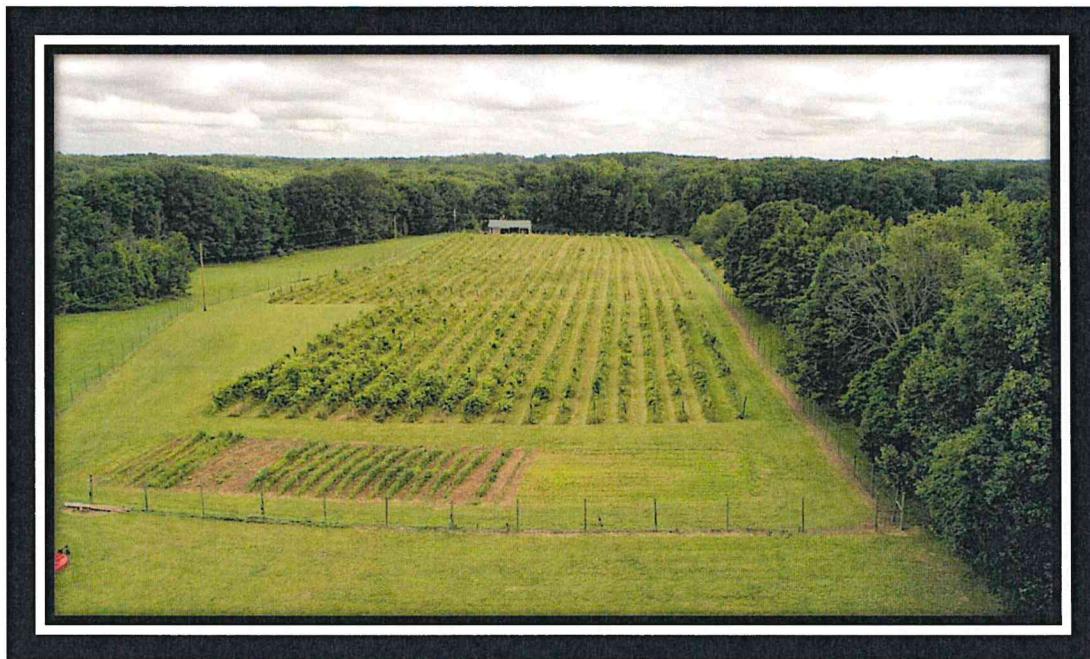




## **PROPERTY INFORMATION PACKAGE**

### **Real Estate Auction**



**40 +/- Acre Vineyard  
8550 W. Braden Rd. Haslett, MI 48840**

**Wednesday, October 11, 2023**  
Online bidding starts ending at 1pm

**Open Houses: Wednesday, October 4 (10am-12pm) &  
Tuesday, October 10 (10am-12pm)**

## **Table of Contents**

**Disclaimer**

**Letter of Introduction**

**Exhibit A**

**Property Information**

**Location Map**

**Photo Gallery**

## **Auctioneer's Disclaimer**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk.

These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



September 26, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 8550 W. Braden Rd. Haslett, MI at public auction. This is an online auction only, with the bidding ending on Wednesday, October 11, 2023 at 1:00pm. Open House inspections will be held Wednesday, October 4 (10am-12pm) and Tuesday, October 10 (10am-12pm).

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% down payment the day of the auction.

Please contact us if you have any questions:  
Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:  
Doug Sheridan 517-749-7976

Sincerely,

Bill Sheridan, CAI, AARE, GPPA  
Sheridan Realty & Auction Co.

Doug Sheridan, CAI  
Sheridan Realty & Auction Co.

740 S. Cedar St  
Mason, MI 48854

[www.sheridanauctionservice.com](http://www.sheridanauctionservice.com)

## Exhibit A

### Terms and Conditions of Online Only Real Estate Auction

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25

\$1,000 - \$10,000 = \$100

\$10,000 - \$25,000 = \$500

\$25,000 - \$500,000 = \$1,000

\$500,000 - \$1,000,000 = \$5,000

\$1,000,000 and up = \$10,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co.

incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PAll6 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

There are no surveys on any property. Buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. Sheridan makes no guarantee that the maps are accurate.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

## Property Features

**County:** Shiawassee

**Township:** Woodhall

**School District:** Perry Public Schools

**Property Number:** 013-27-300-005

**Property Class:** 101 Agricultural

**Acreage:** 39.8

## Property Information

**Address:** 8550 W. Braden Rd. Haslett, MI

**Parcel#:** 013-27-300-005

**SEV:** \$62,300

**Taxable Value:** \$62,300

**Assesed Value:** \$62,300

**Taxes:** \$987.99 (Summer 2022) \$911.79 (Winter 2022)

**Acres:** 39.8

**School District:** Perry Public Schools

30' x 40' pole barn, well water, propane furnace, electric, concrete floor, 8.5' height x 10' wide overhead door, 7.5' height x 10' wide overhead door.

24' x 50" pole barn with 7 ft roof overhang, electric, concrete floor, (3) 9' height x 12' wide overhead doors.



