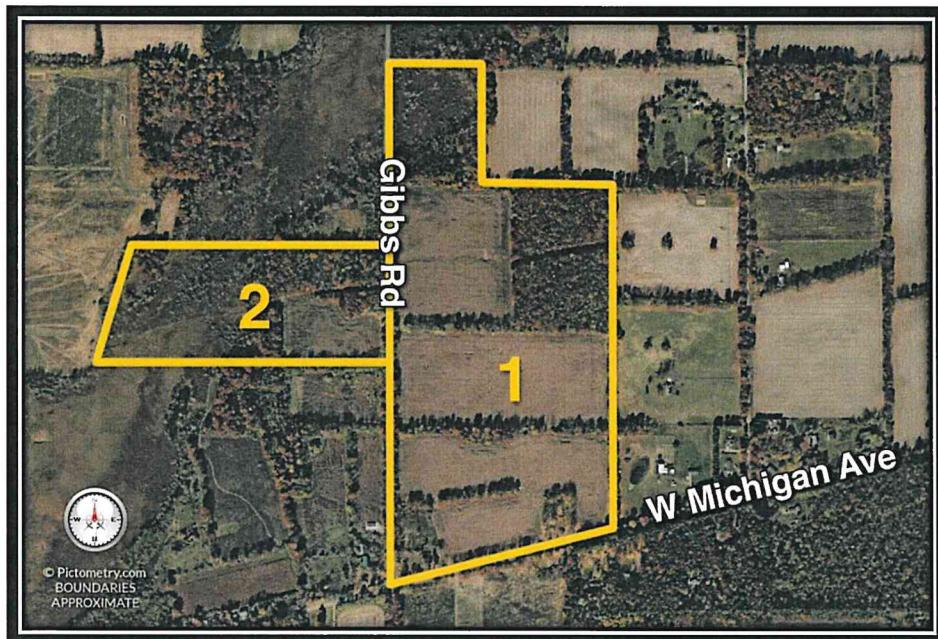




PROPERTY INFORMATION PACKAGE

Real Estate Auction



2 Tracts 154 +/- Acres

Jackson County, MI

Wednesday, November 08, 2023

Online bidding starts ending at 1pm

**Open Houses: Wednesday, October 25 (2-5pm) at Tract 1.
Tuesday, November 7 (1-3pm) at Tract 1. Walkover inspections anytime
during daylight hours.**

Table of Contents

Disclaimer

Letter of Introduction

Exhibit A

Property Information

Location Map

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.



October 10, 2023

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction two properties located on W. Michigan Ave & Gibbs Rd., Parma, MI at public auction.

This is an online auction only, with the bidding ending on Wednesday, November 08, 2023 at 1:00pm. Open House inspections will be held Wednesday, October 25, 2-5pm (at Tract I) and Tuesday, November 7, 1-3pm (at Tract I). Walkover Inspections welcomed during daylight hours.

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:
William L. Sheridan 517-719-0768

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 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:

Price of Items Bid On	Increments
\$200.00 - \$1,000.00	\$25.00
\$1,001.00 - \$10,000.00	\$100.00
\$10,001.00 - \$25,000.00	\$500.00
\$25,001.00 - \$500,000.00	\$1,000.00
\$500,001.00 - \$1,000,000.00	\$5,000.00
\$1,000,001.00 and up	\$10,000.00

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.

Both tracts sell subject to Tenant's Rights with harvesting rights until Dec. 31, 2023. 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. This auction is an "extend one, extend all" auction. Any bid placed within 5 minutes of an auction's end will automatically extend the entire auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received on any tract within the 5-minute extended 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.

Donald N. Abbott Estate

2

Gibbs Rd

1



© Pictometry.com
BOUNDARIES
APPROXIMATE

W Michigan Ave



154± Acres in 2 Tracts

ONLINE AUCTION: NOV 8 AT 1PM

TRACT 1: 115 Acres (72 Tillable)

Jackson County, Parma Twp, Sect. 28

P.P.# 000-06-28-151-001-00

SEV: \$206,400 • Taxable Value \$59,506

Property Class: 101 Ag-Improved

Soil Types: Hillsdale-Riddles Loam, Oshtemo-Leoni Complex Loam, Gilford-Colwood Loam

TRACT 2: 39 Acres (7.72 Tillable)

Jackson County, Parma Twp, Sect. 29

P.P.# 000-06-29-276-001-00

SEV: \$48,000 • Taxable Value: \$18,624

Property Class: 402 Residential-Vacant

Soil Types: Hillsdale-Riddles Loam, Gilford-Colwood Complex, Leoni Gravelly Loam, Oshtemo-Leoni Complex, Brady Sandy Loam

Inspections:

Wednesday, October 25 (2-5pm) at Tract 1

Tuesday, November 7 (1-3pm) at Tract 1

Walkover Inspections Welcomed



SHERIDAN
REALTY & AUCTION CO.

Questions?

Call us!

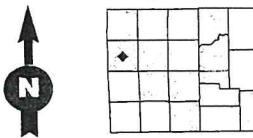
(517) 676-9800

www.SheridanAuctionService.com

PARMA

T-2-S • R-3-W

See Pages 60-62 For Additional Names.



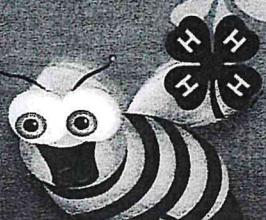
SPRINGPORT PAGE 28

CONCORD PAGE 18

Become A 4-H Volunteer Or Club Member And Find Out What The Buzz Is All About!

Contact:

Jackson County 4-11
P.O. Box 4254
Jackson, MI 49204
517-788-4292



RIPSTRA & SCHEPPelman, Inc.
CIVIL ENGINEERING - LAND SURVEYING

Boundary Surveys - Land Divisions - Topographical Surveys

Condominiums - Subdivisions - Elevation Certificates

2535 Spring Arbor Road - Jackson, MI 49203

Office: 517-789-9898 Fax: 517-789-6065

www.ripstra-scheppelman.com

Property Information

Tract 1:

115 Acres (72 Tillable)

Jackson County, Parma Twp, Sect. 28

P.P.# 000-06-28-151-001-00

SEV: \$206,400 • Taxable Value: \$59,506

Property Class: 101 Ag-Improved

Soil Types: Hillsdale-Riddles Loam, Oshtemo-Leoni Complex Loam, Gilford-Colwood Loam.

Tract 2:

39 acres, 7.72 tillable acres

VL on Gibbs Rd just north of W. Michigan Ave, Parma, MI

Jackson County, Parma Twp, Sect. 29

P.P.# 000-06-29-276-001-00

SEV: \$48,000

Taxable Value: \$18,624

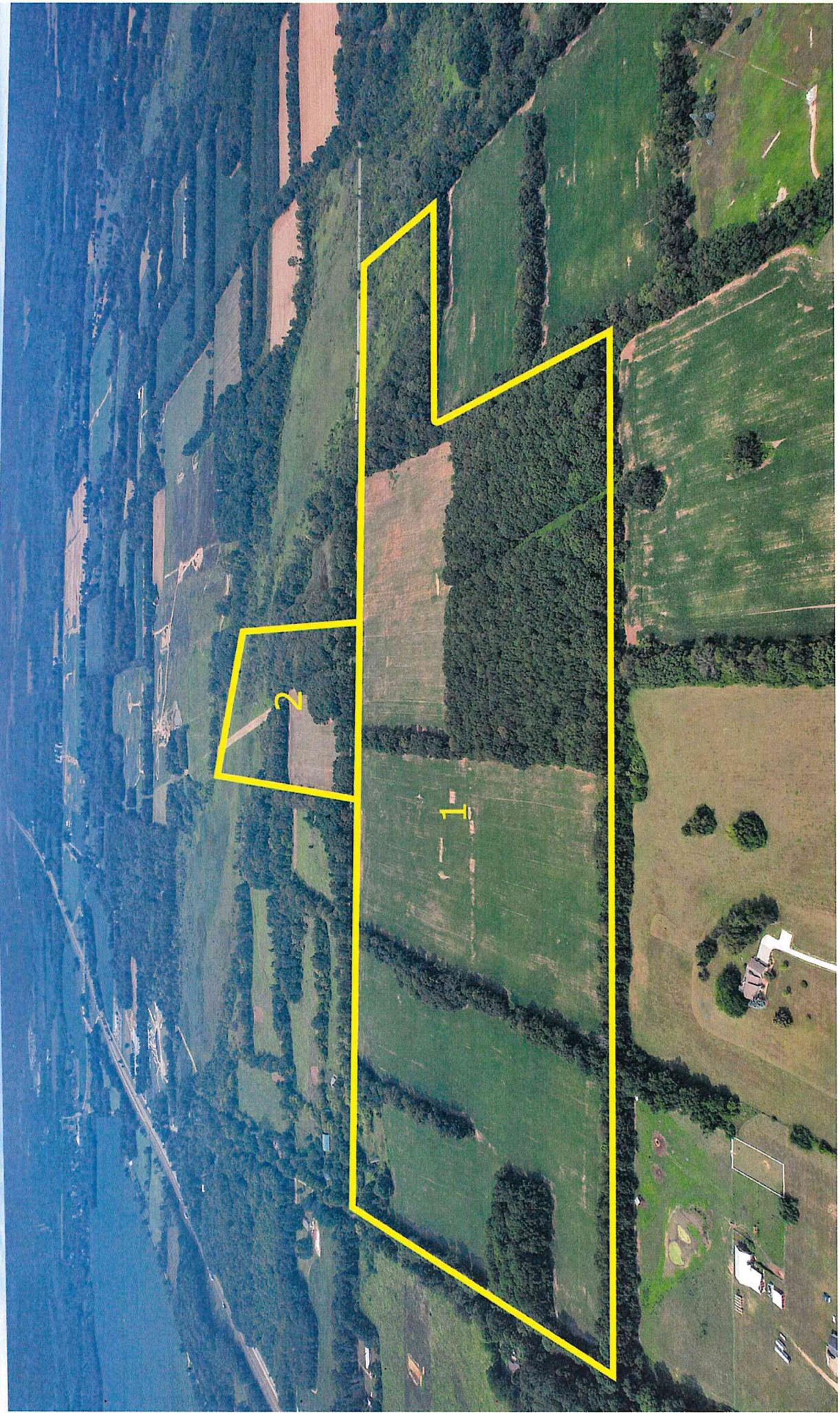
Property Class: 402 Residential-Vacant

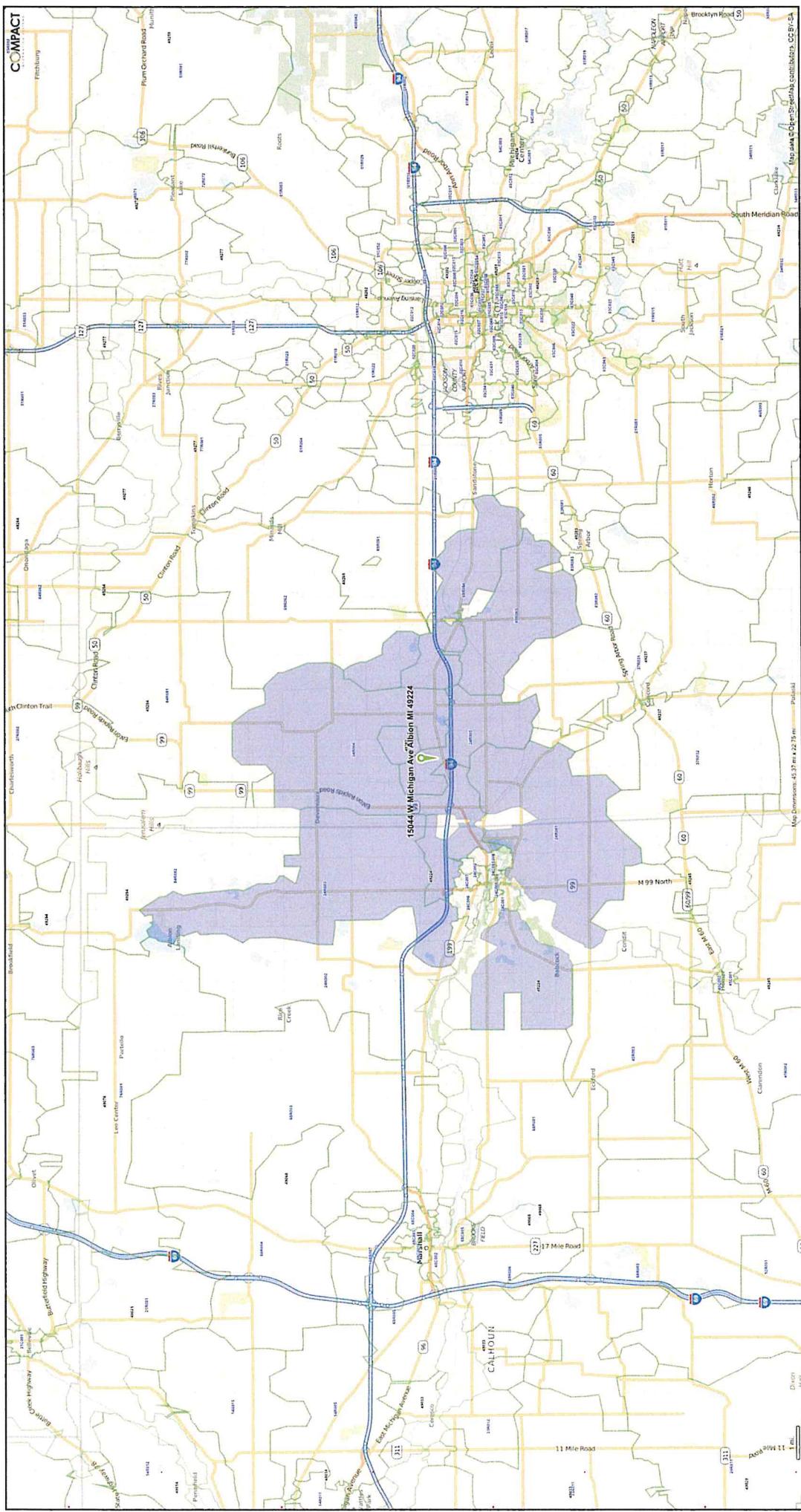
School District: Springport Public Schools

Soil Types: Hillsdale-Riddles Loam, Gilford-Colwood Complex, Leoni Gravelly Loam, Oshtemo-Leoni Complex, Brady Sandy Loam

Small but productive amount of ag land with frontage on Gibbs Rd, nestled in front of beautiful rolling hills and forest land; very suitable for hunting and recreational activities.

