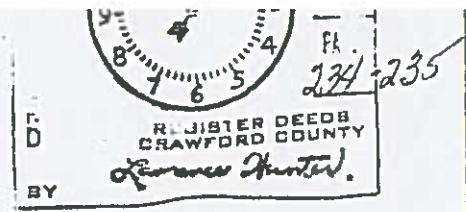
IN WITNESS WHEREOF, the said party of the first part, by the Acting Chief, Lands Division thereof, has hereunto subscribed its name and affixed the seal of said Department of Natural Resources the day and year first herein above written.

Signed, Sealed and Delivered in Presence of:
Gary L. Hartsuff
Dawn D. White

DEPARTMENT OF NATURAL RESOURCES FOR THE
STATE OF MICHIGAN

By Roland Harmes, Jr., Acting Chief
Lands Division

CERTIFICATE OF SURVEY



PARCEL DESCRIPTIONS

DESCRIPTION - PARCEL A

PART OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 6, T. 26 N., R. 3 W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND RUNNING THENCE N87°11'15"E ON 1/8 LINE 82.0 FT. TO EASTERLY LINE OF BR I-75 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N01°07'50"E ALONG R-O-W 186.44 FT., THENCE N87°13'10"E 400.95 FT., THENCE S01°07'50"W 186.19 FT. TO S 1/8 LINE, THENCE S87°11'15"W 400.95 FT. TO THE POINT OF BEGINNING OF PARCEL A CONTAINING 1.70 ACRES.

DESCRIPTION - PARCEL B

PART OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 6, T. 26 N., R. 3 W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND RUNNING THENCE N87°11'15"E ON 1/8 LINE 82.0 FT., TO EASTERLY LINE OF BR I-75, THENCE N01°07'50"E 186.44 FT. TO THE POINT OF BEGINNING OF THIS PARCEL; THENCE N01°07'50"E ALONG EASTERLY R-O-W 186.44 FT., THENCE N87°13'10"E 400.95 FT., THENCE S01°07'50"W 186.44 FT., THENCE S87°13'10"W 400.95 FT. TO POINT OF BEGINNING OF PARCEL B, CONTAINING 1.71 ACRES.

DESCRIPTION - PARCEL C

PART OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 6, T. 26 N., R. 3 W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND RUNNING THENCE N87°11'15"E ON 1/8 LINE 82.0 FT. TO EASTERLY LINE OF BR I-75, THENCE N01°07'50"E ON EASTERLY R-O-W 372.88 FT. TO POINT OF BEGINNING OF THIS PARCEL; THENCE N01°07'15"E ALONG EASTERLY R-O-W 186.44 FT., THENCE N87°13'10"E 400.95 FT., THENCE S01°07'50"W 186.44 FT., THENCE S87°13'10"W 400.95 FT. TO POINT OF BEGINNING OF PARCEL C, CONTAINING 1.71 ACRES.

DESCRIPTION - PARCEL D

PART OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 6, T. 26 N., R. 3 W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND RUNNING N87°11'15"E 82.0 FT. TO EASTERLY LINE OF BR I-75, THENCE N01°07'50"E ALONG R-O-W 559.32 FT. TO POINT OF BEGINNING OF THIS PARCEL; THENCE N01°07'50"E ALONG R-O-W 100.23 FT., THENCE N87°13'10"E 577.0 FT., THENCE N00°52'59"E 658.40 FT. TO E-W $\frac{1}{4}$ LINE, THENCE N87°16'40"E ON $\frac{1}{4}$ LINE 663.32 FT. TO E 1/8 LINE, THENCE S00°54'00"W ON E 1/8 LINE 987.03 FT., THENCE S87°12'15"W 840.37 FT., THENCE N01°07'50"E 229.42 FT., THENCE S87°13'10"W 400.95 FT. TO POINT OF BEGINNING OF PARCEL D, CONTAINING 17.25 ACRES.

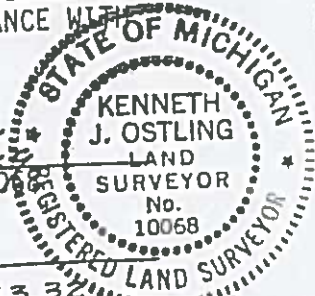
DESCRIPTION - PARCEL E

PART OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 6, T. 26 N., R. 3 W., GRAYLING TOWNSHIP, CRAWFORD COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND RUNNING N87°11'15"E ON 1/8 LINE 482.95 FEET TO POINT OF BEGINNING OF THIS PARCEL; THENCE N01°07'50"E 329.65 FT., THENCE N87°12'15"E 840.37 FT., TO E 1/8 LINE, THENCE S00°54'00"W 329.01 FT. TO SE CORNER OF THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$, THENCE S87°11'15"W 841.69 FT. TO POINT OF BEGINNING OF PARCEL E, CONTAINING 6.34 ACRES.