# Shiawassee GIS

Parcel Report: 013-27-300-005

7/17/2023

11:16:55 AM



## Property Address

8550 W BRADEN RD  
HASLETT, MI, 48840

## Owner Address

GARRETT STEVEN L & PAMELA M

9995 MASON ROAD  
FOWLERVILLE, MI 48836

Unit: 013

Unit Name: WOODHULL TOWNSHIP

## General Information for 2022 Tax Year

Parcel Number: 013-27-300-005

Property Class: 101  
Class Name: Agricultural  
School Dist Code: 78080  
School Dist Name: PERRY PUBLIC SCHOOLS

PRE 2021: 100%  
PRE 2022: 100%

---

Assessed Value: \$62,300  
Taxable Value: \$62,300  
State Equalized Value: \$62,300

#### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$60,400	\$60,400	\$60,400
2020	\$61,600	\$61,600	\$61,600

#### Land Information

Acreage:	39.8
Zoning:	A-2

#### Legal Description

Due to increasing costs, as well as sustaining the investment required to continue product improvements & expanding database coverage, the cost for record lookups has increased to \$6 per search as of September 5th, 2023. Please note, property owners will continue to be able to access their own property information **for free** by creating a BS&A Online account [here](#).

8550 W BRADEN RD HASLETT, MI 48840 (Property Address)

Parcel Number: 013-27-300-005

**Property Owner:** GARRETT STEVEN L & PAMELA M

*Summary Information*

> Assessed Value: \$61,600 | Taxable Value: \$61,600

> Property Tax information found

> 3 Building Department records found

No Images Found

### Owner and Taxpayer Information

**Owner** GARRETT STEVEN L & TAXPAYER  
PAMELA M  
9995 MASON ROAD  
FOWLERVILLE, MI 48836

SEE OWNER  
INFORMATION

### Amount Due

Delinquent Taxes: **\$0.00**

### Legal Description

SEC 27, T5N, R1E PT OF SW 1/4: COM AT S 1/4 POST OF SEC, W ALG SEC LN 658.21 FT, N01°17'26"W ALG W LN OF E 1/2 OF E 1/2 OF SW 1/4 2636.71 FT TO E&W 1/4 LN, S89°54'05"E 658.70 FT TO CEN OF SEC, S01°16'50"E ALG N&S 1/4 LN 2635.56 FT TO BEG 39.8 ACRES

### Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

9/25/2023



Recalculate

### Tax History

**⊕ \*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2022	Winter	\$911.79	\$911.79	01/06/2023	\$0.00	
2022	Summer	\$987.99	\$987.99	07/13/2022	\$0.00	
2021	Winter	\$839.98	\$839.98	02/08/2022	\$0.00	
2021	Summer	\$960.74	\$960.74	09/09/2021	\$0.00	
2020	Winter	\$881.36	\$881.36	02/05/2021	\$0.00	
2020	Summer	\$983.07	\$983.07	09/11/2020	\$0.00	
2019	Winter	\$824.91	\$824.91	01/30/2020	\$0.00	
2019	Summer	\$916.47	\$916.47	09/07/2019	\$0.00	
2018	Dly. Taxes	\$731.73	\$731.73	06/12/2019	\$0.00	Paid
2018	Winter	\$337.53	\$0.00			- <b>** Read Note(s) Above</b>
2018	Summer	\$362.76	\$0.00			- <b>** Read Note(s) Above</b>

Load More Years

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Due to increasing costs, as well as sustaining the investment required to continue product improvements & expanding database coverage, the cost for record lookups has increased to \$6 per search as of September 5th, 2023. Please note, property owners will continue to be able to access their own property information **for free** by creating a BS&A Online account [here](#).

8550 W BRADEN RD HASLETT, MI 48840 (Property Address)

Parcel Number: 013-27-300-005

**Property Owner:** GARRETT STEVEN L & PAMELA M

*Summary Information*

> Assessed Value: \$61,600 | Taxable Value: \$61,600

> Property Tax information found

No Images Found

> 3 Building Department records found

### Owner Information

Not Available

### Amount Due

Property Total **\$0.00**

### Projects

Project Number

Filed As

Status

Number of Items

No records to display.

Displaying items 0 - 0 of 0

### Permits

To view record details, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due	View
Electrical	PE20-0297		FINALED	11/2/2020	11/9/2020	\$0.00	<a href="#">View</a>
Zoning	PZ09-0131		FINALED	9/30/2009		\$0.00	<a href="#">View</a>
Zoning	PZ19-0215		FINALED	8/22/2019		\$0.00	<a href="#">View</a>

