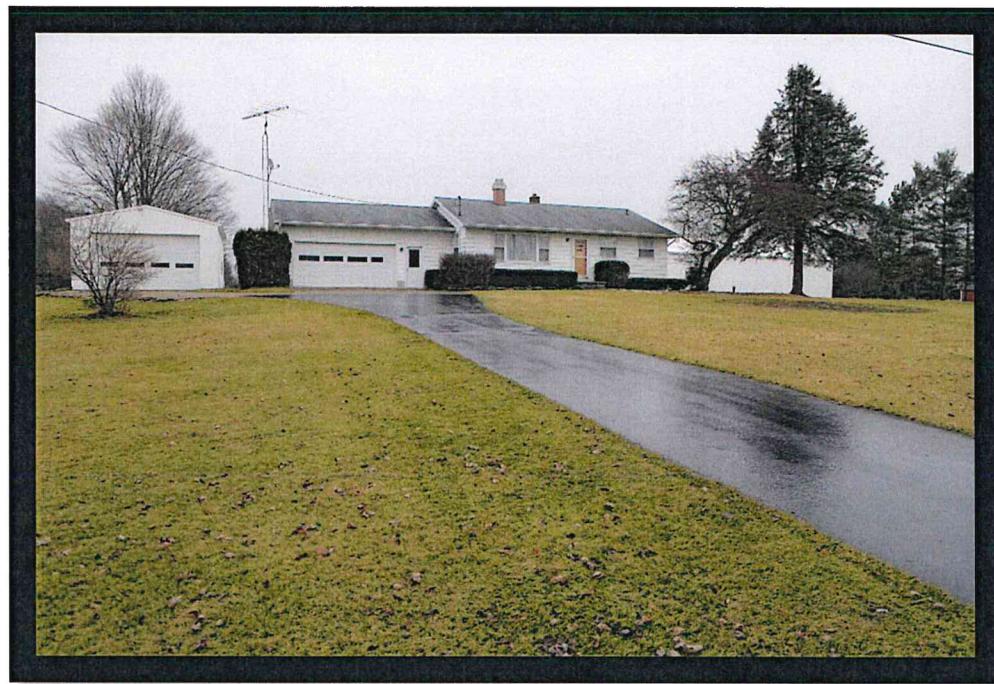




## **PROPERTY INFORMATION PACKAGE**



**Real Estate Auction**  
**3 BR, 1 ½ BATH, 1256 sq ft HOME**  
**40x80 Pole Barn on 10 ACRE FARM**  
**1815 S. College Rd, Mason, MI**

**Tuesday, May 7, 2024**  
Online bidding starts ending at 1pm

**Open Houses: Tuesday, April 30 (12-1pm)**  
**Monday, May 6 (12-1pm)**

## **Table of Contents**

Disclaimer

Letter of Introduction

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Property Information

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## **Auctioneer's Disclaimer**

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

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

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

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

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

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

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

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



April 15, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 1815 S College Rd, Mason, MI at public auction.

This is an online auction only, with the bidding ending on Tuesday, May 7, 2024 at 1:00 pm. Open House inspections will be held Tuesday, April 30 (12-1pm) and Monday, May 6 (12-1pm).

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% earnest money deposit, due within 48 hours of auction end.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:  
Doug Sheridan  
517-749-7976

Sincerely,

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

Doug Sheridan, CAI  
Sheridan Realty & Auction Co.

740 S. Cedar St  
Mason, MI 48854  
[www.sheridanauctions.com](http://www.sheridanauctions.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:

\$200 - \$1000 = \$25

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

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

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

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

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

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

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

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

incurred in a subsequent resale of the property.

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

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

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

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

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

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

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PA116 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

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

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

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

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

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

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

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

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

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

## Property Features

**County:** Ingham

**Township:** Vevay Township

**School District:** Mason School District

**Property Number:** 33-10-10-30-301-011

**Zoning:** Agricultural Residential

**Acreage:** 10 (+/-)

**Square Footage:** 1256 (+/-) sq. ft

3 Bedroom, 1 1/2 Bath Home, built in 1964, with Fireplace, Full Basement and attached 2 1/2 Car Garage. The property includes a 40x80 Pole Barn and Detached Shop.