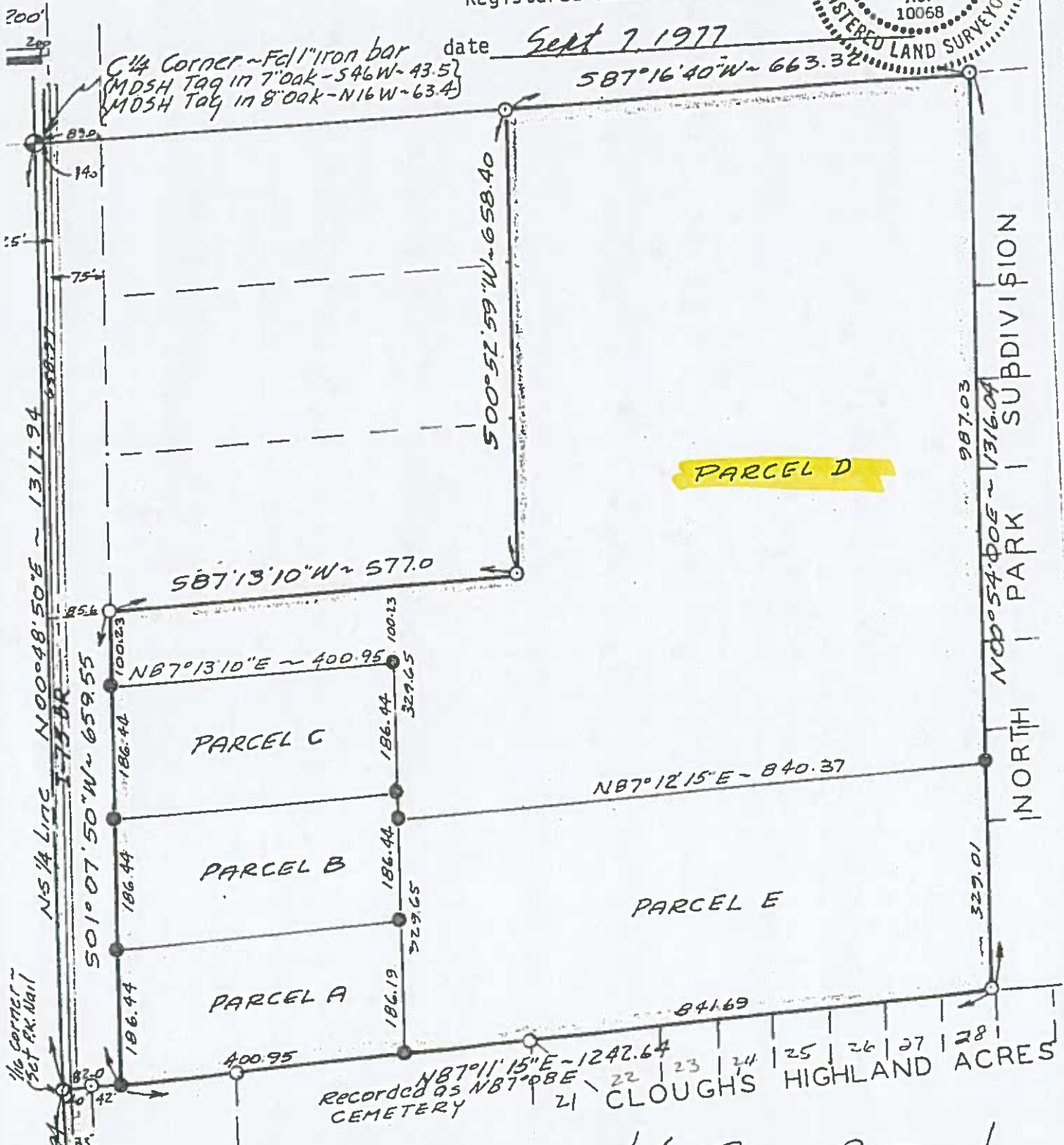
CERTIFICATE OF SURVEY

I, KENNETH J. OSTLING, A REGISTERED LAND SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCELS OF LAND DESCRIBED AND DELINEATED HEREON; THAT SAID PLAT IS A TRUE REPRESENTATION OF THE FINDINGS OF THIS SURVEY; AND THAT THE FIELD ERROR OF CLOSURE OF SAID SURVEY IS 1 IN 5,000 OR BETTER, AND THAT THE SURVEY IS FULLY IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 3, ACT 132, P.A. 1970.

by Kenneth J. Ostling
Registered Land Surveyor #10068



date Sept 7, 1977



1/4 Corner ~ Fd 1" Iron bar
(MDSH Tag in 7" oak - 546W - 43.5)
(MDSH Tag in 8" oak - N16W - 63.4)

PARCEL D

PARCEL C

PARCEL B

PARCEL A

PARCEL E

Recorded as NB7°08'E - 21
NB7°11'15"E - 1242.64
22 23 24 25 26 27 28
CLOUGHS HIGHLAND ACRES

- = Fd iron bar, pipe, or mon.
- = Set 5/8" x 36" iron bar w/RLS cap

163-234