Displaying items 1 - 3 of 3

### Attachments

Date Created

Title

Record

View

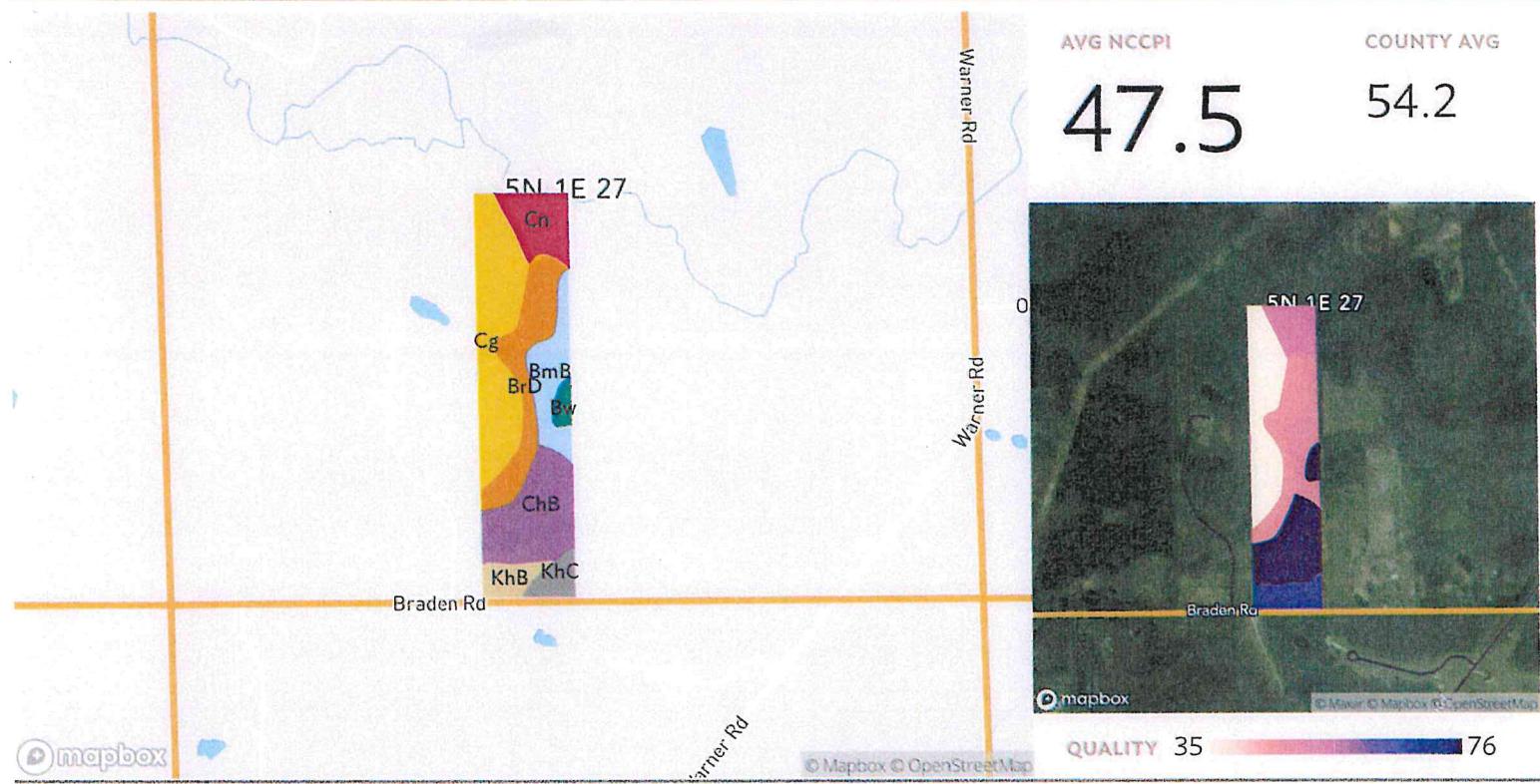
No records to display.

Displaying items 0 - 0 of 0

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1 field, 37 acres in Shiawassee County, MI



### All fields

37 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Cg	Carlisle muck, 0 to 2 percent slopes	10.16	27.6%	5	11.5
■ ChB	Celina loam, 2 to 6 percent slopes	7.53	20.5%	2	81.5
■ BrD	Boyer sandy loam, 12 to 18 percent slopes	6.93	18.8%	4	46.3
■ BmB	Boyer loamy sand, 2 to 6 percent slopes	4.30	11.7%	3	48.3
■ Cn	Cohoctah loam	3.77	10.3%	5	52.6
■ KhB	Kendallville sandy loam, 2 to 6 percent slopes	1.79	4.9%	2	69.6
■ KhC	Kendallville sandy loam, 6 to 12 percent slopes	1.56	4.2%	3	68.0
■ Bw	Brookston loam, 0 to 2 percent slopes	0.75	2.0%	2	78.4
		36.80			47.5



LIBER 1279 PAGE 0968 1 of 4

STATE OF MICHIGAN - SHIAWASSEE COUNTY

Received 03/23/2021 09:18:44 AM 3343734

Recorded 03/23/2021 09:19:16 AM ES

LORI KIMBLE, REGISTER OF DEEDS E-RECORDED DOCUMENT

### EASEMENT FOR ELECTRIC FACILITY

Master Tract# ROW000916065367

SAP# 1056050915

Design# 11214097

Agreement# MI00000054194

STEVEN L. GARRETT and PAMELA M. MAIN n/k/a PAMELA M. GARRETT, husband and wife, whose address is 9995 Mason Road, Fowlerville, Michigan 48836 (hereinafter "Owner")

for \$1.00 and other good and valuable consideration [exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the Township of Woodhull, County of Shiawassee, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain, inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, and protect a line or lines of electric facilities in, on, over, under, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any pole structures, poles, or any combination of same, wires, cables, conduits, crossarms, braces, guys, anchors, transformers, electric control circuits and devices, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, associated fixtures, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing electricity.

