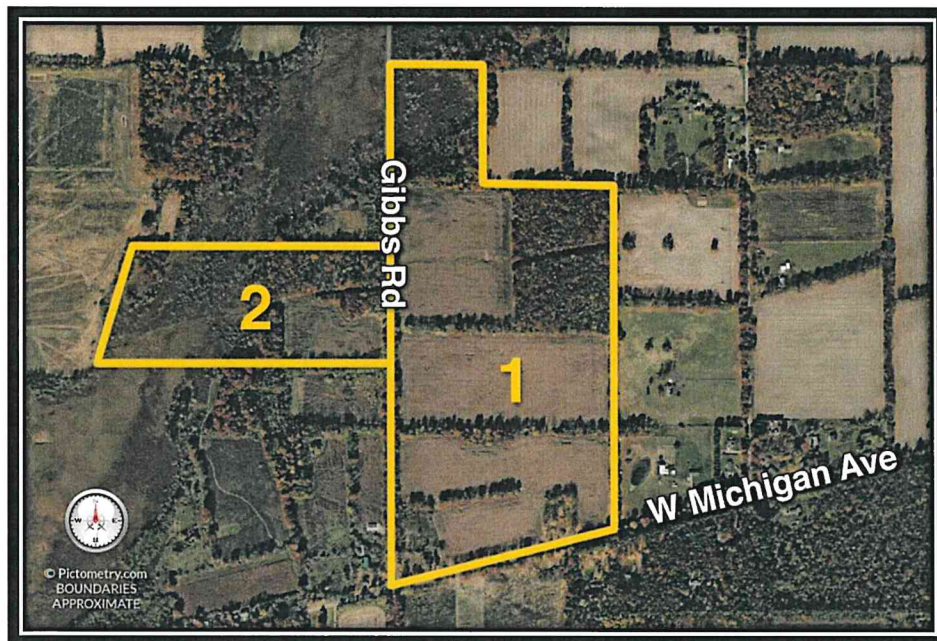




PROPERTY INFORMATION PACKAGE

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/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:

| 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 PAll6 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

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.

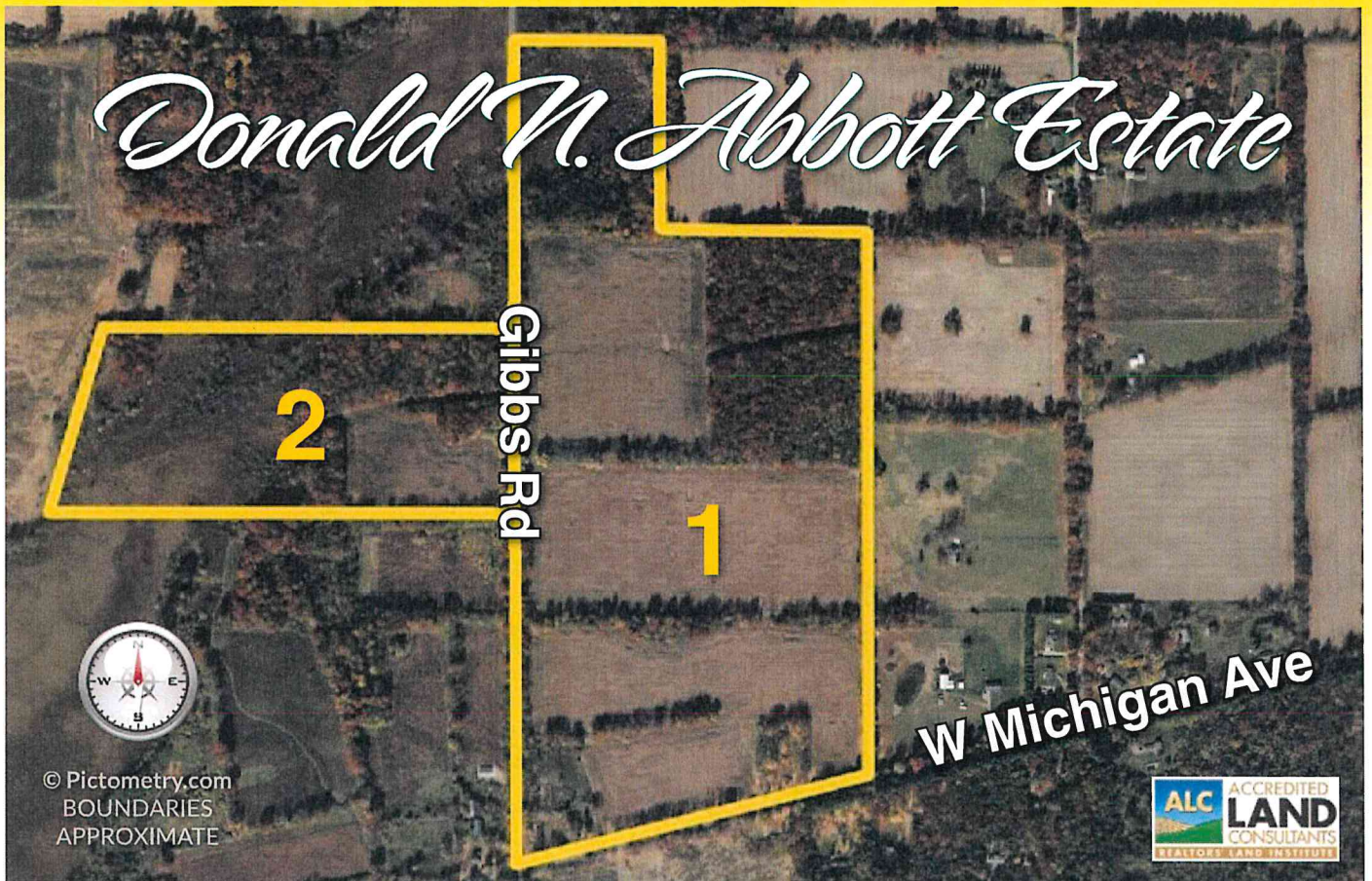
In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing 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



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 Questions?
REALTY & AUCTION CO. Call us!