## Property Information

Parcel #33-10-10-30-301-011

SEV \$116,800

Taxable Value \$70,975

Taxes: \$1555.13 (Summer 2022) \$1216.42 (Winter 2022)

Schools: Mason Community Schools

Square Feet: 1256

Built in 1964

3 Bedrooms

1.5 Baths

Full Basement

Forced Air Heat; Propane

Well & Septic

# 10-ACRE FARM

**3BR, 1.5BA, 1,256±SF HOME  
with 40' x 75' Pole Barn**

## OPEN HOUSES:

Tuesday, April 30 (12pm-1pm)  
Monday, May 6 (12pm-1pm)

BOUNDARIES  
APPROXIMATE  
© Pictometry.com

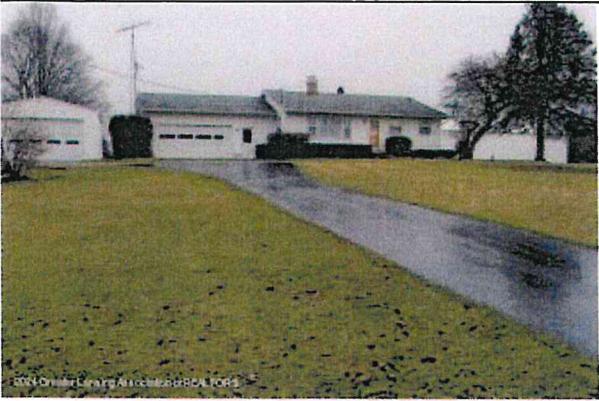


The Estate of  
Larry & Barbara  
Frazier

**ONLINE AUCTIONS  
TUESDAY, MAY 7**

Real Estate bidding closes at 1pm  
Personal Property bidding closes at 3pm

 **SHERIDAN**  
REALTY & AUCTION CO.  
**(517) 676-9800**  
**SheridanAuctionService.com**

279567	1815 S College Rd Road, Mason, MI 48854 Residential Active					Agent Copy \$253,400			
<b>Listing Member:</b>	<b>Name</b> Douglas Sheridan 6502342144	<b>Office</b> LO: Sheridan Realty and Auction Co. 6505277904	<b>Primary</b> 517-676-9800	<b>Office</b> 517-676-9800	<b>E-mail</b> <a href="mailto:doug@sheridanauctions.com">doug@sheridanauctions.com</a>				
		<b>County:</b> Ingham <b>City:</b> Mason <b>Key:</b> call <b>Township/Tax Authority:</b> Vevay Twp <b>Property Sub-Type:</b> Single Family Residence <b>List Price:</b> \$253,400 <b>List Price/SqFt:</b> \$201.75 <b>Listing Date:</b> 03/13/2024 <b>Baths Full - Total:</b> 1 <b>Baths Half - Total:</b> 1 <b>Baths - Total:</b> 2 <b>Bedrooms Total:</b> 3 <b>Directions:</b> 127 to Barnes Rd, West on Barnes to College, North on College to property. <b>Legal:</b> V 30-7-1-1 BEG 1674.6 FT N OF SW COR OF SEC 30 -E 1565.4 FT -N 278 FT -W 1567 FT -S 278 FT TO BEG ON SW 1/4 OF FRL SEC 30 T2NR1W 10 AC +/-	<b>Lot Acres:</b> 10 <b>Lot Size Dimensions:</b> 278x1562 <b>School District:</b> Mason <b>Subdivision:</b> None <b>Reserved Items:</b> Yes <b>Year Built:</b> 1964 <b>Occupancy:</b> At closing <b>Owner Name:</b> Frazier Trust <b>Building Area Total SqFt:</b> 2,512 <b>Total Livable Area:</b> 1,256 <b>Living Area Source:</b> Public Records <b>Association Fee/Yr:</b>						
	<b>1815 S College Rd Road</b>								