Additional Work Space: In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said lines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

Access: Consumers shall have the right to unimpaired access to said line or lines, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, or other vegetation located outside of the Easement Area which are of such a height or are of such a species whose mature height that in falling directly to the ground could come into contact with or land directly above Consumers' facilities.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned.

SG  
AG

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This Easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This Easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: 2-8-2021

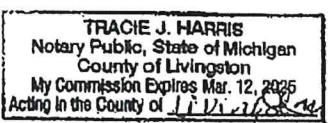
Owner

Steven L. Garrett

Pamela M. Garrett  
Pamela M. Main n/k/a Pamela M. Garrett

Acknowledgment

The foregoing instrument was acknowledged before me in Livingston County, Michigan,  
on February 8th 2021 by Steven L. Garrett and Pamela M. Main n/k/a Pamela M. Garrett, husband and wife.  
Date



Tracie J. Harris  
Notary Public

Print Name

Tracie J. Harris  
Livingston County, Michigan  
Acting in Livingston County  
My Commission expires: 3-12-2025

**PROPERTY OWNERS MAIL**

**SIGNED EASEMENT TO:**

Ashley Shoup #128-24  
Consumers Energy Company  
530 W Willow Street  
Lansing MI 48909

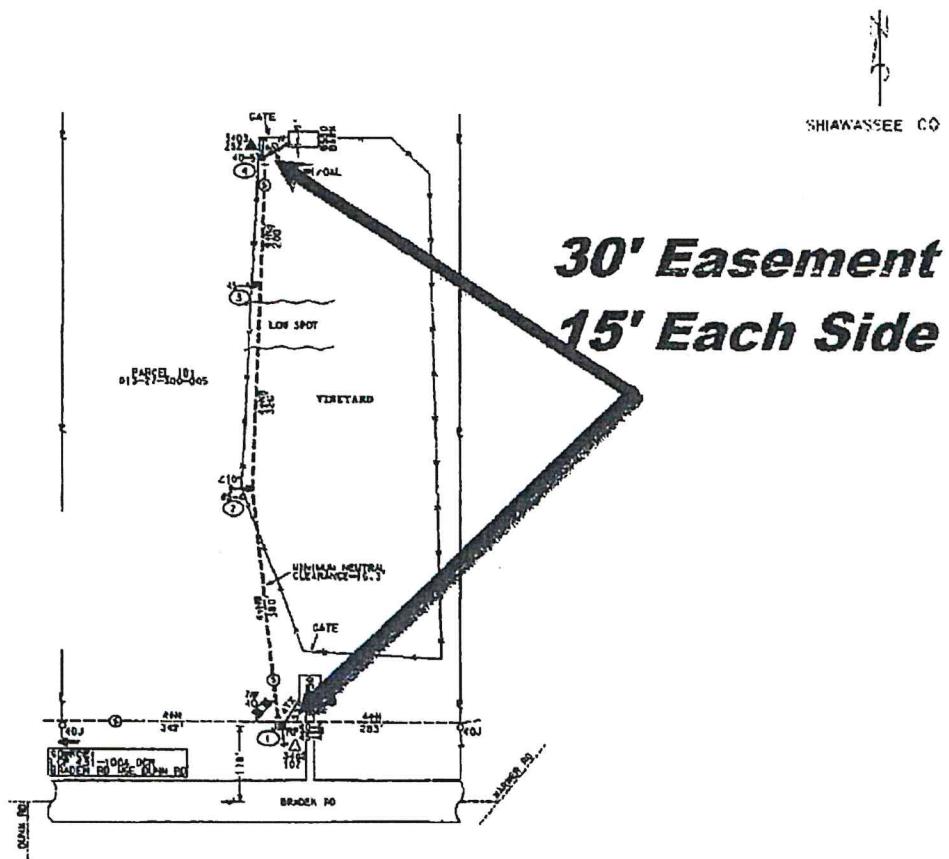
Prepared By:  
Nicole Corts 01/29/2021  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201  
Revised By: Nicole Corts 2/4/2021

**REGISTER OF DEEDS OFFICE USE  
ONLY**

Return recorded instrument to:  
Carrie J. Main, EP7-287  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201

EXHIBIT BEasement Area

A 30.00-foot-wide strip of land, being 15.00 feet on each side of the centerline of the line constructed on Owner's Land, the centerline to be located approximately as shown in the attached drawing.