*property lines are approximate

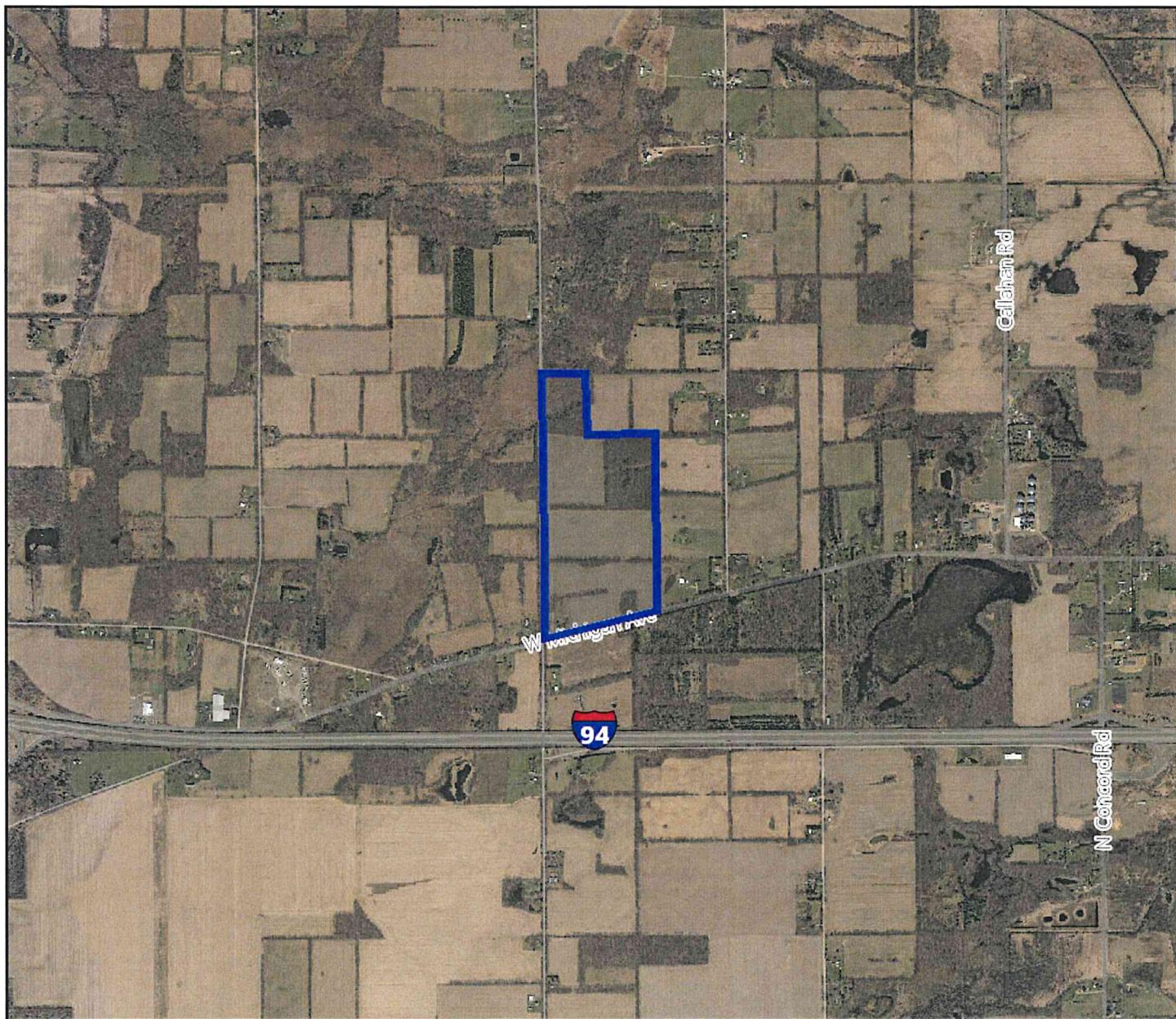






Parcel Report - Parcel ID: 000-06-28-151-001-00

9/15/2023



Owner Name	ABBOTT DONALD N & DOLORES J EST	2021	2022	2023	
Owner Address	6033 CARRIAGE HILL JACKSON, MI 49201	Taxable Value Assessed Value	\$59,506 \$206,400	\$61,469 \$209,700	\$64,542 \$214,800
Homestead	100				
Parcel Address	W MICHIGAN AVE				
Property Class	101 - AGRICULTURAL				
Status	Active				
Acreage	115				
Gov't Unit	Parma				
Tax Unit	Parma				
School District	SPRINGPORT SCHOOL				
Liber/Page					

WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



W MICHIGAN AVE (Property Address)

Parcel Number: 000-06-28-151-001-00



Item 1 of 26 26 Images / 0 Sketches

Property Owner: ABBOTT DONALD N & DOLORES J EST

Summary Information

> Assessed Value: \$206,400 | Taxable Value: \$59,506

Owner and Taxpayer Information

Owner	ABBOTT DONALD N & DOLORES J EST ABBOTT WILLIAM M 6033 CARRIAGE HILL JACKSON, MI 49201	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2021

Property Class	101 AGRICULTURAL-IMPROVED	Unit	11 PARMA
School District	SPRINGPORT PUBLIC SCHOOLS	Assessed Value	\$206,400
MAP #	Not Available	Taxable Value	\$59,506
USER NUMBER IDX	Not Available	State Equalized Value	\$206,400
USER ALPHA 1	Not Available	Date of Last Name Change	09/10/2014
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

Principal Residence Exemption	June 1st	Final
2021	100.000 %	100.000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$194,400	\$194,400	\$58,836
2019	\$190,600	\$190,600	\$57,739
2018	\$187,400	\$187,400	\$56,386

Land Information

Zoning Code	Not Available	Total Acres	115.000
Land Value	\$412,800	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

SEC 20 T25 R20W PART NW1/4, COM AT NW COR THEREFOE E 660 FT S 280.44 FT E 976.8 FT S 2515.92 FT TO C/L OLD US-12 SW'LY ALG SD C/L 1749 FT TO W SEC

By continuing to use this website you agree to the BS&A Online Terms of Use. 

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
-----------	------------	------------	---------	---------	---------------	------------

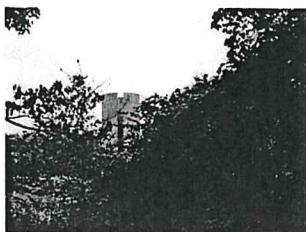
No sales history found.

****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.

Copyright © 2023 [BS&A Software, Inc.](#)

W MICHIGAN AVE (Property Address)

Parcel Number: 000-06-28-151-001-00



Item 1 of 26 26 Images / 0 Sketches

Property Owner: ABBOTT DONALD N & DOLORES J EST*Summary Information*

> Assessed Value: \$206,400 | Taxable Value: \$59,506

Owner and Taxpayer Information

Amount DueDelinquent Taxes: **\$0.00**

Owner ABBOTT DONALD N & **Taxpayer**
 DOLORES J EST
 ABBOTT WILLIAM M
 6033 CARRIAGE HILL
 JACKSON, MI 49201

SEE OWNER
INFORMATION

Legal Description

Legal Description not on file

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

5/10/2023



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$1,387.20	\$1,387.20	01/11/2023	\$0.00
2022	Summer	\$687.01	\$687.01	09/19/2022	\$0.00
2021	Winter	\$1,372.99	\$1,372.99	01/10/2022	\$0.00
2021	Summer	\$665.71	\$665.71	09/13/2021	\$0.00
2020	Winter	\$1,359.99	\$1,359.99	12/30/2020	\$0.00
2020	Summer	\$659.24	\$659.24	09/15/2020	\$0.00
2019	Winter	\$1,316.12	\$1,316.12	12/30/2019	\$0.00
2019	Summer	\$648.00	\$648.00	09/17/2019	\$0.00
2018	Winter	\$1,291.38	\$1,291.38	02/13/2019	\$0.00
2018	Summer	\$633.19	\$633.19	09/14/2018	\$0.00

Load More Years

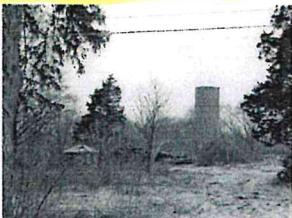
****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local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

Copyright © 2023 BS&A Software, Inc.

By continuing to use this website you agree to the BS&A Online Terms of Use 

W MICHIGAN AVE (Property Address)

Parcel Number: 000-06-28-151-001-00



Item 1 of 10 8 Images / 2 Sketches

Property Owner: ABBOTT DONALD N & DOLORES J EST**Summary Information**

- > Residential Building Summary
 - Year Built: N/A
 - Full Baths: 1
 - Sq. Feet: N/A
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 115.305
- > Assessed Value: \$190,600 | Taxable Value: \$57,739
- > Property Tax information found

Owner and Taxpayer Information

Owner ABBOTT DONALD N & DOLORES J EST
 6033 CARRIAGE HILL
 JACKSON, MI 49201

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2019

Property Class	AGRICULTURAL - IMPROVED	Unit	11 PARMA TOWNSHIP
School District	SPRINGPORT	Assessed Value	\$190,600
MAP #	NW1/4, SEC 28	Taxable Value	\$57,739
USER # INDEX	0	State Equalized Value	\$190,600
USER ALPHA 1	M23	Date of Last Name Change	09/10/2014
OMITTED PROP	OUTBLDG	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
FIELDWORK YR.	OMN	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	
2019	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$187,400	\$187,400	\$56,386
2017	\$182,200	\$182,200	\$55,227
2016	\$177,700	\$177,700	\$55,221

Land Information

Zoning Code	Ag 1	Total Acres	115.305
Land Value	\$380,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	AGR.AGRICULTURAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
---------------	-----------------	--------------

No lots found.

Total Frontage: 0.00 ft**Average Depth: 0.00 ft****Legal Description**

SEC 28 T25 R3W PART NW1/4 COM AT NW COR THEREOF E 660 FT S 880.44 FT E 976.8 FT S 2515.92 FT TO C/L OLD US-12 SW'LY ALG SD C/L 1749 FT TO W SEC LINE N 3791.7 FT TO BEG.