<b>Eq Year:</b>	2023	<b>Tax Year:</b>	2022	<b>Taxes:</b>	\$2,771.55				
<b>Parcel #:</b>	33-10-10-30-301-011	<b>Taxable Value:</b>	\$70,975	<b>Zoning:</b>	Agricultural Res				
<b>State Eq Value:</b>	\$126,700	<b>Taxable Value Year:</b>	2023						
#Full Baths 3: 0	#Half Baths 3: 0				<b>Level 1 Finished Area:</b>	1,256			
#Full Baths 2: 0	#Half Baths 2: 0				<b>Level 2 Finished Area:</b>	0			
#Full Baths 1: 1	#Half Baths 1: 1				<b>Level 3 Finished Area:</b>	0			
#Full Baths B: 0	#Half Baths B: 0				<b>Below Grade Finished Area:</b>	0			
					<b>Above Grade Finished Area:</b>	1,256			
					<b>SqFt - Basement:</b>	1,256			
<b>Room Name</b>	<b>Level</b>	<b>Dimensions</b>	<b>Room Features</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	<b>Dimensions</b>	<b>Room Features</b>	<b>Remarks</b>
Primary Bedroom	First	10 x 8			Kitchen	First	10.5 x 8		
Living Room	First	18.5 x 12							
Dining Room	First	18.5 x 10.4							
<b>Appliances:</b>	Dishwasher; Disposal; Dryer; Electric Oven; Electric Range; Refrigerator; Washer; Water Heater; Water Softener								
<b>Basement:</b>	Full								
<b>Cooling:</b>	None								
<b>Disclosures:</b>	Lead Based Paint; Sellers Disclosures								
<b>Exterior:</b>	Aluminum Siding								
<b>Fireplace Features:</b>	Fireplace Total: 1; Wood Burning								
<b>Heating:</b>	Forced Air; Propane								
<b>Land &amp; Acreage:</b>	5+ thru 10 Acres; 10+ thru 20 Acres								
<b>Lot Features:</b>	Agricultural; Back Yard								
<b>Laundry Features:</b>	In Basement								
<b>Levels:</b>	One								
<b>Other Equipment:</b>	TV Antenna								
<b>Parking Features:</b>	Garage Spaces: 2.5; Garage								
<b>Property Use:</b>	Primary								
<b>Roof:</b>	Shingle								
<b>Showing Requirements:</b>	Appointment Only; Call Listing Agent; No Lockbox								
<b>Special Listing Cond:</b>	Auction								
<b>Road Surface Type:</b>	Paved								
<b>Sewer:</b>	Septic Tank								
<b>Terms:</b>	Cash								
<b>Water Source:</b>	Well								
<b>Original List Price:</b>	\$253,400	<b>Days On Market:</b>	19		<b>Buyer Agency Fee:</b>	\$0			
		<b>Cumulative DOM:</b>	19		<b>Sub Agency Fee:</b>	\$0			
		<b>Status Change Date:</b>	04/01/2024						
		<b>Expiration Date:</b>	05/10/2024						

