



PROPERTY INFORMATION PACKAGE

Real Estate Auction



**1200+/- SF, 2 BR, 2 BATH HOME ON .25+/- ACRES
588 JOAN DR., MASON, MI**

Thursday, October 12, 2023

Online bidding starts ending at 1pm

**Open Houses: Tuesday, September 26 (11am-1pm)
Tuesday, October 10 (3-5pm)**

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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 12, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 588 Joan Dr., Mason, Michigan at public auction. This is an online auction only, with the bidding ending on Thursday, October 12, 2023 1:00pm. Open House inspections will be held Tuesday, September 26, 11am-1pm and Tuesday, October 10, 3-5pm.

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% earnest money deposit, due within 24 hours of auctions end.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Managers:

Stacy Sheridan-Byers 517-410-0833

Dave Trout 517-525-0174

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

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 PA116 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: Ingham

Township: Alaiedon

School District: Mason Public School District

Property Number: 33-06-06-31-377-020

Property Sub-type: Single Family Residence

Zoning: Rural Residential

Acreage: 0.25 +/-

Square Footage: 1208 sq. ft

Property Information

2 Bedroom, 2 full bath home on 0.25 +/- acres in Mason, MI.

Parcel # 33-06-06-31-377-020

SEV \$77,600

Taxable Value \$64,933

Taxes: \$1408.64 (Summer 2022) \$1221.79 (Winter 2022)

Mason Public Schools

Square Feet: 1208

Built in 1972

2 Bedrooms

2 Full Baths

Main Floor Laundry

Full Basement (partially finished)

Attached 2-car garage

Well & Septic / Central Air, Forced Air Heat

275611

588 Joan, Mason, MI 48854

Agent Copy
\$155,200

Residential Active

	Name	Office	Primary	Office	E-mail
Listing Member:	Stacy Byers Sheridan 6501300307	LO: Sheridan Realty and Auction Co. 6505277904	517-410-0833	517-676-9800	stacy@sheridanauctionservice.com
Co-listing Member:	David L. Trout	CLO: Sheridan Realty and Auction Co.	517-676-9800	517-676-9800	dave@sheridanauctionservice.com



County:	Ingham	Lot Acres:	0.505
City:	Mason	Lot Size Dimensions:	208 x 208
Key:	cbx	School District:	Mason
Township/Tax Authority:	Alaiedon Twp	Subdivision:	Angells Acres
Property Sub-Type:	Single Family Residence	Section #:	6
Entry Level:	1	Home Warranty:	No
Entry Location:	Front Door	Reserved Items:	No
List Price:	\$155,200	Year Built:	1972
List Price/SqFt:	\$128.48	Occupancy:	At closing
Listing Date:	08/25/2023	Owner Name:	Howe
Baths Full - Total:	2	Building Area Total SqFt:	2,416
Baths Half - Total:	0	Total Livable Area:	1,708
Baths - Total:	2	Living Area Source:	Public Records
Bedrooms Total:	2	Association Fee/Yr:	
		Short Sale:	No
		Real Estate Owned:	No

Directions: Cedar to Howell to Josephine lane to Joan Rd.

Legal: AL 100 Lot 45 Angell's Acres No. 3

Eq Year:	2023	Tax Year:	2022	Taxes:	\$2,630.43
Parcel #:	33-06-06-31-377-020	Taxable Value:	\$64,933	Zoning:	Rural Residential
State Eq Value:	\$77,600	Taxable Value Year:	2023		
#Full Baths 3:	0	#Half Baths 3:	0	Level 1 Finished Area:	1,208
#Full Baths 2:	0	#Half Baths 2:	0	Level 2 Finished Area:	0
#Full Baths 1:	2	#Half Baths 1:	0	Level 3 Finished Area:	0
#Full Baths B:	0	#Half Baths B:	0	Below Grade Finished Area:	500
				Above Grade Finished Area:	1,208
				SqFt - Basement:	1,208

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	13 x 11			Bedroom 2		9 x 11		
Living Room	First	14 x 12	Beamed Ceilings, Cathedral Ceiling(s)		Kitchen	First	11 x 11		irregular
Dining Room	First	12 x 12							

Appliances: Dryer; Washer
Basement: Block; Concrete; Partially Finished
Cooling: Central Air
DPR: DPR Eligible: Yes
Exterior: Aluminum Siding; Brick
Heating: Forced Air

Land & Acreage: Up to 1/4 Acre
Laundry Features: In Hall; Laundry Room; Main Level
Levels: One
Parking Features: Attached; Driveway; Garage; Garage Faces Front
Property Use: Primary
Showing Requirements: Showing Time
Sewer: Septic Tank
Terms: Cash; Conventional
Water Source: Well

Public Remarks: THIS IS AN AUCTION. The list price is a reflection of the SEV doubled and not an indication of price. log onto www.sheridanauctionservice.com to register today! Welcome to 588 Joan Rd., in the quaint town of Mason. This 1200 sq. ft. ranch has everything you want. The entrance of the house greets you with vaulted ceilings and an open concept floor plan. The large living area provides ample space for entertaining. A 2-bedroom, 2 full bath home, you wont want to miss.