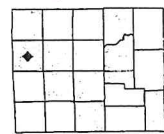
(517) 676-9800

www.SheridanAuctionService.com

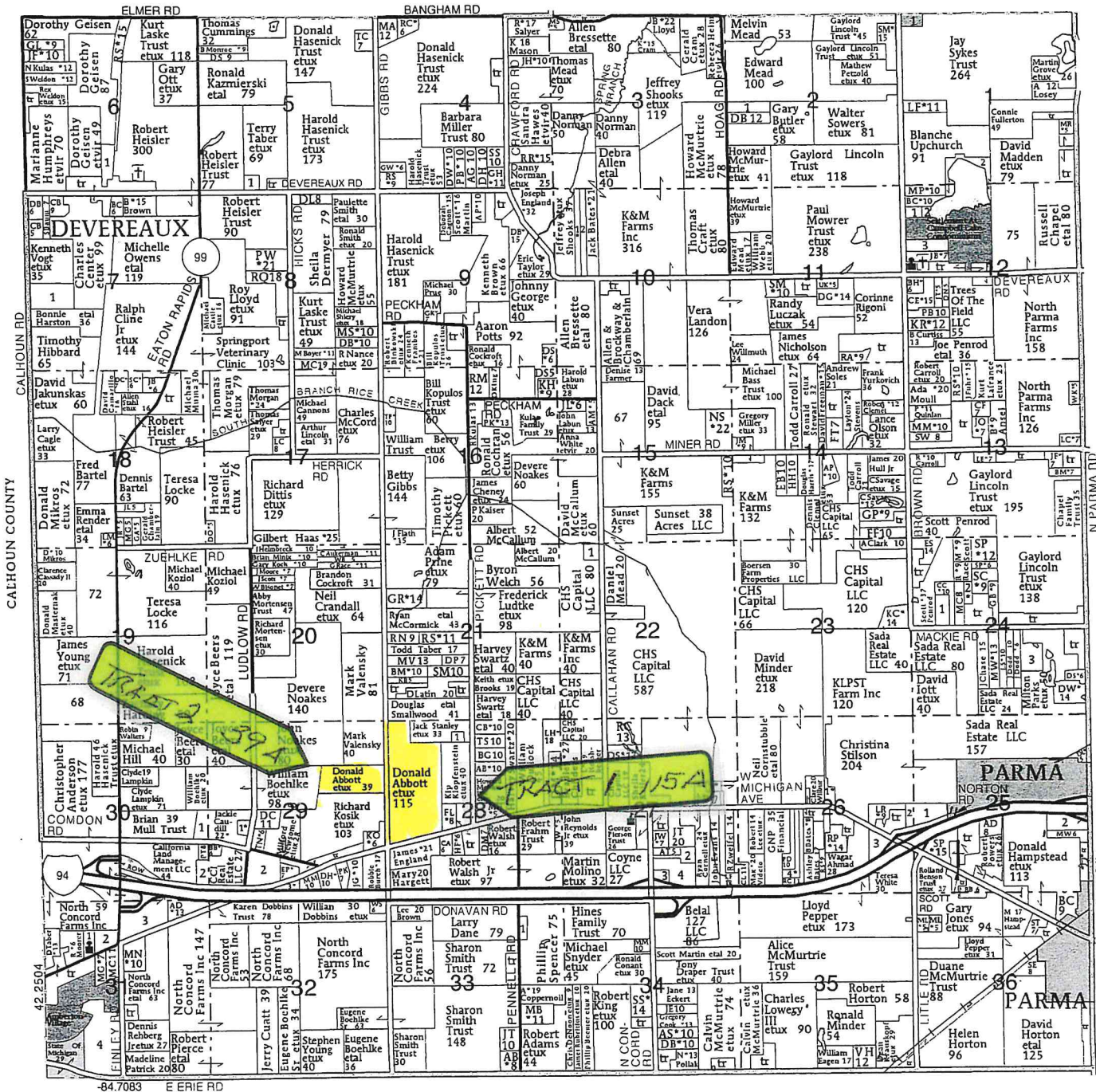
PARMA

T-2-S • R-3-W

See Pages 60-62 For Additional Names.



SPRINGPORT PAGE 28



-84.7083

E ERIE RD

CONCORD PAGE 18

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

Contact:
Jackson County 4-H
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-schepelman.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