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Douglas Sheridan on Monday, April 01, 2024 12:43 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Item 1 of 17 17 Images / 0 Sketches

**Property Owner: FRAZIER BARBARA E. TRUST****Summary Information**

- > Residential Building Summary
  - Year Built: 1964
  - Full Baths: 1
  - Sq. Feet: 1,256
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 10.000
- > Assessed Value: \$116,800 | Taxable Value: \$70,975
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	FRAZIER BARBARA E. TRUST P.O. BOX 655 MASON, MI 48854	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	10 VEVAY TOWNSHIP
<b>School District</b>	MASON PUBLIC SCHOOLS	<b>Assessed Value</b>	\$116,800
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$70,975
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$116,800
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	05/26/2015
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

<b>Homestead Date</b>	03/16/2007
-----------------------	------------

Qualified Agricultural	June 1st	Final
2023	100.0000 %	100.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$107,650	\$107,650	\$67,596
2021	\$105,300	\$105,300	\$65,437
2020	\$93,650	\$93,650	\$64,534

**Land Information**

<b>Zoning Code</b>	A1	<b>Total Acres</b>	10.000
<b>Land Value</b>	\$70,700	<b>Land Improvements</b>	\$12,023
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

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

No lots found.

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

V 30-7-1-1 BEG 1674.6 FT N OF SW COR OF SEC 30 -E 1565.4 FT -N 278 FT -W 1567 FT - S 278 FT TO BEG ON SW 1/4 OF FRL SEC 30 T2NR1W 10 AC +/-

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

## Sale History

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

## Building Information - 1256 sq ft DEFAULT (Residential)

### General

Floor Area	1,256 sq ft	Estimated TCV	\$114,679
Garage Area	576 sq ft	Basement Area	1,256 sq ft
Foundation Size	1,256 sq ft		
Year Built	1964	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	55 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	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	DEFAULT
Bedrooms	0		

### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,256 sq ft	1 Story

### 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	Softener, Auto	1
Separate Shower	1		

### Built-In Information

Appliance Allow.	1
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### Garage Information

Area	576 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	1	Mech Doors	0

### Porch Information

CPP	156 sq ft	Foundation	Standard
-----	-----------	------------	----------

## Building Information - 3200 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Pole
Floor Area	3,200 sq ft	Estimated TCV	\$39,110
Perimeter	240 ft	Height	10 ft
Year Built	1978	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	35 yrs

<b>Type</b>	Barn - General Purpose	<b>Class</b>	D,Pole
<b>Floor Area</b>	864 sq ft	<b>Estimated TCV</b>	\$12,074
<b>Perimeter</b>	120 ft	<b>Height</b>	10 ft
<b>Year Built</b>	1968	<b>Quality</b>	Average
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	43%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	37 yrs

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

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Item 1 of 17 17 Images / 0 Sketches

**Property Owner: FRAZIER BARBARA E. TRUST****Summary Information**

- > Residential Building Summary
  - Year Built: 1964
  - Full Baths: 1
  - Sq. Feet: 1,256
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 10.000
- > Assessed Value: \$116,800 | Taxable Value: \$70,975
- > Property Tax information found

**Owner and Taxpayer Information****Owner**

FRAZIER BARBARA E. TRUST  
 P.O. BOX 655  
 MASON, MI 48854

**Taxpayer**

SEE OWNER INFORMATION

**Legal Description**

V 30-7-1-1 BEG 1674.6 FT N OF SW COR OF SEC 30 -E 1565.4 FT -N 278 FT -W 1567 FT - S 278 FT TO BEG ON SW 1/4 OF FRL SEC 30 T2NR1W 10 AC +/-

**Other Information****Recalculate amounts using a different Payment Date**

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

Enter a Payment Date

4/2/2024

Recalculate

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$0.00	\$0.00		\$0.00
2023	Summer	\$0.00	\$0.00		\$0.00
2022	Winter	\$1,216.42	\$1,216.42	12/14/2022	\$0.00
2022	Summer	\$1,555.13	\$1,555.13	08/25/2022	\$0.00
2021	Winter	\$1,092.83	\$1,092.83	12/16/2021	\$0.00
2021	Summer	\$1,505.51	\$1,505.51	09/08/2021	\$0.00
2020	Winter	\$1,045.88	\$1,045.88	12/15/2020	\$0.00
2020	Summer	\$1,486.75	\$1,486.75	09/04/2020	\$0.00
2019	Winter	\$1,064.58	\$1,064.58	12/20/2019	\$0.00
2019	Summer	\$1,445.94	\$1,445.94	09/06/2019	\$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.

# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: VEVAY TOWNSHIP JEFF MAC KENZIE ASSESSOR 780 EDEN RD MASON MI 48854	PARCEL IDENTIFICATION PARCEL NUMBER: 33-10-10-30-301-011 PROPERTY ADDRESS: 1815 S COLLEGE RD MASON, MI 48854		
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  FRAZIER BARBARA E. TRUST P.O. BOX 655 MASON MI 48854	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
LEGAL DESCRIPTION: V 30-7-1-1 BEG 1674.6 FT N OF SW COR OF SEC 30 -E 1565.4 FT -N 278 FT -W 1567 FT - S 278 FT TO BEG ON SW 1/4 OF FRL SEC 30 T2NR1W 10 AC +/-			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: <b>\$132</b>	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	70,975	74,523	3,548
2. ASSESSED VALUE:	116,800	126,700	9,900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	116,800	126,700	9,900
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			
6. Assessor Change Reason:			

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name <b>JEFF MACKENZIE</b>	Phone <b>517) 676-9523</b>	Email Address: <b>ASSESSOR@VEVAYTOWNSHIP.ORG</b>
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

BOARD OF REVIEW WILL MEET TO HEAR TAXPAYER APPEALS ON MONDAY 03/11/24 FROM 9 AM TO 3 PM & TUESDAY 03/12/24 FROM 3 PM TO 9 PM. PLEASE CALL 676-9523 FOR APPOINTMENTS.