Agent to Agent Remarks: THIS IS AN AUCTION. The list price is a reflection of the SEV doubled and not an indication of price. log onto www.sheridanauctionservice.com to register today! Welcome to 588 Joan Rd., in the quaint town of Mason. This 1200 sq. ft. ranch has everything you want. The entrance of the house greets you with vaulted ceilings and an open concept floor plan. The large living area provides ample space for entertaining. A 2-bedroom, 2 full bath home, you wont want to miss.

Original List Price:	\$155,200	Days On Market:	4	Buyer Agency Fee:	2%
		Cumulative DOM:	4	Sub Agency Fee:	0%
		Status Change Date:	08/28/2023	Variable Rate:	No
		Expiration Date:	11/30/2023		

Information is deemed to be reliable, but is not guaranteed. © 2023 [MLS](#) and [FBS](#). Prepared by Stacy Byers Sheridan on Tuesday, August 29, 2023 11:06 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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](#).

588 JOAN MASON, MI 48854 (Property Address)

Parcel Number: 33-06-06-31-377-020



Item 1 of 3

2 Images / 1 Sketch

Property Owner: HOWE LORENE E

Summary Information

> Residential Building Summary

- Year Built: 1972
- Full Baths: 1
- Sq. Feet: 1,208
- Bedrooms: 2
- Half Baths: 1
- Acres: 0.505

> Assessed Value: \$77,600 | Taxable Value: \$64,933

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

Owner	HOWE LORENE E 588 JOAN MASON, MI 48854	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	33-06 ALAIEDON TWP
School District	MASON PUBLIC SCHOOLS	Assessed Value	\$77,600
MAP #	No Data to Display	Taxable Value	\$64,933
USER NUM IDX	0	State Equalized Value	\$77,600
USER ALPHA 1	Not Available	Date of Last Name Change	06/27/2019
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2022	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$76,800	\$76,800	\$61,841
2021	\$76,600	\$76,600	\$59,866
2020	\$76,000	\$76,000	\$59,040

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

Land Information

Zoning Code	R-2	Total Acres	0.505
Land Value	\$20,200	Land Improvements	\$1,800
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	MASON	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
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No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

AL 100 LOT 45 ANGELL'S ACRES NO. 3

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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No sales history found.

Building Information - 1208 sq ft ONE STORY (Residential)

General

Floor Area	1,208 sq ft	Estimated TCV	\$133,169
Garage Area	548 sq ft	Basement Area	1,208 sq ft
Foundation Size	1,208 sq ft	Year Remodeled	No Data to Display
Year Built	1972	Class	C
Occupancy	Single Family	Tri-Level	No
Effective Age	40 yrs	Heat	Forced Heat & Cool
Percent Complete	100%	Wood Stove Add-on	No
AC w/Separate Ducts	No	Water	Water Well
Basement Rooms	3	Sewer	Septic
1st Floor Rooms	5	Style	ONE STORY
2nd Floor Rooms	0		
Bedrooms	2		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,208 sq ft	1 Story

Basement Finish

Recreation	500 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1	2 Fixture Bath	1
Ceramic Tile Floor	2	Ceramic Tub Alcove	1
Vent Fan	2		

Built-In Information

Dishwasher	1	Garbage Disposal	1
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Garage Information

Area	548 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	1972	Finished	Yes
Auto Doors	1	Mech Doors	0

Porch Information

CCP (1 Story)	55 sq ft	Foundation	Standard
CPP	20 sq ft	Foundation	Standard
4in Concrete	196 sq ft	Foundation	Standard
4in Concrete	240 sq ft	Foundation	Shallow

****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.

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Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

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Owner and Taxpayer Information

Owner

HOWE LORENE E
588 JOAN
MASON, MI 48854

Taxpayer

SEE OWNER INFORMATION

Legal Description

AL 100 LOT 45 ANGELL'S ACRES NO. 3

Other Information

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

9/12/2023

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,221.79	\$1,221.79	12/16/2022	\$0.00
2022	Summer	\$1,408.64	\$1,408.64	07/13/2022	\$0.00
2021	Winter	\$1,114.57	\$1,114.57	12/15/2021	\$0.00
2021	Summer	\$1,363.69	\$1,363.69	07/07/2021	\$0.00
2020	Winter	\$892.05	\$892.05	12/02/2020	\$0.00
2020	Summer	\$1,346.71	\$1,346.71	07/10/2020	\$0.00
2019	Winter	\$849.08	\$849.08	12/05/2019	\$0.00
2019	Summer	\$1,309.76	\$1,309.76	08/07/2019	\$0.00
2018	Winter	\$868.25	\$868.25	12/06/2018	\$0.00
2018	Summer	\$1,279.08	\$1,279.08	08/01/2018	\$0.00