EH File Copy

EXPIRED DYL 7-5-17

Issued: Thursday, December 14, 2017

Expires: Saturday, December 14, 2019

SHIAWASSEE COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION  
Surbeck Building 201 N. Shiawassee Street  
CORUNNA, MICHIGAN 48817  
TELEPHONE: (989) 743-2390

NEW SYSTEM  
Permit #: S-26561-7394

**Sewage Permit**

Permit For:	ADDRESS 8550 W. Braden Rd.	TOWNSHIP Woodhull Township	SECTION 27	LOT <input type="checkbox"/>
TYPE OF BUILDING:	New Single Family	NUMBER OF BEDROOMS 5	GARBAGE DISPOSAL	
<b>Permit Issued To:</b>				
<b>Matthew Frisch 4067 Breakwater Okemos MI, 48864</b>				
<b>CONSTRUCTION REQUIREMENTS</b>				
Install Septic Tank with 1750 gallon capacity				
Tilefield: 660 Linear Ft. of 36 Inch Wide Trench On 8 Ft. Center				

**Special Construction Requirements: (Locate System In Area Indicated On Attached Drawing)**

*The system MUST be installed by a homeowner or a contractor registered in Shiawassee County for the installation of drainfields.*

- \* The trench (OR Drain Bed) bottom must not exceed 13 inches below the original grade as established at test hole number 3.
- \* Adequate straw cover or approved filter fabric shall be placed over the trenches prior to backfill.
- \* Call for final inspection prior to backfilling. Please schedule 24 hours in advance.
- \* Final grade will be 11 inches above the original grade.
- \* Locate the septic system as shown on the attached drawing.
- \* Raking the trench sidewalls prior to placing stone and tile in the trench is required.
- \* Sewer outlet elevation of the building shall be sufficient to allow for adequate gravity flow of sewage to the septic tank and field.
- \* Original grade over the drainfield/drainbed must not be cut, filled, or altered in any way.
- \* Installation during wet weather conditions may result in smearing and sealing of the soils and is not allowed.
- \* The use of heavy equipment over the proposed drainfield and reserve area may result in the compaction of the soils and is not allowed.
- \* Laundry and bathtub wastes are to be connected to the septic system.
- \* Remove all trees within 10' of the drainfield/drainbed.
- \* Keep the septic tank and/or drainfield at least 50 feet from the well and a minimum of 100 feet from any pond, drain, or other waterway.
- \* Buried utilities must be a minimum of 5 feet deep in the drainfield and reserve area.
- \* Keep the septic tank at least 10 feet and the drainfield at least 20 feet from a foundation wall.
- \* If a garbage disposal is present, the septic tank capacity is increased by 500 gallons and the field size is increased by 20%.
- \* Keep the septic tank at least 5 feet and the drainfield at least 10 feet from the property lines.
- \* The backwash drain to the water softener should not be connected to the septic system.

EH File Copy

SHIAWASSEE COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION  
Surbeck Building 201 N. Shiawassee Street  
CORUNNA, MICHIGAN 48817  
TELEPHONE: (989) 743-2390

NEW SYSTEM  
Permit #: S-26561-7394

Issued: Thursday, December 14, 2017  
Expires: Saturday, December 14, 2019

**Sewage Permit**

- \* The system must be installed by a homeowner or a contractor registered in Shiawassee County for the installation of drainfields.
- \* The installation of a septic tank effluent filter is required.
- \* The entire septic system (including the solid line connection between the septic tank outlet and drainfield header) must be left uncovered for the final inspection.
- \* Clean, Washed 6A stone is to be used.
- \* No more than 3 lateral runs may be on any one side of an inlet into the header
- \* Installation of a septic tank riser is required if the septic tank is lower than 6" below finished grade.