**GREATER LANSING ASSOCIATION OF REALTORS®**  
**SELLER'S DISCLOSURE STATEMENT**



Page 1 of 2

Property Address:

1815 S. College Road  
Mason (Wayne Township) MICHIGAN 48854

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

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

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

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

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

Explanations (attach additional sheets, if necessary): Unknown items worked @ last use but haven't been used lately. Outdoor faucets do leak.

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

**Property conditions, improvements & additional information:**

1. **Basement/Crawl space:** Has there been evidence of water? If yes, please explain: SE + SW corners - occasional water caused by overflow from downspouts or low spots plugged yes X no
2. **Insulation:** Describe, if known: unk but additional attic insulation added in 2010 Urea Formaldehyde foam insulation (UFFI) is installed? unknown X yes no
3. **Roof: Leaks?** Approximate age, if known: 2010 re-roof yes no
4. **Well:** Type of well (depth/diameter, age, and repair history, if known): 1/2" age: New pressure switch & Cap 4/2022 Has the water been tested? yes X no  
If yes, date of last report/results: Oct 2023 by Health Dept Point of Sale Inspection - passed
5. **Septic tanks/drain fields:** Condition, if known: Pumped 4/2023 & checked by Health Dept
6. **Heating system:** Type/approximate age: 2019 installed 95% efficient Luxaire Furnace - propane
7. **Plumbing system:** Type: copper X galvanized other Plastic in places  
Any known problems? Outdoor faucets leak, Kitchen faucet replaced, bathtub drain replaced. Full bath drains replaced
8. **Electrical system:** Any known problems? None
9. **History of Infestation, if any:** (termites, carpenter ants, etc.) None

SELLER Barbara F Frazier Trust

SELLER Debra Buffinger Trustee

Date 3/5/2024

InstantFORMS Form H 1

Address: 1815 S. College Road Mason, MI

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

11. **Flood Insurance:** Do you have flood insurance on the property? unknown  yes  no   
12. **Mineral Rights:** Do you own the mineral rights? unknown  yes  no

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

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?      unknown      yes      no     

2. Any encroachments, easements, zoning violations, or nonconforming uses?      unknown      yes      no     

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property?      unknown      yes      no     

4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors?      unknown      yes      no     

5. Settling, flooding, drainage, structural, or grading problems?      unknown      yes      no     

6. Major damage to the property from fire, wind, floods, or landslides?      unknown      yes      no     

7. Any underground storage tanks?      unknown      yes      no     

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?      unknown      yes      no     

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?      unknown      yes      no     

10. Any outstanding municipal assessment fees?      unknown      yes      no     

11. Any pending litigation that could affect the property or the Seller's right to convey the property?      unknown      yes      no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: Rear of property has been leased to a local farmer in the past. County drain assessments are on tax statements.

The Seller has lived in the residence on the property from \_\_\_\_\_ (date) to \_\_\_\_\_ (date). The Seller has owned the property since 1964 (date). The Seller has indicated above condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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

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

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

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

Seller Barbara E Frazier Trust  
Seller Lebra Buffmyer Trustee Lebra Buffmyer

Date 3/5/2024  
Date 3/5/2024

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

**Disclaimer:** This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



## CONFORMANCE

March 4, 2024

Debra Buffmyer  
4736 Windsor Hwy.  
Potterville, MI 48876  
[dbuff636@gmail.com](mailto:dbuff636@gmail.com)

**RE: Authorization for transfer of property at 1815 S. College Road, Mason, MI 48854, Vevay Township, Section 30, Parcel 33-10-10-30-301-011, POS 8495-10-12-23**

Dear Debra Buffmyer:

On October 30, 2023, this office reviewed an inspection report from certified inspector, Kim Hippensteel, regarding the construction and functional status of the onsite water supply and/or sewage treatment systems located at the above referenced property. On March 4, 2024, this office received documentation showing that the laundry waste was connected to the septic system and there is an air gap on the softener/iron removal discharge line.

Based on the information contained in the report and the documentation received, this office has determined that the systems inspected are in substantial conformance with the "Ingham County Regulation for the Inspection of Onsite Water Supply and Sewage Disposal Systems at Time of Property Transfer". The property is authorized for transfer.

This AUTHORIZATION is valid for one year and does not imply that the system(s) meet the current construction standards. This authorization does not imply or express any warranty or guarantee as to the future function and suitability of the inspected system(s). The evaluation was performed based on the past use of the system(s). Any change in future use may change the operational status of the inspected system(s).