Load More Years



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 1 of 4

Property Address:

Street

City, Village, Township

MICHIGAN 48854

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Furnace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER, EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? ☐ yes ☒ no
If yes, please explain: Sump pump failure - Cleaning Co. debris removed & replaced pump.
- Insulation:** Describe, if known: Urea Formaldehyde foam insulation (UFFI) is installed? ☐ unknown ☒ yes ☐ no
- Roof:** Leaks? ☐ yes ☒ no
Approximate age, if known: Removed All Roofing To Expose Decking 2011.
- Well:** Type of well (depth/diameter, age, and repair history, if known): Deep well (119 ft) 1971 updated 1996
Has the water been tested? ☐ yes ☒ no
If yes, date of last report/results: 7-24-23 Tested & approved by Health Dept.
- Septic tanks/drain fields:** Condition, if known: 7-26-23 - pumped - inspected & passed by
- Heating system:** Type/approximate age: CARRIER GAS 96.3% AFUE - 104R WARRANTY
- Plumbing system:** Type: copper ☒ galvanized ☐ other ☐
Any known problems? NO
New Water Heater - 2021 / New Softener & Filter 2019. ☒ purchased
- Electrical system:** Any known problems? NO
- History of infestation,** if any: (termites, carpenter ants, etc.) NO

SELLER James Lowe SELLER _____

Date 8/28/23



GREATER LANSING ASSOCIATION OF REALTORS®



SELLER'S DISCLOSURE STATEMENT

Page 2 of 4

Address: 588 Joan Drive, Mason, MI 48854

10. **Environmental problems:** Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property.
If yes, please explain: unknown ☐ yes ☒ no ☐

11. **Flood Insurance:** Do you have flood insurance on the property? unknown ☐ yes ☐ no ☒

12. **Mineral Rights:** Do you own the mineral rights? unknown ☒ yes ☐ no ☐

Other items: Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown ☒ yes ☐ no ☐
2. Any encroachments, easements, zoning violations, or nonconforming uses? unknown ☒ yes ☐ no ☐
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property? unknown ☒ yes ☐ no ☐
4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? unknown ☒ yes ☐ no ☐
5. Settling, flooding, drainage, structural, or grading problems? unknown ☒ yes ☐ no ☐
6. Major damage to the property from fire, wind, floods, or landslides? unknown ☒ yes ☐ no ☐
7. Any underground storage tanks? unknown ☒ yes ☐ no ☐
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown ☒ yes ☐ no ☐
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown ☒ yes ☐ no ☐
10. Any outstanding municipal assessment fees? unknown ☒ yes ☐ no ☐
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown ☒ yes ☐ no ☐

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from 1989 (date) to 2023 (date). The Seller has owned the property since 1989 (date). The Seller has indicated above condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of the Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Loraine Howe Date 8-28-23
Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____
Buyer _____ Date _____ Time _____



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



Page 3 of 4

This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 588 Joan Drive, Mason, MI 48854

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	_____	_____	<input checked="" type="checkbox"/>	_____
2. Is any part of the property located within a designated floodplain?	_____	_____	<input checked="" type="checkbox"/>	_____
3. Is any part of the property located within a wetland?	_____	_____	<input checked="" type="checkbox"/>	_____
4. Is the property in a permit or restricted parking area?	_____	_____	<input checked="" type="checkbox"/>	_____
5. Are there any agricultural production or set-aside agreements?	_____	_____	<input checked="" type="checkbox"/>	_____
6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights?	_____	_____	<input checked="" type="checkbox"/>	_____
7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances?	_____	_____	<input checked="" type="checkbox"/>	_____
8. Are there any Homeowner Association Fees? Homeowner Association fee _____ Name _____ Contact _____	_____	<input checked="" type="checkbox"/>	_____	_____
9. Are there currently any red tags or zoning violations with the taxing authority/municipality?	_____	_____	<input checked="" type="checkbox"/>	_____
10. Are there reserved items: (List below)	_____	_____	_____	_____

If yes to any of 1-10 above, please explain:

11. Current Utility Providers:
- a. Gas/Propane Consumer Power Electric Consumer Power
 - b. Water owner well f. Sewer owner
 - c. Cable Comcast g. Internet Comcast
 - d. Water Treatment _____ h. Smart Devices Comcast