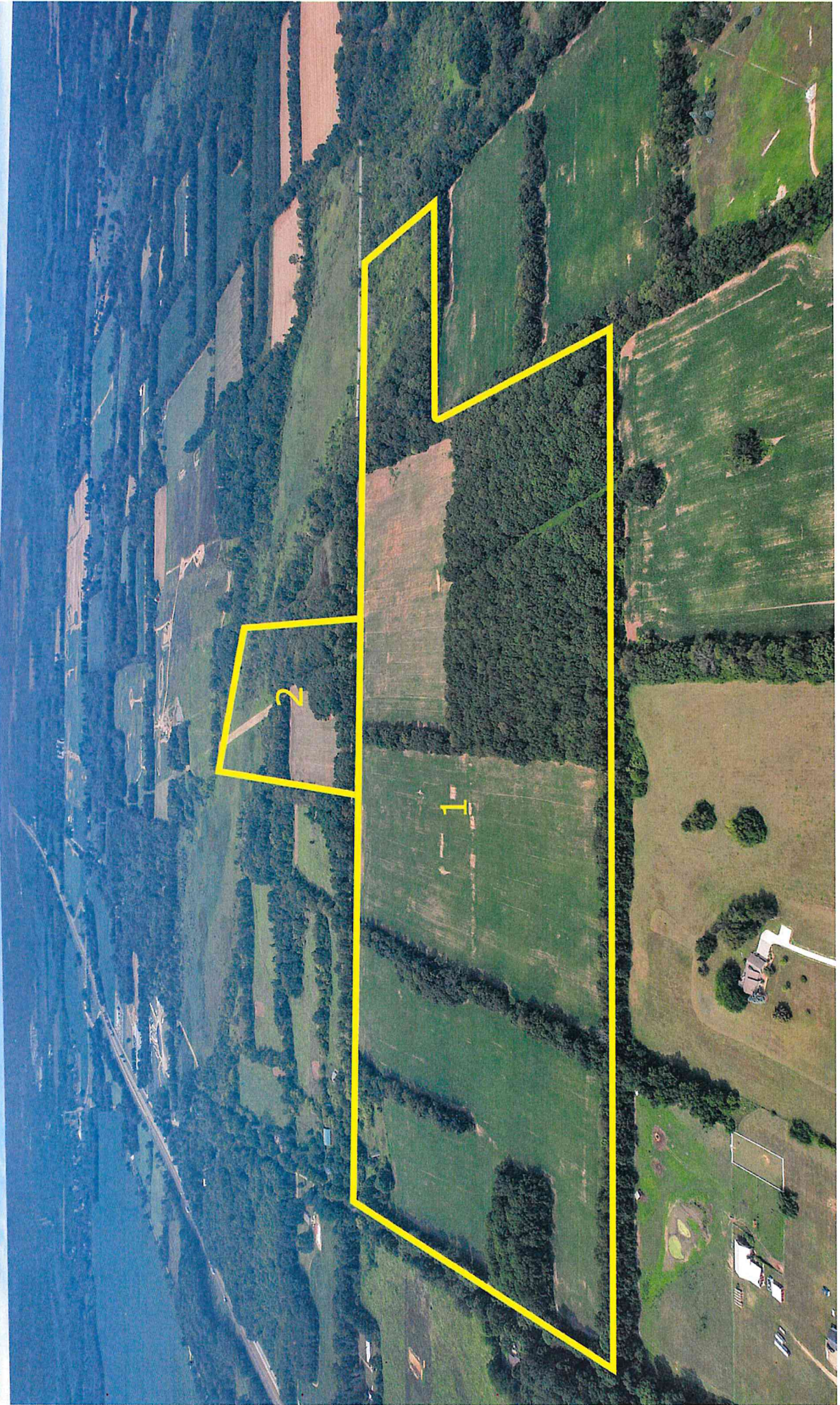
Property Class: 402 Residential-Vacant

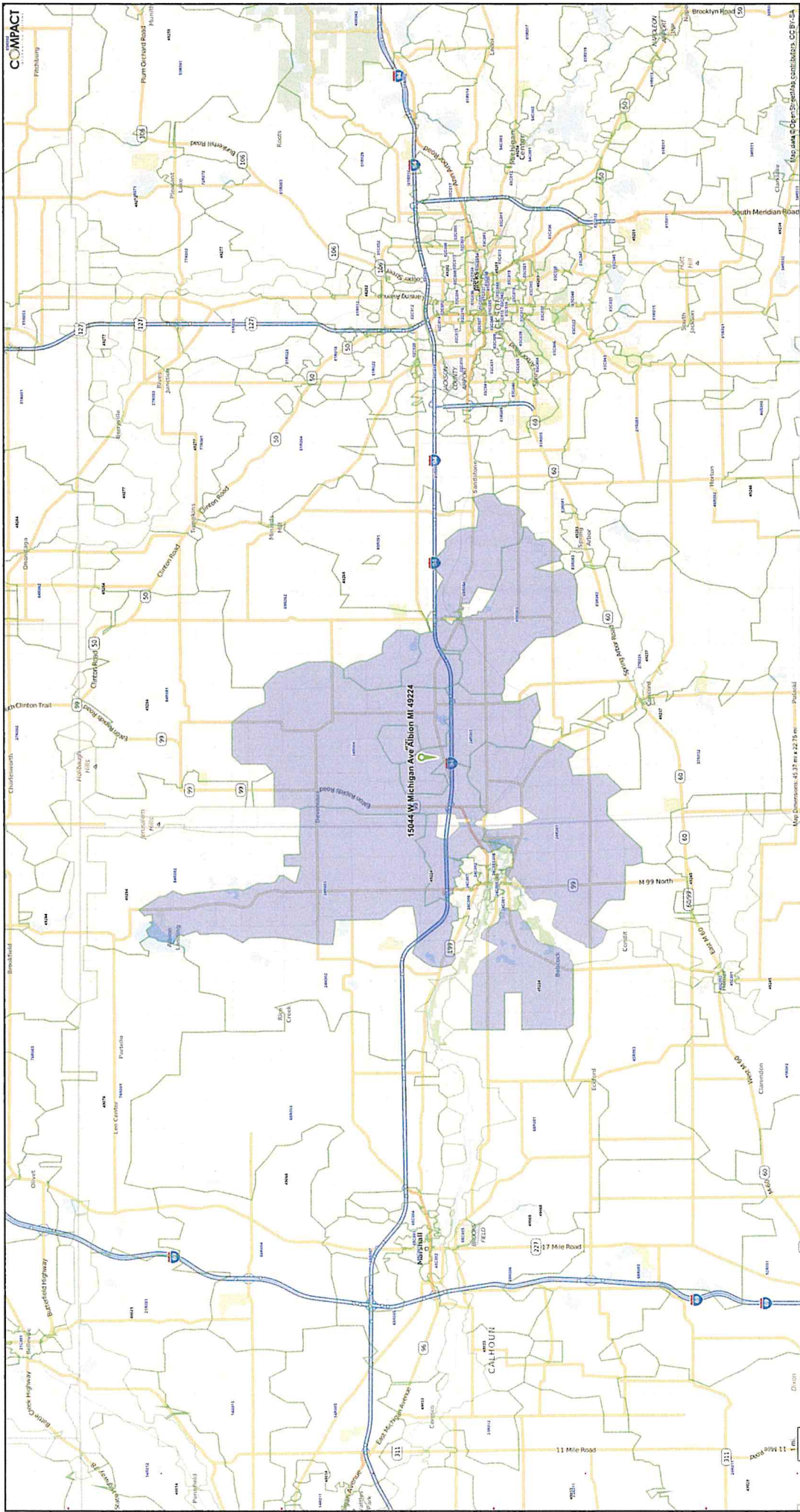
School District: Springport Public Schools