Land Division Act Information

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

Sale History

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

Building Information - 0 sq ft TWO-STORY (Residential)

General

Floor Area	0 sq ft	Estimated TCV	\$693
Garage Area	384 sq ft	Basement Area	0 sq ft
Foundation Size	0 sq ft		
Year Built	Not Available	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effective Age	82 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	0	Sewer	No Data to Display
2nd Floor Rooms	0	Style	TWO-STORY
Bedrooms	0		

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
---------------------	---------	---------------------	---------

Basement Finish

Recreation	0 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
-----------------------	---

Garage Information

Area	384 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	1900	Finished	No
Auto Doors	0	Mech Doors	0

Building Information - 0 sq ft Cylindrical Silo (Agricultural)

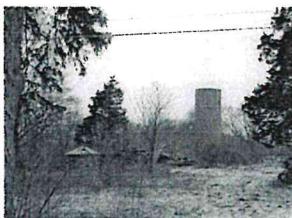
Type	Cylindrical Silo	Kind	Cast In Place
Floor Area	113 sq ft	Estimated TCV	\$0
Perimeter	37 ft	Height:	50 ft
Year Built	1930	Roof	No Roof
Percent Complete	100%	Physical Percent Good	20%
Functional Percent Good	0%	Economic Percent Good	100%
Effective Age	99 yrs		

Building Information - 64 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	C
Floor Area	64 sq ft	Estimated TCV	\$179
Perimeter	32 ft	Height	7 ft
Year Built	1900	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	50%
Economic Percent Good	100%	Effective Age	80 yrs

W MICHIGAN AVE (Property Address)

Parcel Number: 000-06-28-151-001-00



Item 1 of 10 8 Images / 2 Sketches

Property Owner: ABBOTT DONALD N & DOLORES J EST**Summary Information**

> Residential Building Summary

- Year Built: N/A
- Full Baths: 1
- Sq. Feet: N/A
- Bedrooms: 0
- Half Baths: 0
- Acres: 115.305

> Assessed Value: \$190,600 | Taxable Value: \$57,739

> Property Tax information found

Owner and Taxpayer Information**Owner**

ABBOTT DONALD N &
DOLORES J EST
6033 CARRIAGE HILL
JACKSON, MI 49201

Taxpayer

SEE OWNER INFORMATION

Legal Description

SEC 28 T2S R3W PART NW1/4 COM AT NW COR THEREOF E 660 FT S 880.44 FT E 976.8 FT S 2515.92 FT TO C/L OLD US-12 SW'LY ALG SD C/L 1749 FT TO W SEC LINE N 3791.7 FT TO BEG.

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 **Tax History**

****Note:** On February 28 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	** Read Note(s) Above
2019	Winter	\$1,316.12	\$0.00		\$1,316.12	
2019	Summer	\$648.00	\$648.00	09/17/2019	\$0.00	
2018	Winter	\$1,291.38	\$1,291.38	02/13/2019	\$0.00	
2018	Summer	\$633.19	\$633.19	09/14/2018	\$0.00	
2017	Winter	\$1,195.82	\$1,195.82	12/31/2017	\$0.00	
2017	Summer	\$620.19	\$620.19	07/12/2017	\$0.00	
2016	Winter	\$1,195.51	\$1,195.51	12/29/2016	\$0.00	
2016	Summer	\$620.10	\$620.10	09/12/2016	\$0.00	
2015	Winter	\$1,302.60	\$1,302.60	12/28/2015	\$0.00	
2015	Summer	\$618.26	\$618.26	09/10/2015	\$0.00	
2014	Winter	\$1,290.30	\$1,290.30	12/17/2014	\$0.00	
2014	Summer	\$608.52	\$608.52	09/09/2014	\$0.00	

****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 E 660'

Due S 880.44'

Due E 976.8'

Due N 3791.7'

115.305ac

Due S 2515.92'

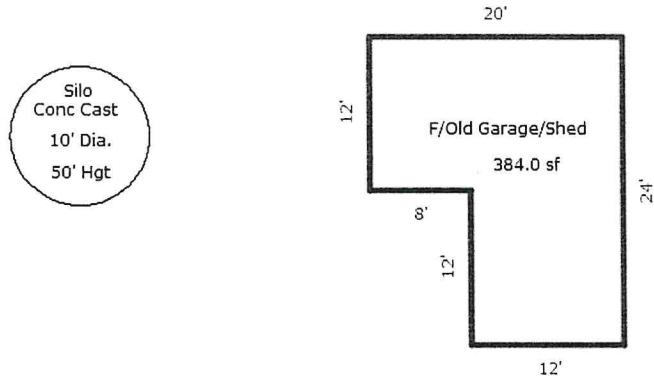
W. Michigan Ave.

S 76° 25' 17" N 1683.867'

Gibbs Rd.

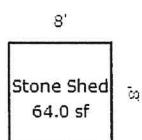
Image/Sketch for Parcel: 000-06-28-151-001-00

Conc Apron - n.v.



All Conc - n.v.

Conc Water Trough - 5' x 13'



Sketch by Apex Sketch

****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.

Copyright © 2019 [BS&A Software, Inc.](#)