- Other items:
- 1. Water Heater: Approximate age, if known 2 yr
 - 2. Has septic system been pumped: yes if so, what date? 2023
 - 2. Is Property currently registered or licensed as a rental? Yes X No _____
- Note: Some taxing authorities require licensing or registration for rental property.
If property is currently licensed or registered:
What is the maximum occupancy limit? _____
What is the maximum parking limit? _____
- 3. Current Taxing Status of property:
100% Homestead X NonHomestead _____ or partial _____ What percent? _____

lch Initials of Seller (s) 8-28-23 Date Initials of the Buyer (s) _____ Date _____



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 4 of 4

Address

588 Jean Ave, Tawas, MI 48854

BUYER IS ADVISED THAT THE STATE QUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at _____ square feet and was determined by:

Foundation measurement _____ Assessor record _____ Appraiser record _____
Builder plans _____ No determination is made ☒

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. This Statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller Serene Howe Date 8/28/23

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as if _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

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GREATER LANSING ASSOCIATION OF REALTORS®



RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD
REDUCTION ACT 42 U.S.C. 4852d

Property Address: 588 Joan Drive, Mason, MI. 48854

The disclosure requirements listed below are imposed on Sellers of residential housing prior to 1978.

Sellers must disclose the presence of any lead-based paint hazards actually known to Seller. A Lead-Based Paint Sellers' Disclosure Form for providing such information is on the reverse of this form. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied; and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

If the Sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

- *The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
- *The location of the lead-based paint and/or lead-based paint hazards;
- *The condition of the painted surfaces.

If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

The Seller must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers (if no such records or reports exist, the disclosure statement should affirmatively so state.)

Sellers must provide to Purchasers the government mandated Lead Warning Statement contained on the reverse side of this form.

Sellers must provide Purchasers with a copy of the federal pamphlet entitled *Protect Your Family from Lead in Your Home*. Ask your REALTOR® for a copy.

Sellers must permit a Purchaser a ten- (10-) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the Purchasers become obligated under the Buy and Sell Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act*.

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion date of the sale.

SELLER(S)

Lorane Howe
Lorane E. Howe

DATE: 8/28/23

REALTOR®

David L. Trout
Stacy Sheridan Byers
DATE: 8/28/23

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GREATER LANSING ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: 588 Joan Drive, Mason, MI. 48854

Lead Warning Statement

Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure

____ (A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

initials

- () Known lead-based paint and/or lead-based paint hazards are present in/on the property. (Explain):
- (X) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.

____ (B) Records and reports available to the Seller. (Check one below):

initials

- () Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):
- (X) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 8/28/23

Seller(s): Lozane K. Howa

II. Agent's Acknowledgment

____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: _____ Agent: _____

III. Purchaser's Acknowledgment

- ____ (A) Purchaser has received copies of all information listed above.
- ____ (B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.
- ____ (C) Purchaser has (check one below):
- initials () Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards;
- () Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____ Purchaser(s): _____