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

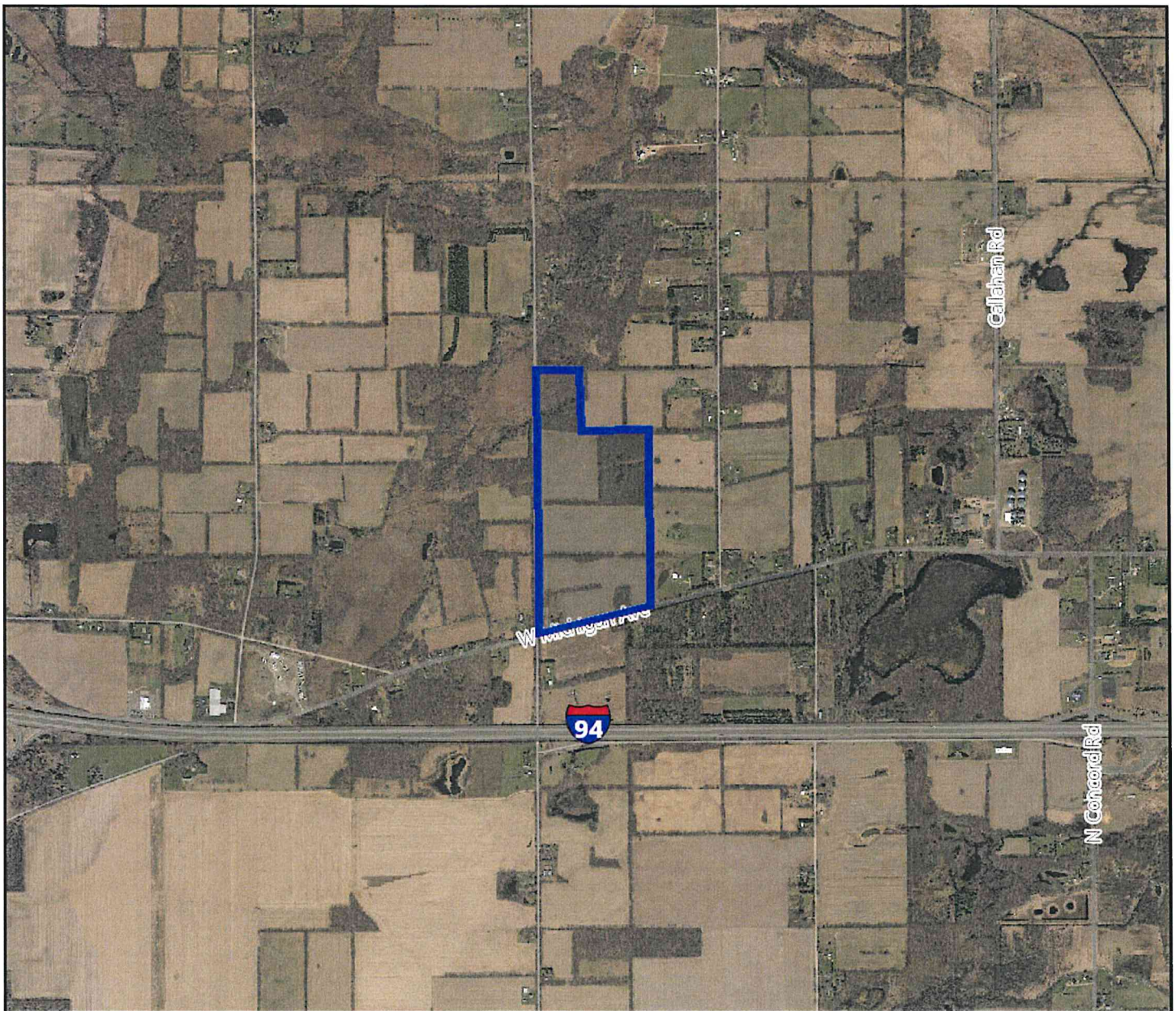






Parcel Report - Parcel ID: 000-06-28-151-001-00

9/15/2023



Owner Name ABBOTT DONALD N & DOLORES J EST

Owner Address 6033 CARRIAGE HILL
JACKSON, MI 49201

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

| | 2021 | 2022 | 2023 |
|-----------------------|-----------|-----------|-----------|
| Taxable Value | \$59,506 | \$61,469 | \$64,542 |
| Assessed Value | \$206,400 | \$209,700 | \$214,800 |

Tax 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.

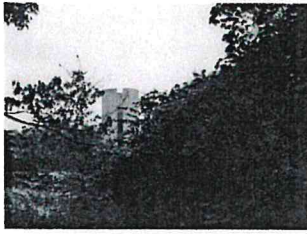


WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description.
The intent of this map is to allow easy access and visual display of government information and services.
Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors 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 | Final |
|-------------------------------|------------|------------|
| 2021 | 100.0000 % | 100.0000 % |

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 R2W PART NW1/4, COR 1 AT NW COR THEREOF E 660 FT S 892.44 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 |
|-----------|------------|------------|---------|---------|---------------|------------|
|-----------|------------|------------|---------|---------|---------------|------------|

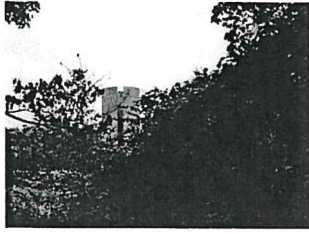
No sales history found.

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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**Amount Due**

Delinquent Taxes:

\$0.00**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 |

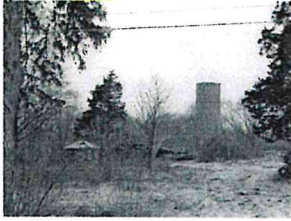
Load More Years

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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 | OUTBLDGs | Notes | No Data to Display |
| 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 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.

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.

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 | <i>Not Available</i> | Year Remodeled | <i>Not Available</i> |
| 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 | <i>No Data to Display</i> |
| 1st Floor Rooms | 0 | Sewer | <i>No Data to Display</i> |
| 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)

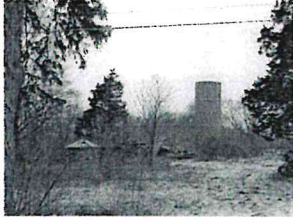
| | | | |
|--------------------------------|------------------|------------------------------|---------------|
| Type | Cylindrical Silo | Kind | Cast In Place |
| Floor Area | 113 sq ft | Estimated TCV | \$0 |
| Perimeter | 37 ft | Height: | 50 ft |
| Year Built | 1930 | Roof | No Roof |
| Percent Complete | 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.