If the property has not transferred by within one year, our office requests that you contact us regarding a possible extension. An extension will require a follow-up inspection by a representative from this office.

**Environmental Health**

Debra Buffmyer

March 4, 2024

Page 2

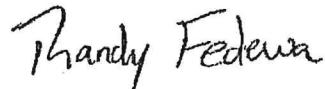
The following items were identified as actions that could be taken to extend the life of the system(s) or are of concern however, the system(s) are in substantial conformance with the above-mentioned regulation and no repairs are required:

RECOMMENDATIONS

1. The Environmental Health Department recommends pumping out the septic tanks every 5 to 6 years. Property owners have full responsibility for upkeep, maintenance and repair of their septic system.
2. It is recommended that you have your water supply system tested every two years for a routine bacteriological and partial chemistry test.
3. This office recommends the installation of a hose-bib vacuum breaker on any threaded spigot connected to the water supply system.
4. It is encouraged that all owners of the subject property maintain a copy of this AUTHORIZATION with other important home records.

Any questions regarding this letter should be directed to the Ingham County Environmental Health Department at (517) 887-4312.

Sincerely,



Randy Fedewa, REHS

Land and Water Supervisor

Ingham County Environmental Health

[RFedewa@ingham.org](mailto:RFedewa@ingham.org)

RF/kj

**Environmental Health**



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



Property Address: 1815 S. College

**Lead Warning Statement**

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

**I. Seller's Disclosure**



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

Known lead-based paint and/or lead-based paint hazards are present in/on the property.  
(Explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
in/on the property.

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

initials

Seller has provided the Purchaser with all available records and reports pertaining to  
lead-based paint and/or lead-based paint hazards in/on the property (list documents  
below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint  
hazards in/on the property.

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

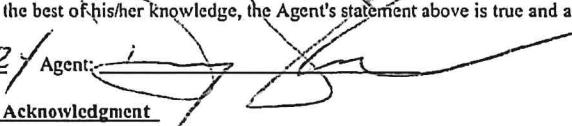
Date: \_\_\_\_\_ Seller(s) \_\_\_\_\_

**II. Agent's Acknowledgment**



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

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

Date: 2-29-21 Agent: 

**III. Purchaser's Acknowledgment**

initials

Purchaser has received copies of all information listed above.

Purchaser has received the federally approved pamphlet *Protect Your Family from Lead  
in Your Home*.

Purchaser has (check one below):  
( )Received a 10-day opportunity (or other mutually agreed upon period) to conduct a  
risk assessment or inspection of the presence of lead-based paint or lead-based paint  
hazards;  
( )Waived the opportunity to conduct a risk assessment or inspection for the presence of  
lead-based paint and/or lead-based paint hazards.

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

Date: \_\_\_\_\_ Purchaser(s) \_\_\_\_\_

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

initials

Address: \_\_\_\_\_

Date: \_\_\_\_\_ Seller(s) \_\_\_\_\_

Date: \_\_\_\_\_ Purchaser(s) \_\_\_\_\_

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

**DISCLAIMER:** This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its  
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This form was prepared by Douglas Sheridan | Sheridan Realty and Auction Co. | 517-676-9800 |  
doug@sheridanauktionservice.com

InstanetFORMS



GREATER LANSING ASSOCIATION OF REALTORS®

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



Property Address:

1815 S. College Road

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

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

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

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

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

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

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

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

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

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

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

SELLER(S)

Barbara E. Frazier Trust  
Debra Buffmeyer Trustee

DATE: 2/29/2024

REALTOR®  
DATE: 2-29-2024

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# The Greater Lansing Association of REALTORS®



## Disclosure Regarding Real Estate Agency Relationships – (Page 1 of 3)

Before you disclose confidential information to a Real Estate Licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that Licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in Section 102 of the Land Division Act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in Section 4 of the Condominium Act, 1978 PA 59, MCL 559.104.