Image/Sketch for Parcel: 000-06-28-151-001-00

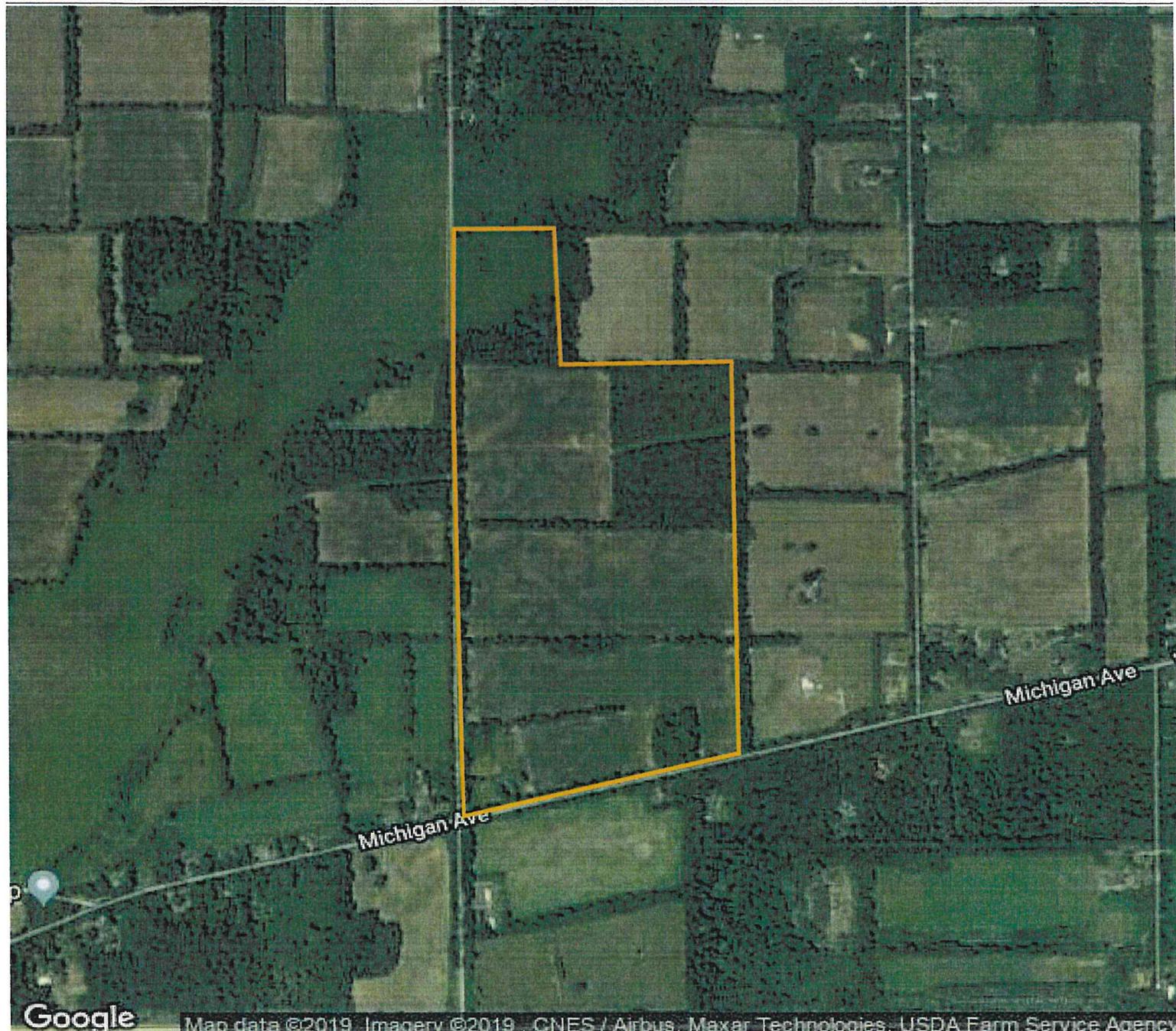


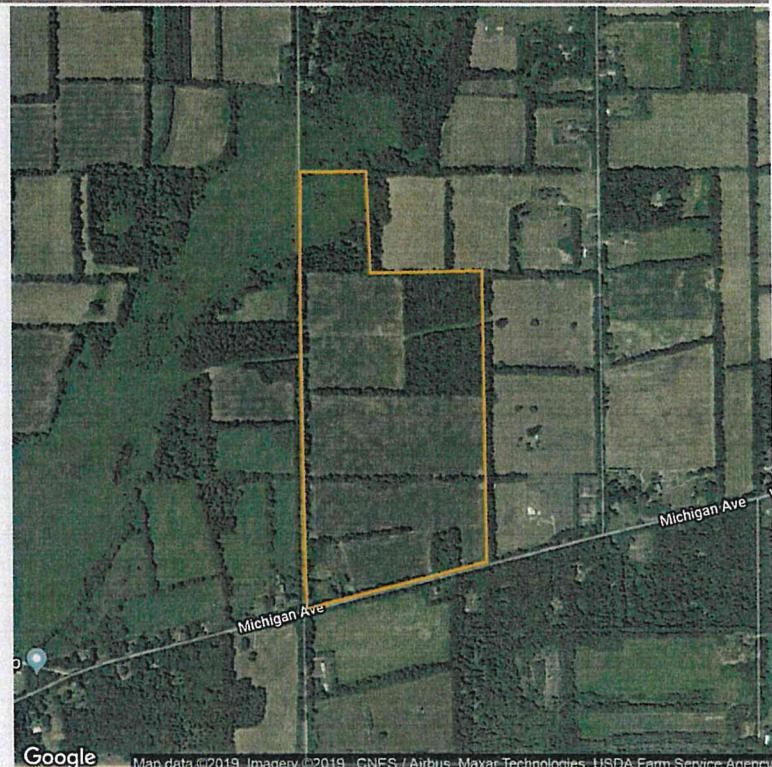
****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local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

1 field, 112 acres in Jackson County, MI

Jackson County, MI

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	111.56	APN: 000062815100100	ABBOTT, DONALD N & DOLORES J (08/08/2018)	6033 CARRIAGE HL, JACKSON, MI 49201



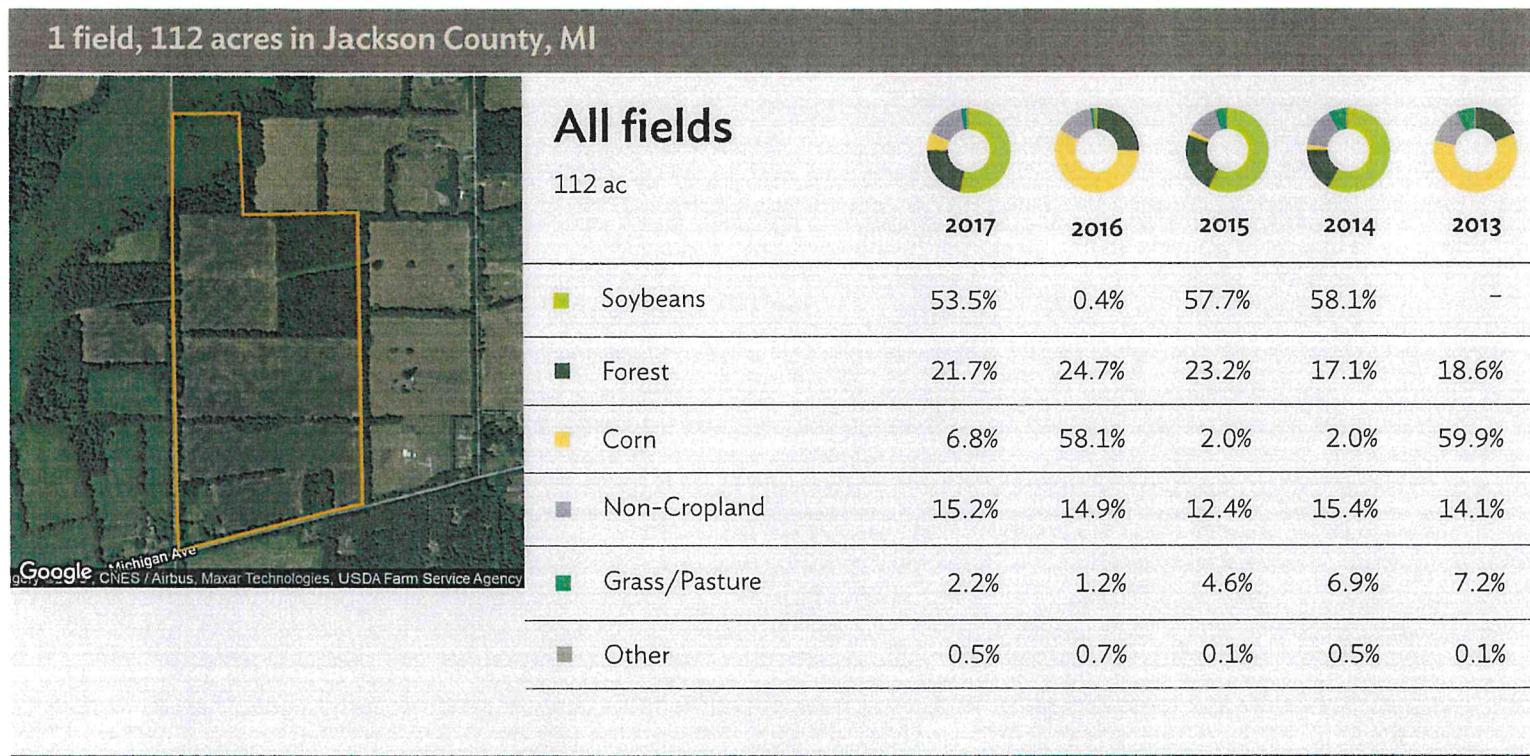
1 field, 112 acres in Jackson County, MI
AVG ACREVALUE
\$4,400
COUNTY AVG
\$4,896
AVG NCCPI
61.7
COUNTY AVG
38.1

ECONOMIC ATTRIBUTES

Jackson County is a high tax county.
 This land is in a low livestock demand area.
 Expected Corn Basis: -\$0.08

PHYSICAL ATTRIBUTES

Annual Precipitation: 35.74 inches
 Annual GDD: 2597

FIELD	ACRES	SLOPE	2017 CROPS	AVG NCCPI	AVG ACREVALUE (\$/AC)
	111.56	4.61%	54% Soybeans, 22% Forest, 15% Non-Cropland, 7% Corn, 2% Grass/Pasture, 1% Other	61.7	\$4,400



Source: NASS Cropland Data Layer

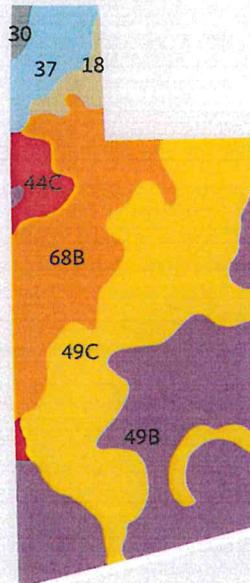
1 field, 112 acres in Jackson County, MI

AVG NCCPI

COUNTY AVG

61.7

38.1



Google

Map data ©2019

QUALITY 0

100

Source: NRCS Soil Survey

All fields

112 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
49C	Hillsdale-Riddles sandy loams, 6 to 12 percent slopes	41.39	37.1%	3	61.6
49B	Hillsdale-Riddles sandy loams, 1 to 6 percent slopes	33.74	30.2%	2	63.0
68B	Oshtemo-Leoni complex, 1 to 6 percent slopes	22.43	20.1%	3	57.4
37	Palms muck	6.66	6.0%	3	82.3
44C	Leoni gravelly sandy loam, 6 to 12 percent slopes	4.44	4.0%	3	50.8
18	Gilford-Colwood complex	1.96	1.8%	2	71.0
30	Edwards muck, 0 to 1 percent slopes	0.95	0.9%	5	6.9
					111.56
					61.7