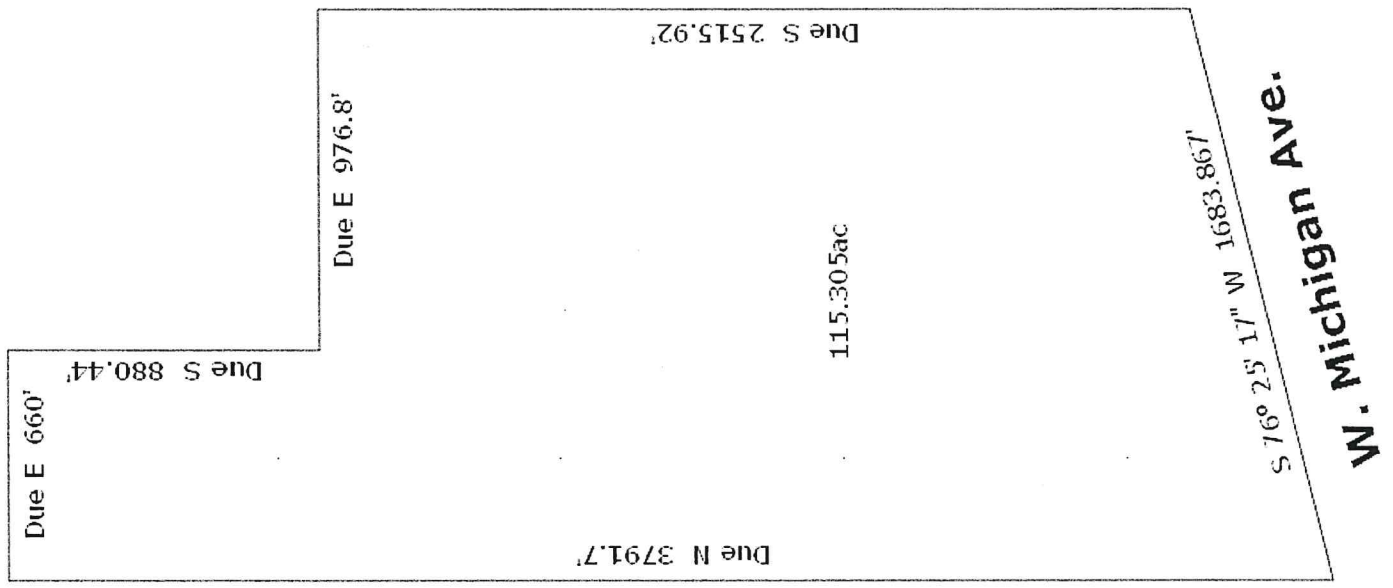
Enter a Payment Date

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 | |
|--|--------|--------------|------------|------------|-------------------|-----------------------|
| 2019 | Winter | \$1,316.12 | \$0.00 | | \$1,316.12 | ** Read Note(s) Above |
| 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 | |
| <input type="button" value="Load More Years"/> | | | | | | |

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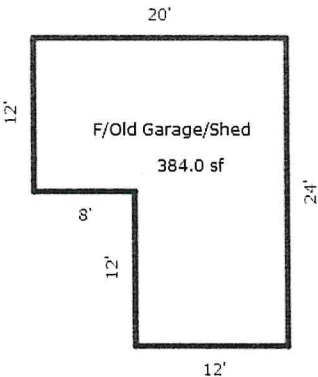


Gibbs Rd.

W. Michigan Ave.

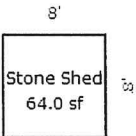
Image/Sketch for Parcel: 000-06-28-151-001-00

Conc Apron - n.v.



All Conc - n.v.

Conc Water Trough - 5' x 13'



Sketch by Apex Sketch

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




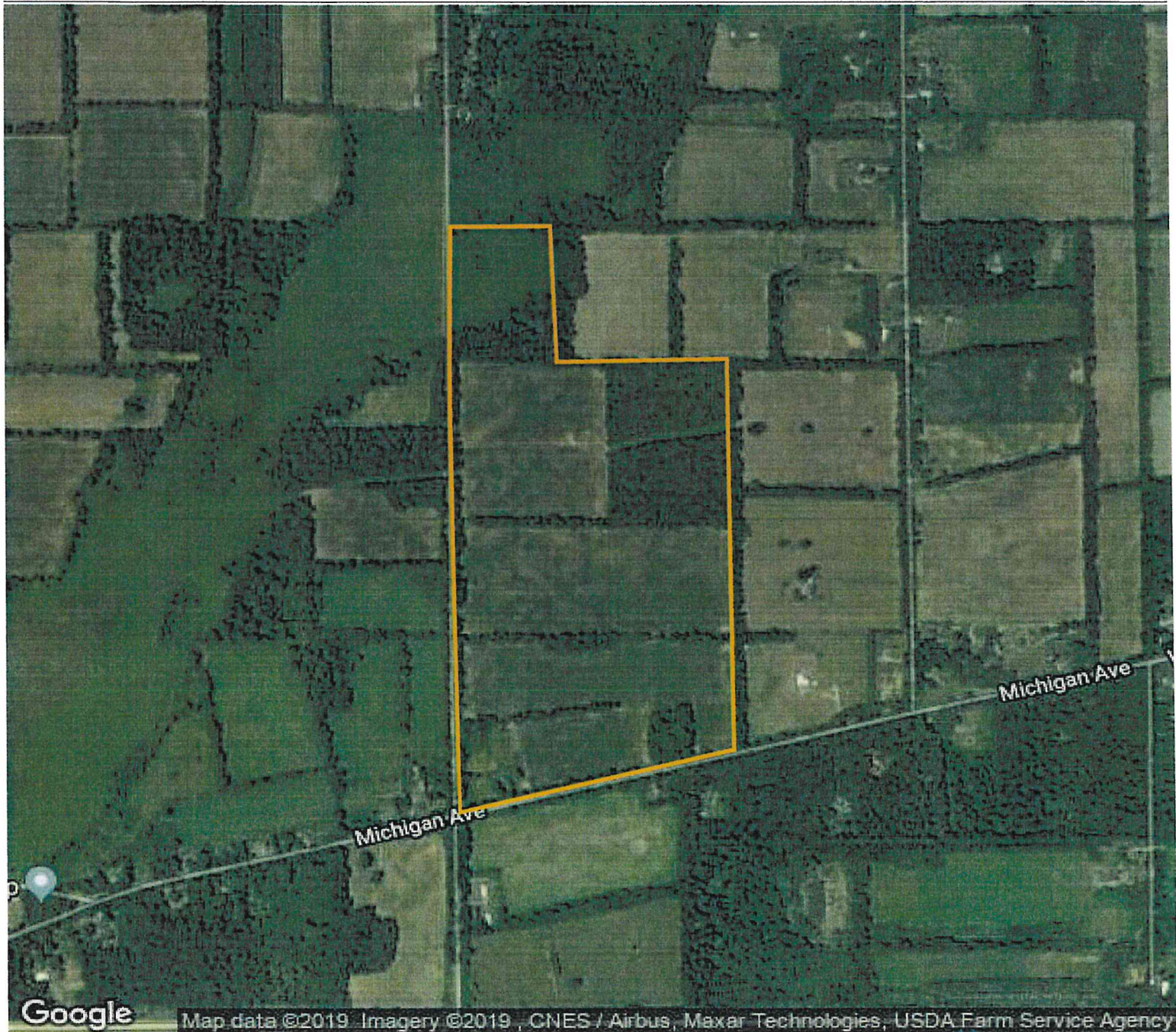
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1 field, 112 acres in Jackson County, MI