**(SEE ATTACHED DRAWING)**

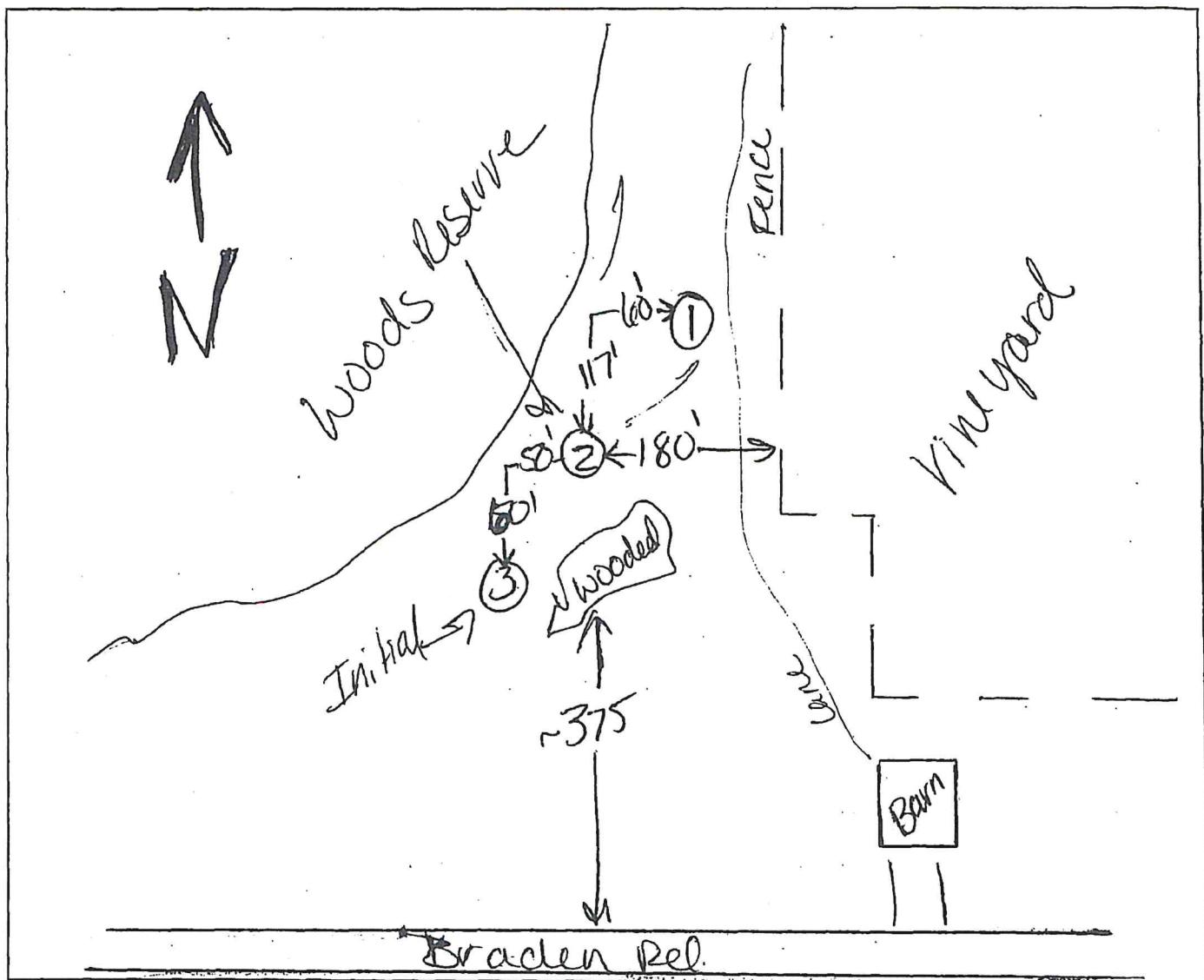
Issued By: Katie Plashek

Katie Plashek, Registered Environmental Sanitarian

(989) 743-2218

6. Plot Plan Drawing – Must include the following

Lot Size, North Arrow, Fronting Roads, Proposed Grade Changes, Any Easements, Building Location, Water Well Location, Sewage System Water Well and Sewage Systems – Adjoining Properties, any Lake, River, Well Isolation 50 Ft. from Septic System, Driveway and Utility Lines (Gas, Electric and Phone).