Image/Sketch for Parcel: 000-06-28-151-001-00



****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.

Image/Sketch for Parcel: 000-06-28-151-001-00



****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.

Image/Sketch for Parcel: 000-06-28-151-001-00

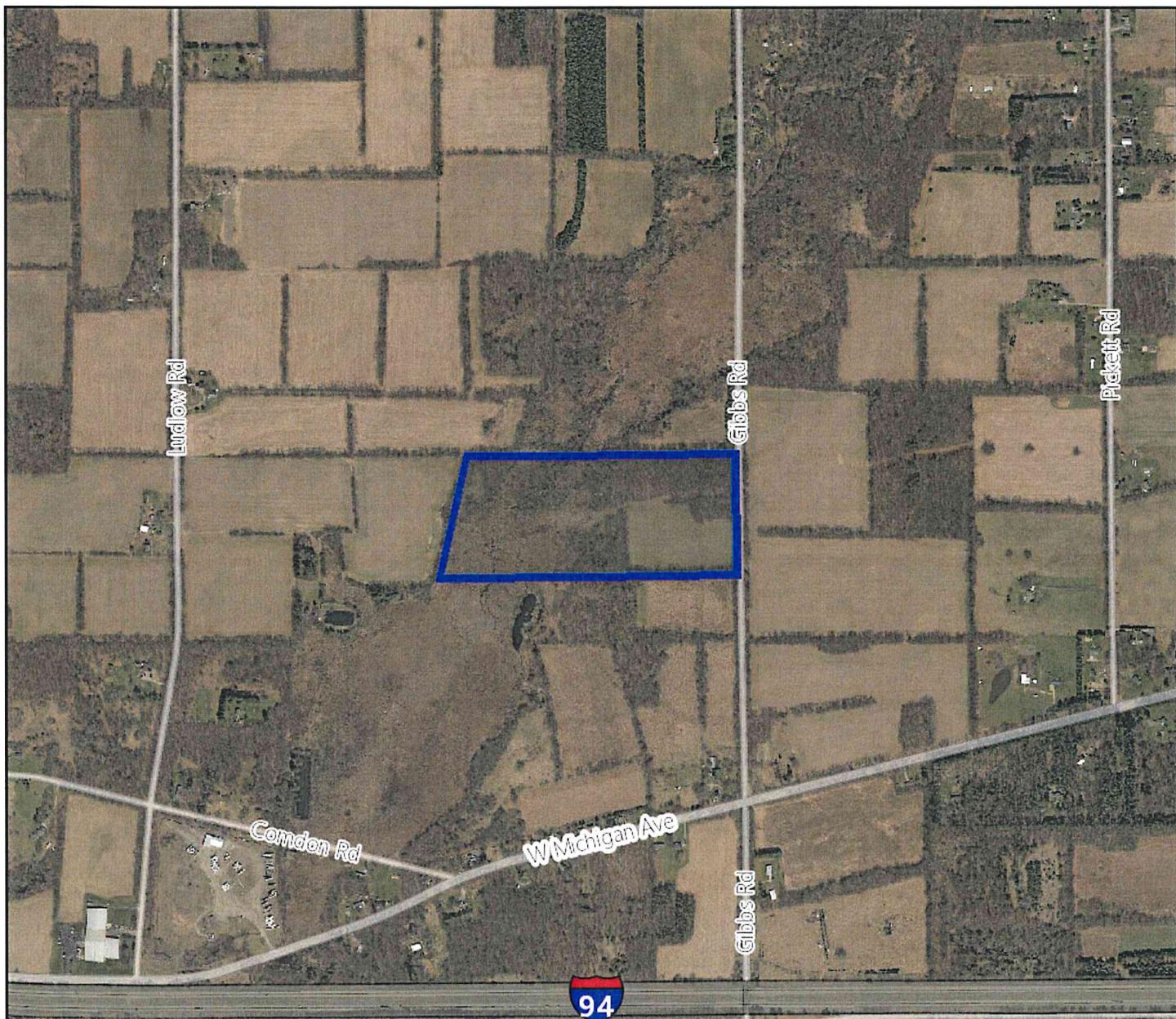


****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local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



Parcel Report - Parcel ID: 000-06-29-276-001-00

9/15/2023



Owner Name	ABBOTT DONALD N & DOLORES J EST	2021	2022	2023
Owner Address	6033 CARRIAGE HILL JACKSON, MI 49201	Taxable Value	\$18,624	\$19,238
Homestead	100	Assessed Value	\$48,000	\$49,300
Parcel Address	GIBBS RD	Tax Description:		
Property Class	402 - RESIDENTIAL VACANT	SEC 29 T2S R3W N 850.5 FT OF S1/2 NE1/4 LYING E'LY OF C/L CREEK OR DITCH		
Status	Active			
Acreage	38.95			
Gov't Unit	Parma			
Tax Unit	Parma			
School District	SPRINGPORT SCHOOL			
Liber/Page				



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



GIBBS RD (Property Address)

Parcel Number: 000-06-29-276-001-00

Property Owner: ABBOTT DONALD N & DOLORES J EST

Summary Information

> Assessed Value: \$48,000 | Taxable Value: \$18,624



Item 1 of 2 2 Images / 0 Sketches

Owner and Taxpayer Information

Owner	ABBOTT DONALD N & DOLORES J EST ABBOTT WILLIAM M 6033 CARRIAGE HILL JACKSON, MI 49201	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2021

Property Class	402 RESIDENTIAL-VACANT	Unit	11 PARMA
School District	SPRINGPORT PUBLIC SCHOOLS	Assessed Value	\$48,000
MAP #	Not Available	Taxable Value	\$18,624
USER NUMBER IDX	Not Available	State Equalized Value	\$48,000
USER ALPHA 1	Not Available	Date of Last Name Change	09/10/2014
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
2021	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2020	\$81,800	\$81,800	\$18,367
2019	\$86,700	\$86,700	\$18,025
2018	\$74,400	\$74,400	\$17,603

Land Information

Zoning Code	Not Available	Total Acres	38.950
Land Value	\$96,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)

Frontage

Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

SEC 20 T26 R20 W 11 S50 E 5 FT Q E \$1 12 NF1 1 A LIVING ELY OF C 1/4 CREEK OR DITCH

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

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

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
-----------	------------	------------	---------	---------	---------------	------------

No sales history found.

****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.

Copyright © 2023 [BS&A Software, Inc.](#)

GIBBS RD (Property Address)

Parcel Number: 000-06-29-276-001-00

Property Owner: ABBOTT DONALD N & DOLORES J EST

Summary Information

> Assessed Value: \$48,000 | Taxable Value: \$18,624



Item 1 of 2

2 Images / 0 Sketches

Owner and Taxpayer Information

Amount Due

Delinquent Taxes: \$0.00

Owner ABBOTT DONALD N & **Taxpayer**
 DOLORES J EST
 ABBOTT WILLIAM M
 6033 CARRIAGE HILL
 JACKSON, MI 49201

SEE OWNER
INFORMATION

Legal Description

Legal Description not on file.

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

5/10/2023



Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2022	Winter	\$434.12	\$434.12	01/11/2023	\$0.00
2022	Summer	\$214.99	\$214.99	09/19/2022	\$0.00
2021	Winter	\$429.68	\$429.68	01/10/2022	\$0.00
2021	Summer	\$208.34	\$208.34	09/13/2021	\$0.00
2020	Winter	\$424.50	\$424.50	12/30/2020	\$0.00
2020	Summer	\$205.79	\$205.79	09/15/2020	\$0.00
2019	Winter	\$410.80	\$410.80	12/30/2019	\$0.00
2019	Summer	\$202.29	\$202.29	09/17/2019	\$0.00
2018	Winter	\$403.12	\$403.12	02/13/2019	\$0.00
2018	Summer	\$197.66	\$197.66	09/14/2018	\$0.00

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.

Copyright © 2023 BS&A Software, Inc.

By continuing to use this website you agree to the BS&A Online Terms of Use.