OR () Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: _____

initials

Date: _____ Seller(s): _____

Date: _____ Purchaser(s): _____

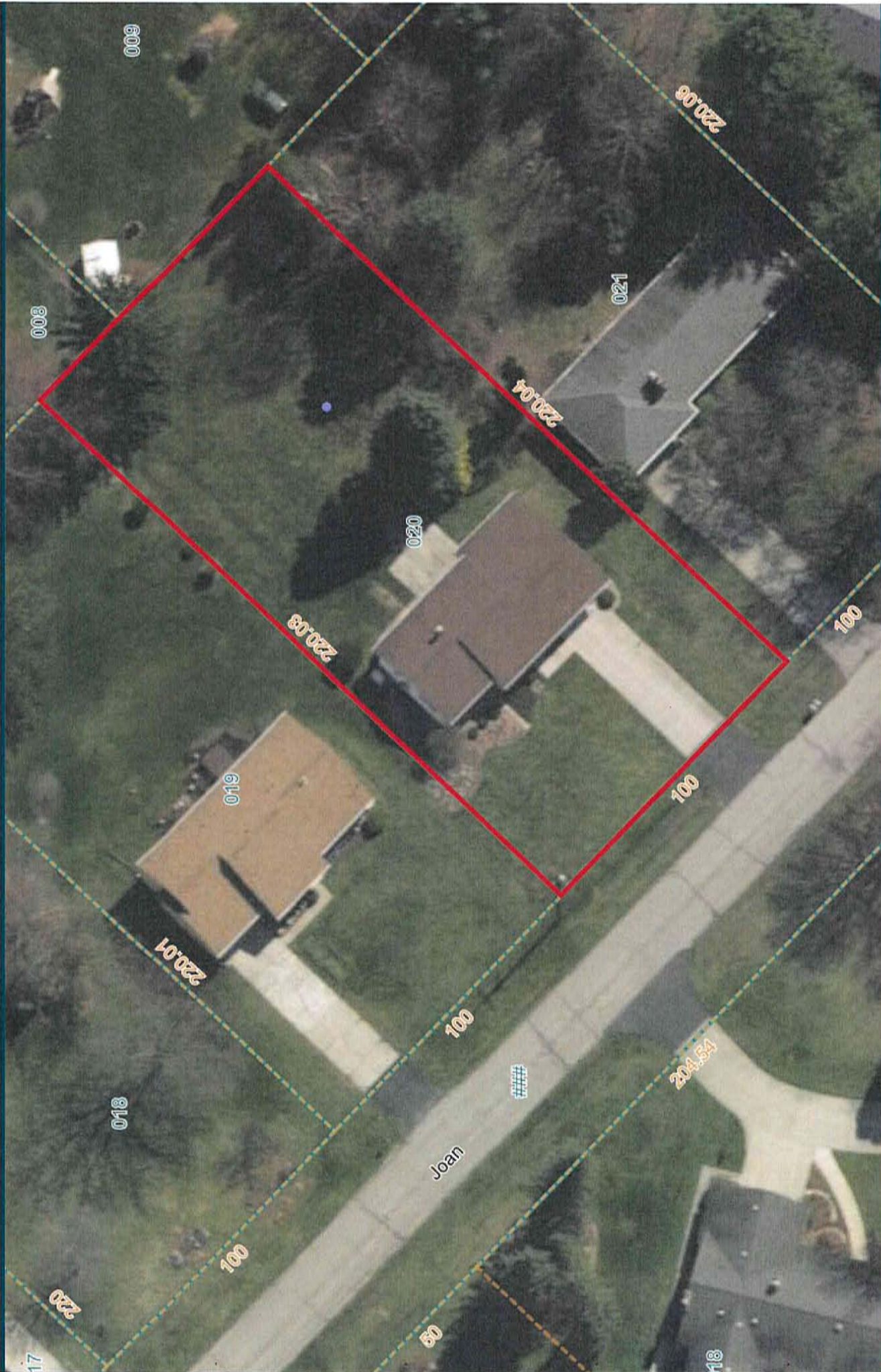
NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.

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This form was prepared by David L. Trout | Sheridan Realty and Auction Co. | 517-676-9800 | dave@sheridanrealtorservice.com