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

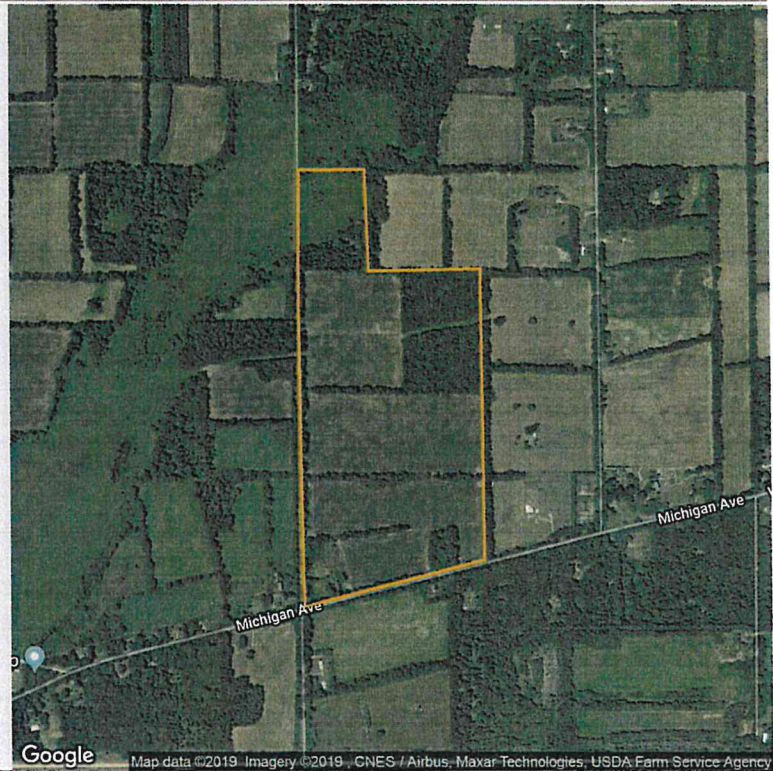
\$4,896

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 |

1 field, 112 acres in Jackson County, MI

All fields

112 ac


2017

2016

2015

2014

2013

| | | | | | |
|-----------------|-------|-------|-------|-------|-------|
| ■ Soybeans | 53.5% | 0.4% | 57.7% | 58.1% | - |
| ■ Forest | 21.7% | 24.7% | 23.2% | 17.1% | 18.6% |
| ■ Corn | 6.8% | 58.1% | 2.0% | 2.0% | 59.9% |
| ■ Non-Cropland | 15.2% | 14.9% | 12.4% | 15.4% | 14.1% |
| ■ Grass/Pasture | 2.2% | 1.2% | 4.6% | 6.9% | 7.2% |
| ■ Other | 0.5% | 0.7% | 0.1% | 0.5% | 0.1% |