GIBBS RD (Property Address)

Parcel Number: 000-06-29-276-001-00



Item 1 of 2

1 Image / 1 Sketch

Property Owner: ABBOTT DONALD N & DOLORES J EST

Summary Information

> Assessed Value: \$86,700 | Taxable Value: \$18,025

> Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner

ABBOTT DONALD N &
DOLORES J EST
6033 CARRIAGE HILL
JACKSON, MI 49201

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2019

Property Class	RESIDENTIAL – VACANT	Unit	11 PARMA TOWNSHIP
School District	SPRINGPORT	Assessed Value	\$86,700
MAP #	NE1/4, SEC 29	Taxable Value	\$18,025
USER # INDEX	0	State Equalized Value	\$86,700
USER ALPHA 1	No Data to Display	Date of Last Name Change	09/10/2014
OMITTED PROP	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
FIELDWORK YR.	PAID	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date

No Data to Display

Principal Residence Exemption	June 1st	Final
2020	100.0000 %	
2019	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$74,400	\$74,400	\$17,603
2017	\$74,400	\$74,400	\$17,241
2016	\$64,900	\$64,900	\$17,088

Land Information

Zoning Code	Ag 1	Total Acres	62.818
Land Value	\$173,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	GT1. RURAL RESIDENTIAL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)

Frontage

Depth

No lots found.

Total Frontage: 0.00 ft

Average Depth: 0.00 ft

Legal Description

SEC 29 T2S R3W N 850.5 FT OF S1/2 NE1/4 LYING E'LY OF C/L CREEK OR DITCH

Land Division Act Information

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

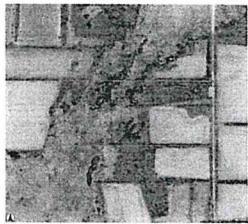
Sale History

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

****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.

GIBBS RD (Property Address)

Parcel Number: 000-06-29-276-001-00



Item 1 of 2

1 Image / 1 Sketch

Property Owner: ABBOTT DONALD N & DOLORES J EST**Summary Information**

> Assessed Value: \$86,700 | Taxable Value: \$18,025

> Property Tax information found

Owner and Taxpayer Information

Owner

ABBOTT DONALD N &
DOLORES J EST
6033 CARRIAGE HILL
JACKSON, MI 49201

Taxpayer

SEE OWNER INFORMATION

Legal Description

SEC 29 T2S R3W N 850.5 FT OF S1/2 NE1/4 LYING E'LY OF C/L CREEK OR DITCH

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

12/10/2019

Recalculate

Tax History

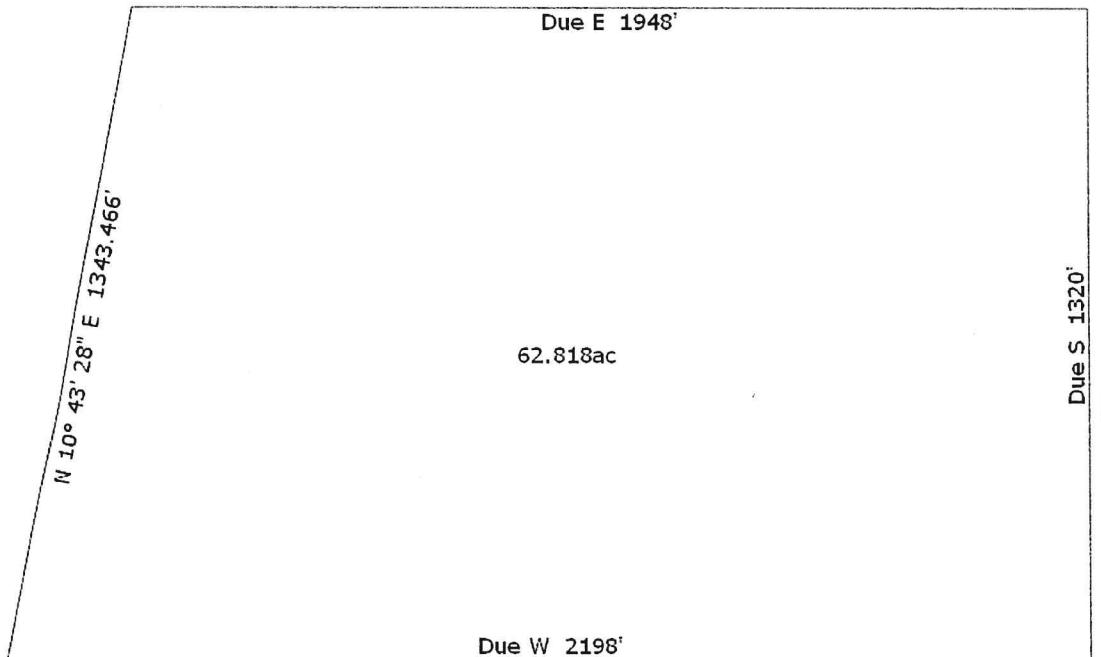
[+] ****Note:** On February 28 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2019	Winter	\$410.80	\$0.00		\$410.80	** Read Note(s) Above
2019	Summer	\$202.29	\$202.29	09/17/2019	\$0.00	
2018	Winter	\$403.12	\$403.12	02/13/2019	\$0.00	
2018	Summer	\$197.66	\$197.66	09/14/2018	\$0.00	
2017	Winter	\$373.30	\$373.30	12/31/2017	\$0.00	
2017	Summer	\$193.60	\$193.60	07/12/2017	\$0.00	
2016	Winter	\$369.92	\$369.92	12/29/2016	\$0.00	
2016	Summer	\$191.87	\$191.87	09/12/2016	\$0.00	
2015	Winter	\$403.05	\$403.05	12/28/2015	\$0.00	
2015	Summer	\$191.31	\$191.31	09/10/2015	\$0.00	
2014	Winter	\$399.26	\$399.26	12/17/2014	\$0.00	
2014	Summer	\$188.30	\$188.30	09/09/2014	\$0.00	

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.