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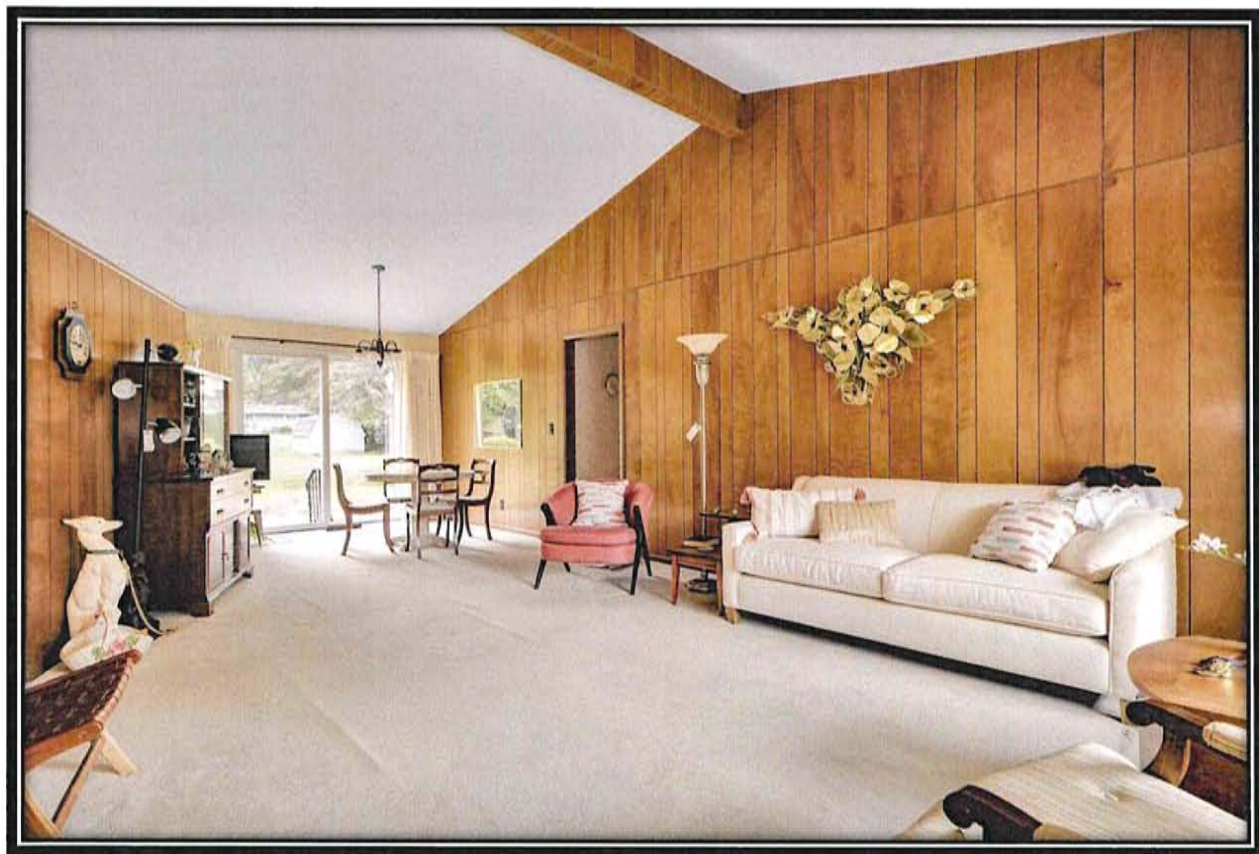
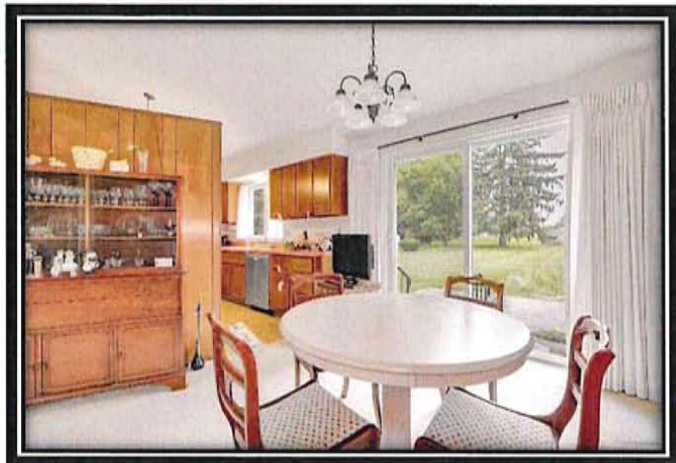
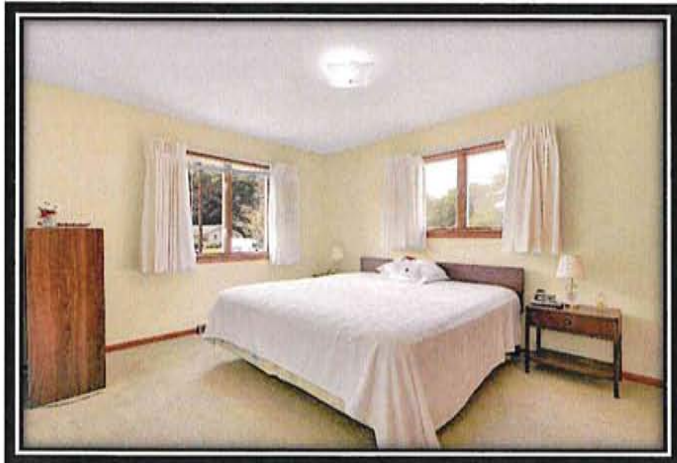