Source: NASS Cropland Data Layer

1 field, 112 acres in Jackson County, MI



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



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



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

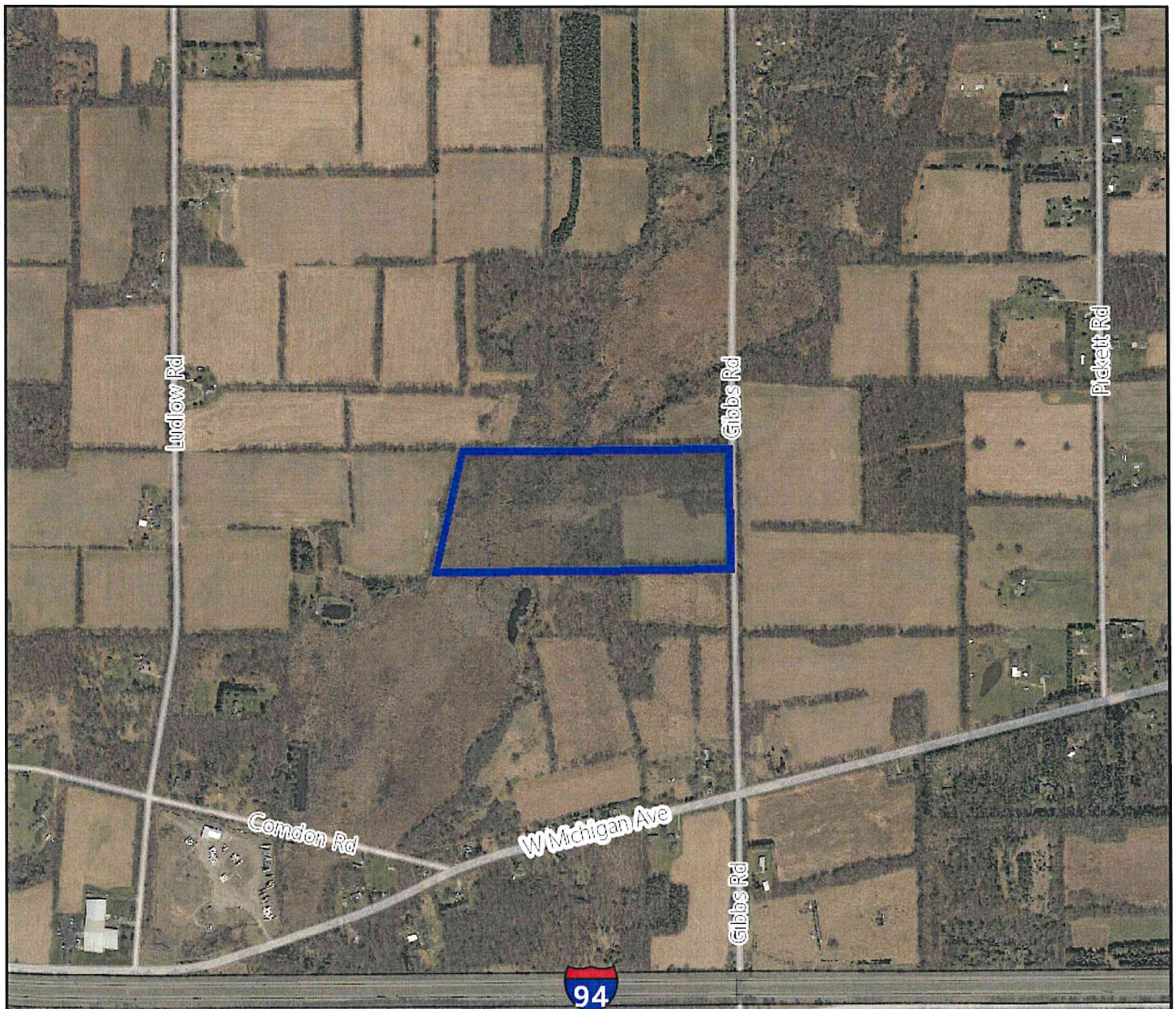


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Parcel Report - Parcel ID: 000-06-29-276-001-00

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 | | |
| Status | Active | C/L CREEK OR DITCH | | |
| 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

OwnerABBOTT 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 T2S 23N 10E 05 FT OF 61 1/2 ACRES LIVING ELY OF 6 1/2 CREEK OR DITCH

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| | | | |
|----------------------------|--------------------|-------------------------------|---------------|
| 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.

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

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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

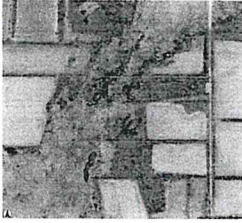
| Sale Date | Sale Price | Instrument | Grantor | Grantee | Terms of Sale | Liber/Page | Comments |
|-----------|------------|------------|---------|---------|---------------|------------|----------|
|-----------|------------|------------|---------|---------|---------------|------------|----------|

No sales history found.

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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

Tax History

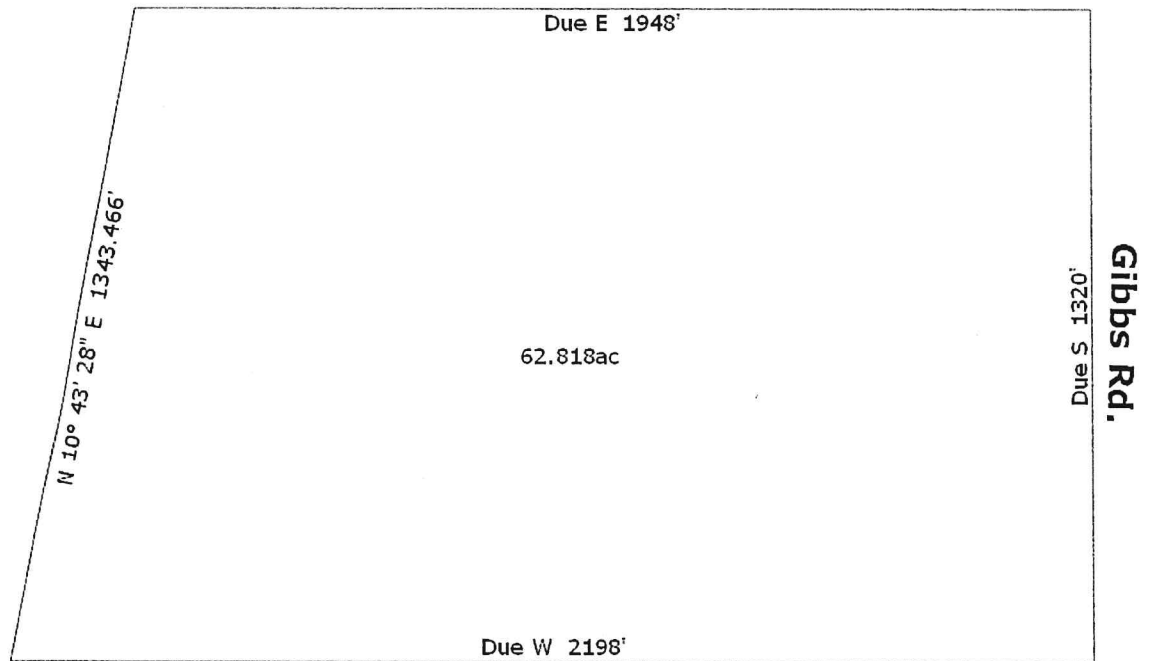
****Note:** On February 28 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