Some dimensions & bearings were estimated



Sketch by Apex Sketch

****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.

Image/Sketch for Parcel: 000-06-29-276-001-00

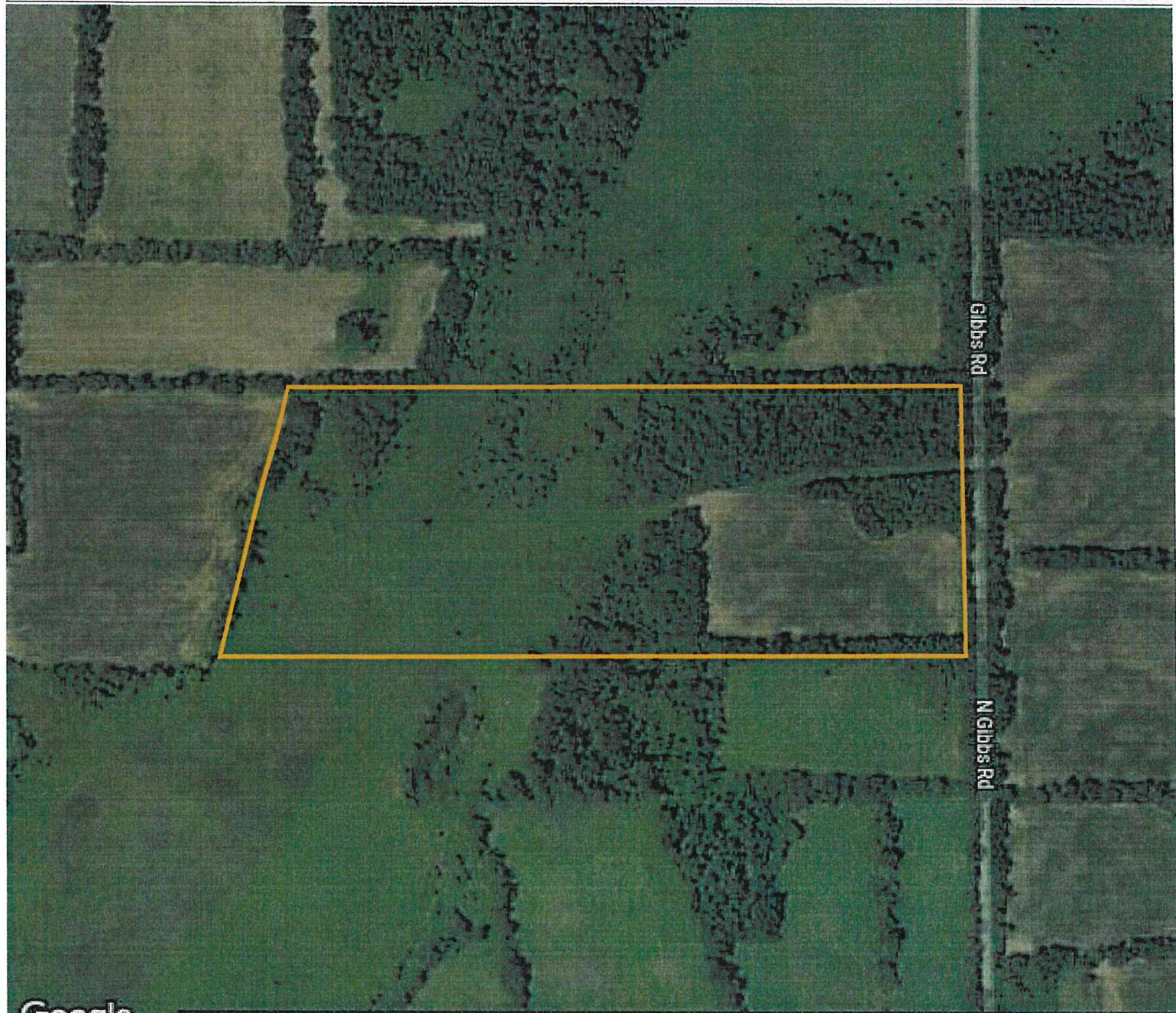


****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local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

1 field, 41 acres in Jackson County, MI

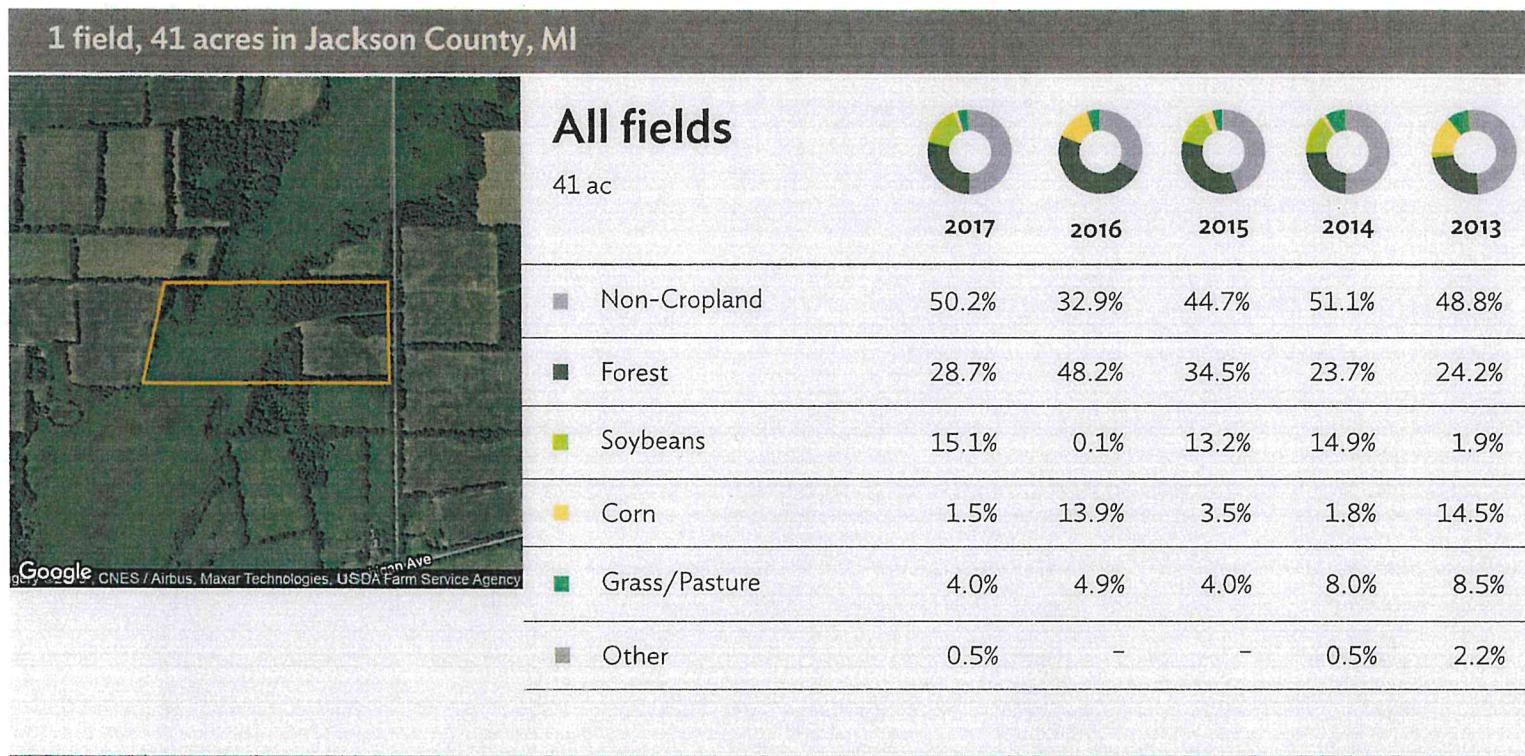
Jackson County, MI

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	40.76	APN: 000062927600100	ABBOTT, DONALD N & DOLORES J (08/08/2018)	6033 CARRIAGE HL, JACKSON, MI 49201



Google

Map data ©2019. Imagery ©2019, CNES / Airbus, Maxar Technologies, USDA Farm Service Agency



Source: NASS Cropland Data Layer

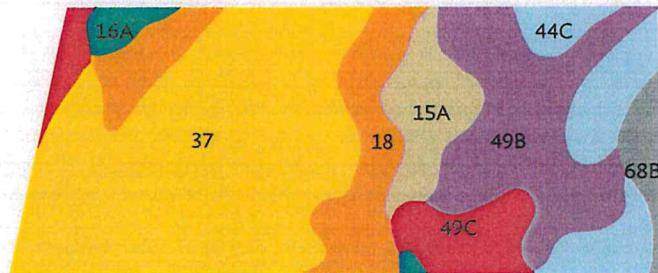
1 field, 41 acres in Jackson County, MI

AVG NCCPI

COUNTY AVG

71.0

38.1



Google CNES / Airbus, Maxar Technologies, USDA Farm Service Agency

Map data ©2019

QUALITY 0

100

Source: NRCS Soil Survey

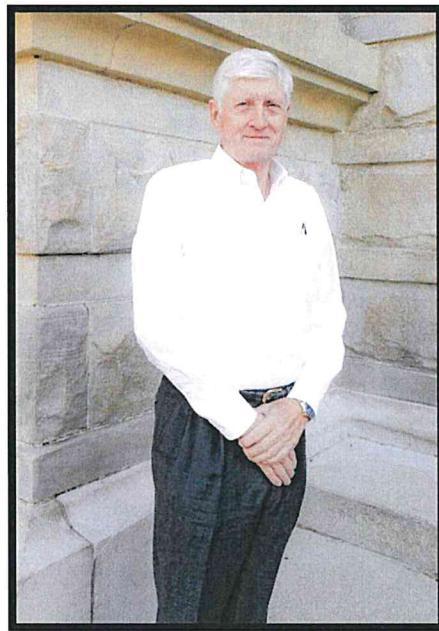
All fields

41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
37	Palms muck	16.94	41.6%	3	82.3
49B	Hillsdale-Riddles sandy loams, 1 to 6 percent slopes	7.38	18.1%	2	63.0
18	Gilford-Colwood complex	5.40	13.2%	2	71.0
44C	Leoni gravelly sandy loam, 6 to 12 percent slopes	3.77	9.2%	3	50.8
49C	Hillsdale-Riddles sandy loams, 6 to 12 percent slopes	2.81	6.9%	3	61.6
15A	Teasdale fine sandy loam, 0 to 3 percent slopes	2.72	6.7%	2	66.0
68B	Oshtemo-Leoni complex, 1 to 6 percent slopes	0.99	2.4%	3	57.4
16A	Brady sandy loam, 0 to 3 percent slopes	0.76	1.9%	2	65.7
		40.76			71.0

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!



William L. Sheridan

Office: (517) 676-9800
Cell: (517) 719-0768
Fax: (517) 676-4440

Email: bill@sheridanauctionservice.com
Website: www.sheridanauctionservice.com