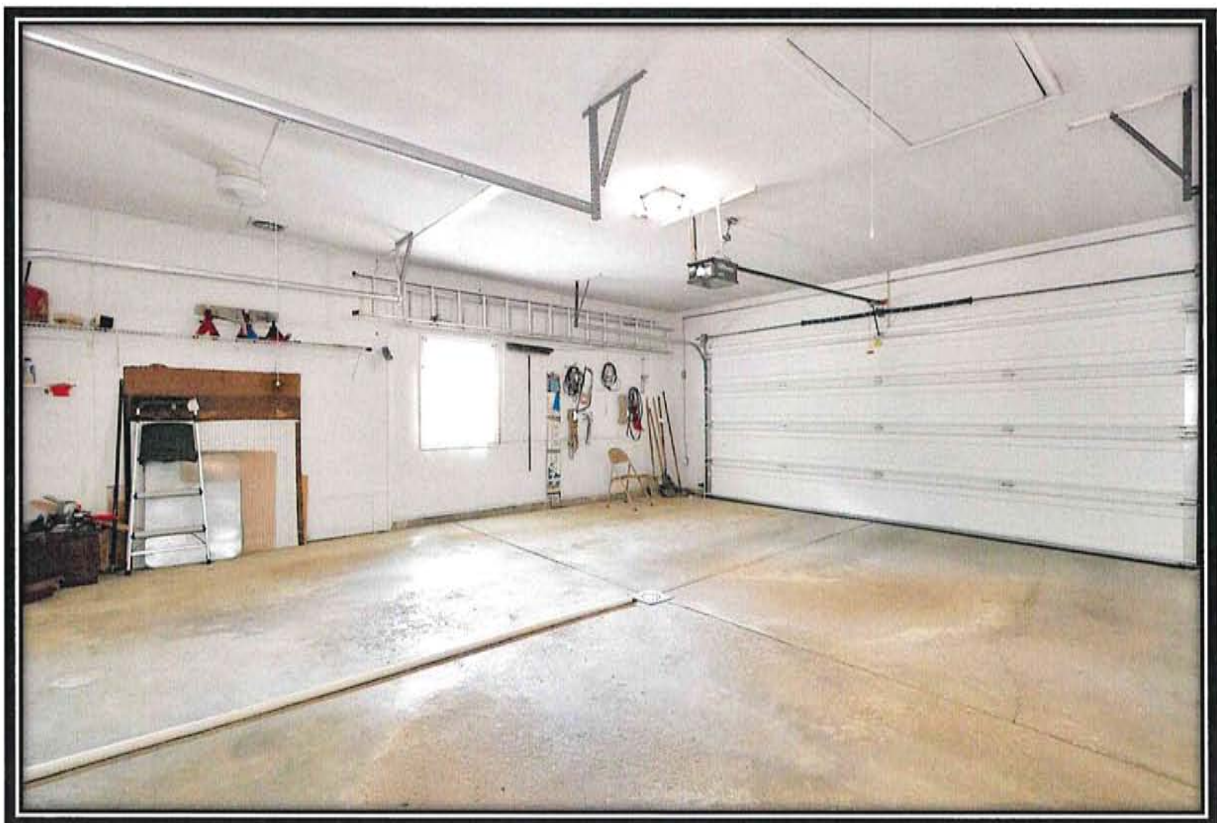
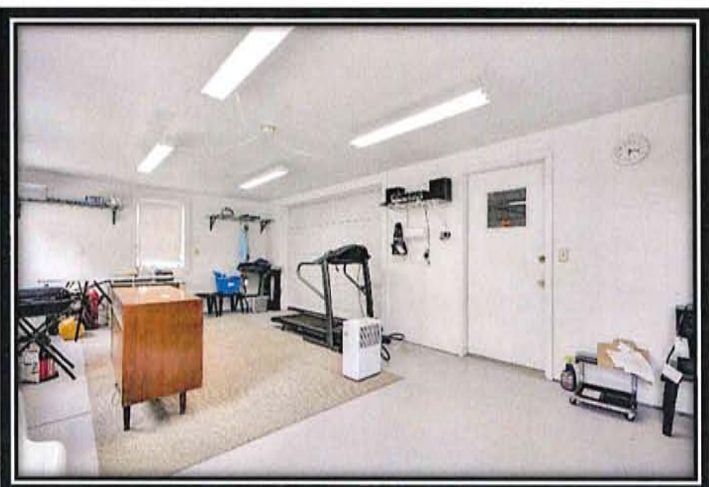
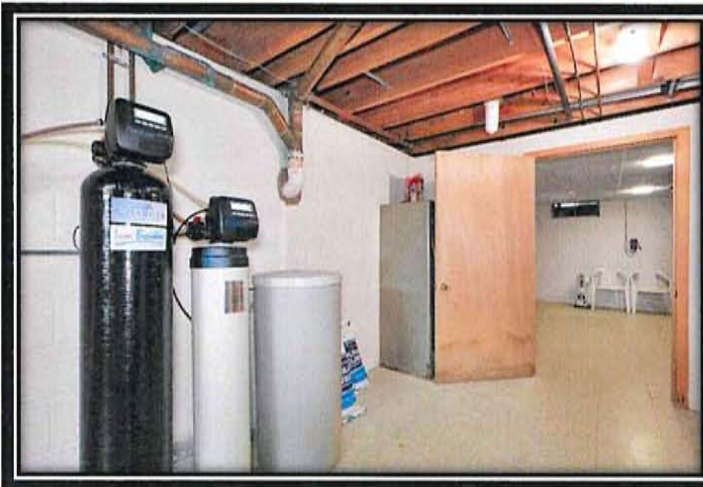
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PHOTO GALLERY

588 Joan Dr. Mason, MI 48854











Alaiedon Township

The Hill Land for Excellent Living

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Supervisor:
Steve Lott

Clerk:
David Leonard

Treasurer:
Scott Everett

Trustees:

Kurt Kranz

Beth Smith

Office Staff

Office Personnel

Virginia Coffman, Office Manager
Paulette George, Office Assistant

Assessor

Heidi Roenicke, HSC Services

Building Inspector

Randy Mastin

Fire Service

Delhi Township Fire Department
Brian Ball, Chief

Office Hours

Monday - 10:00 a.m. to 5:00 p.m.
Tuesday - Friday - 10:00 a.m. to 4:00 p.m.