8550 Braden Rd. Woodhull  
Road Name Township

27  
Section No.

\_\_\_\_\_  
Signature of Owner or Applicant

\_\_\_\_\_  
Date

Scaled Plot Plan for Sewage Permit No. S-26561-7394



## Shiawassee GIS



Map Publication:  
09/25/2023 2:19 PM

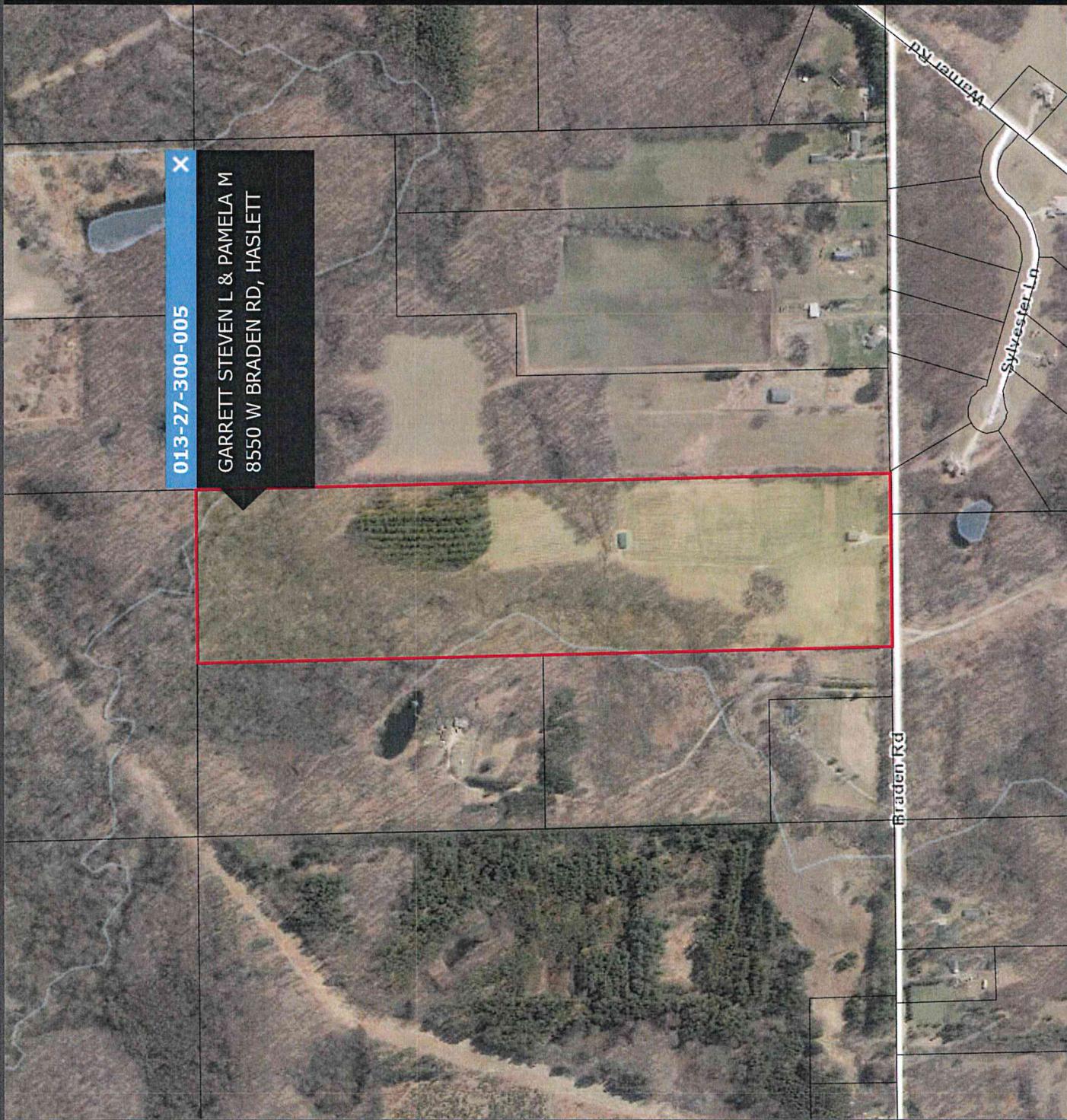
0.2km  
1000ft

powered by  
**FetchGIS**

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. X County expresses no warranty for the information displayed on this map document.