| 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 | |

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

Some dimensions & bearings were estimated



Sketch by Apex Sketch

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

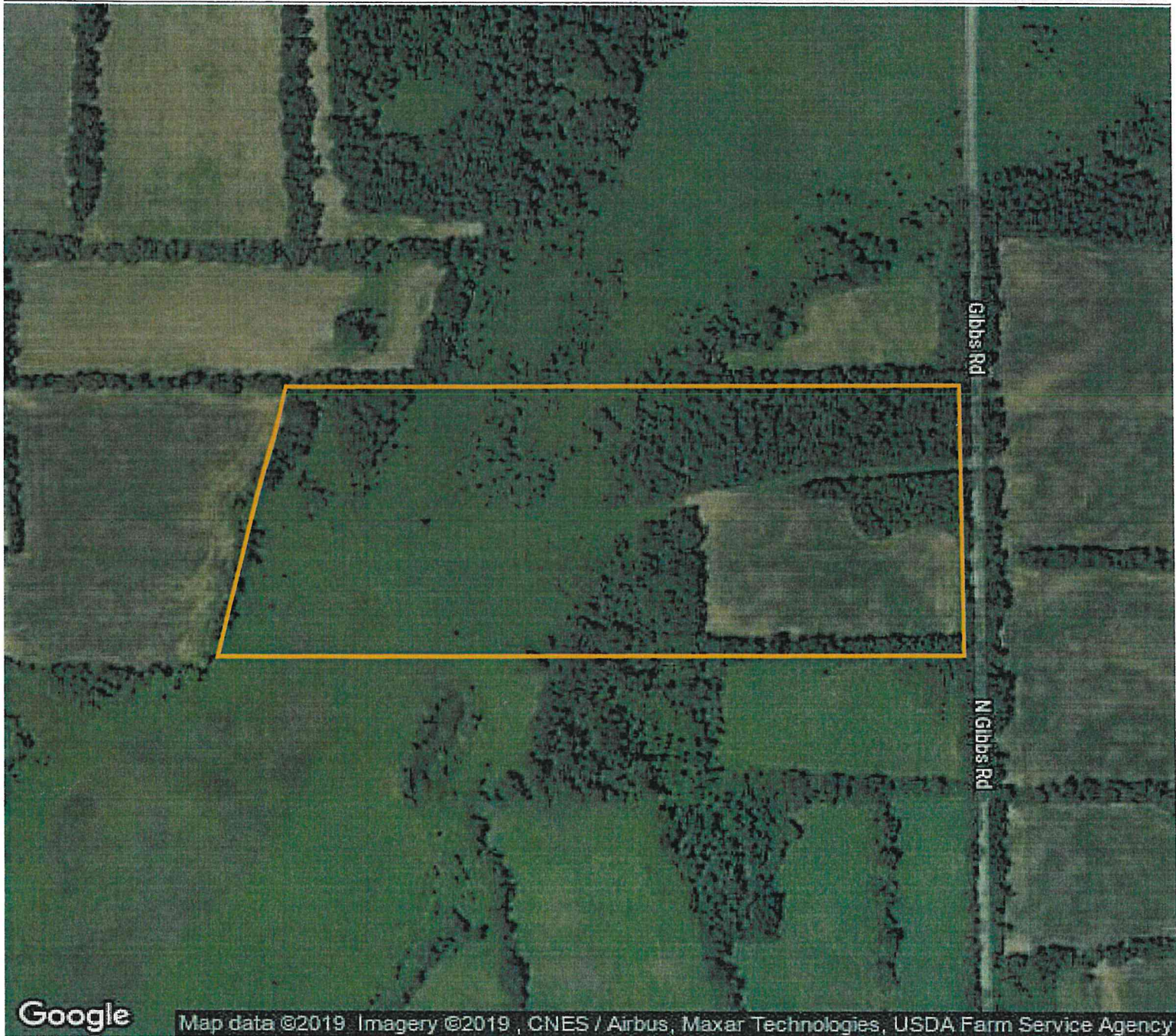


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1 field, 41 acres in Jackson County, MI

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 |



1 field, 41 acres in Jackson County, MI

All fields

41 ac



2017



2016



2015



2014



2013

| | | | | | |
|-----------------|-------|-------|-------|-------|-------|
| ■ Non-Cropland | 50.2% | 32.9% | 44.7% | 51.1% | 48.8% |
| ■ Forest | 28.7% | 48.2% | 34.5% | 23.7% | 24.2% |
| ■ Soybeans | 15.1% | 0.1% | 13.2% | 14.9% | 1.9% |
| ■ Corn | 1.5% | 13.9% | 3.5% | 1.8% | 14.5% |
| ■ Grass/Pasture | 4.0% | 4.9% | 4.0% | 8.0% | 8.5% |
| ■ Other | 0.5% | - | - | 0.5% | 2.2% |

Source: NASS Cropland Data Layer

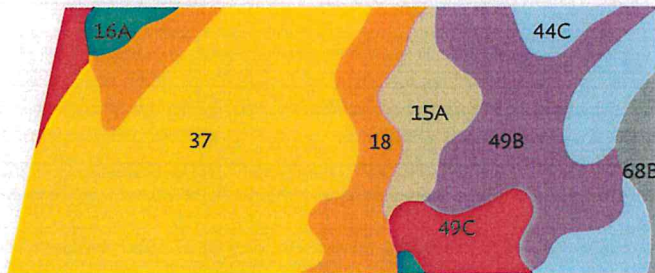
1 field, 41 acres in Jackson County, MI

AVG NCCPI

71.0

COUNTY AVG

38.1



Google

Map data ©2019

QUALITY 0 100

Source: NRCS Soil Survey

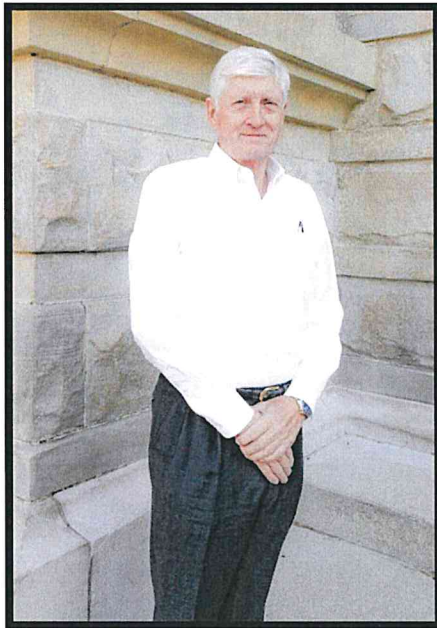
All fields

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!



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