Contact Information

2021 W. Holt Rd.
Mason, MI 48854
(517) 676-9277
Fax - (517) 676-9332
alaiedon@alaiedontwp.com

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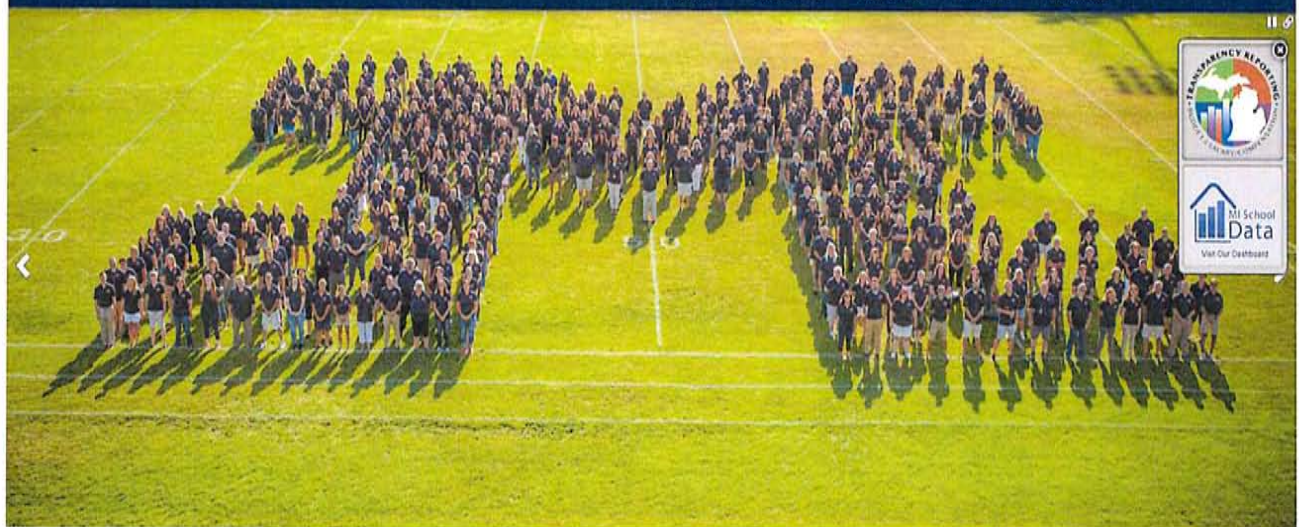


MASON
PUBLIC SCHOOLS

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Mason Promise Scholarship

The Mason Promise Scholarship is a community organization of volunteers that guarantees funding for two years of Lansing Community College education to selected Mason Public School students. [More...](#)



Mason Public Schools Foundation

The Mason Public Schools Foundation exists to support and enhance curricula and education experiences for Mason's youth. The Foundation recognizes that the quality of education available to students is an essential factor in maintaining a strong community and developing productive, successful citizens. Since our inception in 1984 we have funded hundreds of grants to support the elementary, middle and high schools. [More...](#)



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District of Excellence

M-STEP and State Data Exceed State Averages, Exceptional Staff



Early Childhood Programming

Childcare, Pre-school, GSRP, Headstart and Young 5s



Facilities and Technology

1:1 Chromebook, Updated Classroom Technology, Robotics Programming, Newly Renovated Elementary Schools



National Blue Ribbon School

Alaiedon Elementary (2021)

[Annual Education Reports](#)

MASON PUBLIC SCHOOLS
201 W. Ash Street, Suite 2A
Mason, MI 48854
(517) 676-2484

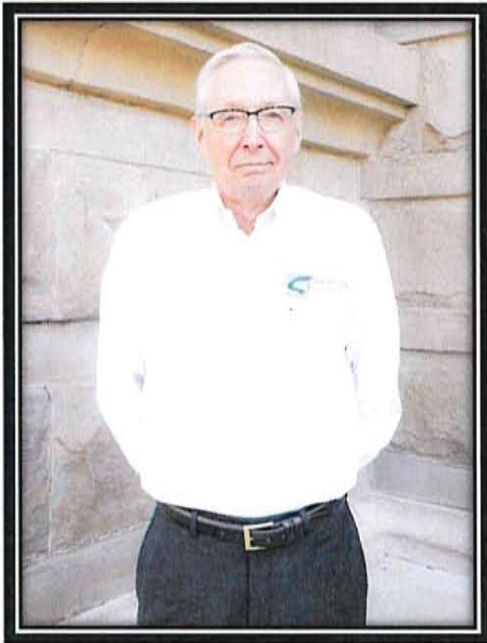


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P.I.P.

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!



David Trout

Phone: (517) 525-0174

Fax: (517) 676-4440



Stacy Sheridan-Byers

Phone: (517) 410-0833

Fax: (517) 676-4440

Emails: stacy@sheridanauctionservice.com

dave@sheridanauctionservice.com

Website: www.sheridanauctionservice.com