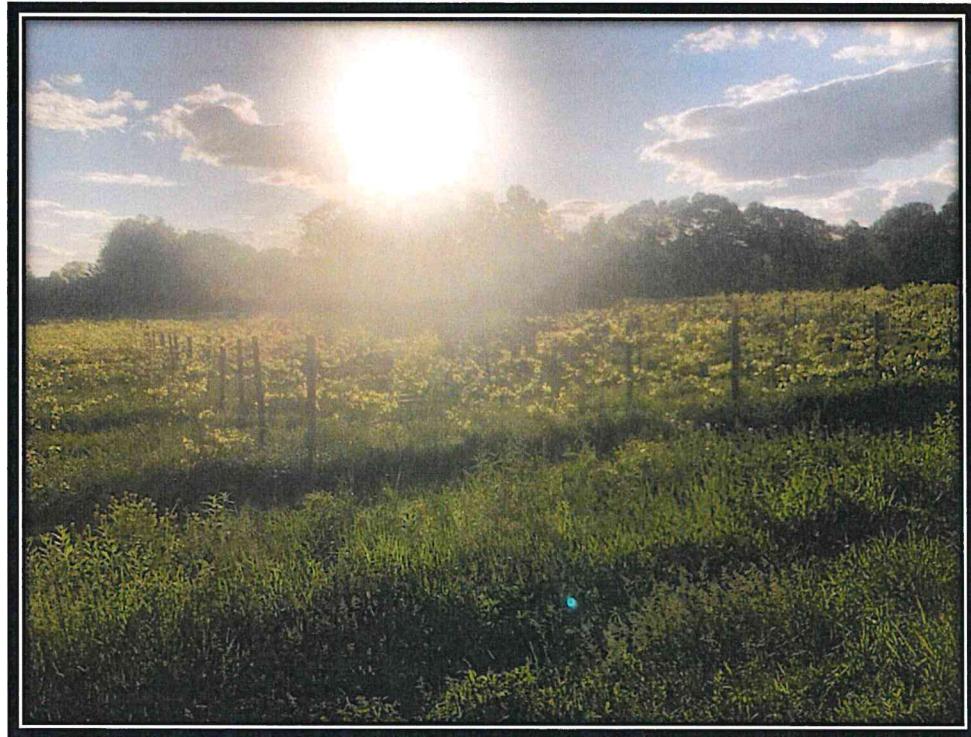
**013-27-300-005** 

GARRETT STEVEN L & PAMELA M  
8550 W BRADEN RD, HASLETT



## **PHOTO GALLERY**

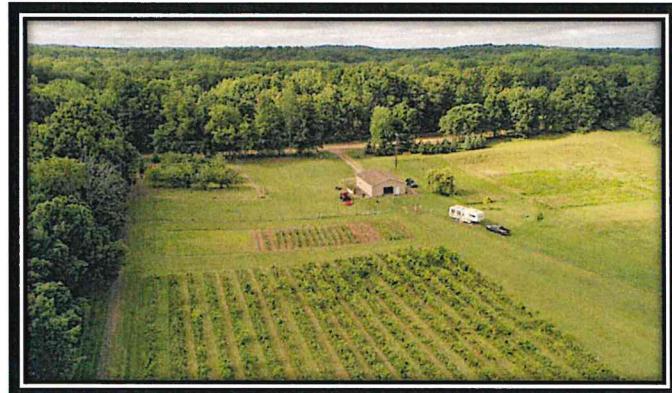
**8550 W. Braden Rd., Haslett, Michigan 48840**

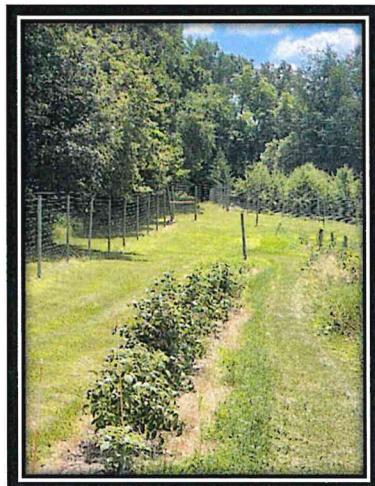
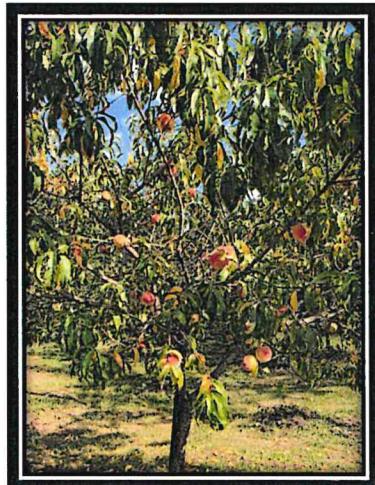
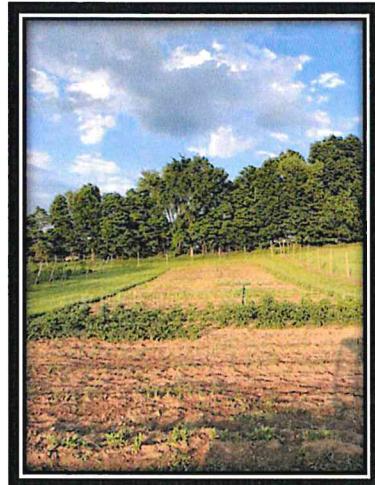


**Welcome to Eschol Valley Vineyard...**

**A 38.9 acre estate nestled in a secluded setting just minutes from Lansing, MI. Over 9 varieties of grapes populate this mature vineyard in Haslett, MI. The property features 2 pole barns, a well at the front barn and electric at both facilities. This estate is ready for your dream home or just a country escape. This farm encompasses wildlife, habitat, and a fenced mature vineyard.**

**Grape varieties include: Concord, Marechal Foch, Marquette, Frontenac Blanc, Petite Pearl, Frontenac Gris, St. Croix, Maronst, and Noiret**









## Assessor



### Woodhull Township Assessor

Diana Dowler

Phone (810) 635-9596

Email: [td9596@yahoo.com](mailto:td9596@yahoo.com)

### Responsibilities

- Maintaining property record cards for each parcel within the Township. These records include legal descriptions, land values, land improvements, building information, building values, exemptions statute, zoning information, etc.
- Creating and maintaining Assessment Roll annually.
- Maintenance of all sales transactions on both vacant land and improved properties, ownership, processing, related Property Transfer Affidavits, Homeowner's Principal Residence Exemptions and Requests to Rescind.
- Establish land values and economic condition factors throughout the Township annually.
- Field inspections of all new construction projects and updating the property records accordingly.
- Land Division requests and processing.
- Periodic inspections of all real property parcels.
- Defending appeals to the Michigan Tax Tribunal.

## Contact Us

Mail: P. O. Box 166,  
Shaftsbury, MI 48882

Physical Location: 7315 W.  
Beard Road, Perry, MI 48872

Treasurer: (517) 675-4343  
Clerk: (517) 675-4342  
Supervisor: (517) 675-4341  
Fax: (517) 675-4345

## P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!



Doug Sheridan

Phone: (517) 749-7976  
Fax: (517) 676-4440

Email: [doug@sheridanauctionservice.com](mailto:doug@sheridanauctionservice.com)

Website: [www.sheridanauctionservice.com](http://www.sheridanauctionservice.com)