(1) An Agent providing services under any Service Provision Agreement owes, at a minimum, the following *duties* to the Client:

- (a) *The exercise of reasonable care and skill in representing the Client and carrying out the responsibilities of the agency relationship.*
- (b) *The performance of the terms of the Service Provision Agreement.*
- (c) *Loyalty to the interest of the Client.*
- (d) *Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.*
- (e) *Referral of the Client to other licensed professionals for expert advice related to material matters that are not within the expertise of the Licensed Agent.*
- (f) *An accounting in a timely manner of all money and property received by the Agent in which the Client has or may have an interest.*
- (g) *Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the Client's permission or as provided by law, including the duty not to disclose confidential information to any Licensee who is not an Agent of the Client.*

(2) A Real Estate Broker or Real Estate Salesperson acting pursuant to a Service Provision Agreement shall provide the following *services* to his or her Client:

- (a) *When the Real Estate Broker or Real Estate Salesperson is representing a Seller or Lessor, the marketing of the Client's property in the manner agreed upon in the Service Provision Agreement.*
- (b) *Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the Client's property or the property the Client seeks to purchase or lease.*
- (c) *Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a Purchase or Lease Agreement is executed by all Parties and all contingencies are satisfied or waived.*
- (d) *After execution of a Purchase Agreement by all Parties, assistance as necessary to complete the transaction under the terms specified in the Purchase Agreement.*
- (e) *For a Broker or Associate Broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the Buyer and Seller, a complete and detailed Closing Statement signed by the Broker or Associate Broker showing each Party all receipts and disbursements affecting that Party.*

Michigan law requires Real Estate Licensees, who are acting as Agents of Sellers or Buyers of real property, to advise the potential Sellers or Buyers with whom they work of the nature of their agency relationship.

### SELLER'S AGENTS

A Seller's Agent, under a Listing Agreement with the Seller, acts solely on behalf of the Seller. A Seller can authorize a Seller's Agent to work with Subagents, Buyer's Agents and/or Transaction Coordinators. A Subagent of the Seller is one, who has agreed to work with the Listing Agent, and who, like the Listing Agent, acts solely on behalf of the Seller. Seller's Agents and their Subagents will disclose to the Seller known information about the Buyer, which may be used to the benefit of the Seller.



## The Greater Lansing Association of REALTORS® Disclosure Regarding Real Estate Agency Relationships – (Page 2 of 3)



Individual services may be waived by the Seller through execution of a Limited Service Agreement. Only those services set forth in Paragraph (2) (b), (c), and (d) above may be waived by the execution of a Limited Service Agreement.

### BUYER'S AGENTS

A Buyer's Agent, under a Buyer's Agency Agreement with the Buyer, acts solely on behalf of the Buyer. A Subagent of the Buyer is one who has agreed to work with the Buyer's Agent with who, like the Buyer's Agent, acts solely on behalf of the Buyer. Buyer's Agents and their Subagents will disclose to the Buyer known information about the Seller, which may be used to benefit the Buyer.

Individual services may be waived by the Buyer through execution of a Limited Service Agreement. Only those services set forth in Paragraph (2) (b), (c), and (d) above may be waived by the execution of a Limited Service Agreement.

### DUAL AGENTS

A Real Estate Licensee can be the Agent of both the Seller and the Buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the Seller and the Buyer.

In such a dual agency situation, the Licensee will not be able to disclose all known information to either the Seller or the Buyer. As a Dual Agent, the Licensee will not be able to provide the full range of fiduciary duties to the Seller or the Buyer.

The obligations of a Dual Agent are subject to any specific provisions set forth in any agreement between the Dual Agent, the Seller, and the Buyer.

### TRANSACTION COORDINATOR

A Transaction Coordinator is a Licensee who is not acting as an Agent of either the Seller or the Buyer, yet is providing services to complete a real estate transaction. The Transaction Coordinator is not an Agent for either Party and, therefore, owes no fiduciary duty to either Party.

### DESIGNATED AGENCY

A Buyer or Seller with a Designated Agency Agreement is represented only by Agents specifically named in the Agreement. Any Agents of the firm not named in the Agreement do not represent the Buyer or Seller. The named "Designated" Agent acts solely on behalf of his or her Client and may only share confidential information about the Client with the Agent's Supervisory Broker, who is also named in the Agreement. Other Agents in the firm have no duties to the Buyer or Seller and may act solely on behalf of another Party in the transaction.

### LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the Licensee named below is:

- Seller's Agent
- Seller's Agent with a Limited Service Agreement
- Buyer's Agent
- Buyer's Agent with a Limited Service Agreement
- Dual Agent
- Transaction Coordinator (A Licensee who is not acting as an Agent of either the Seller or the Buyer.)
- None of the above

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The Greater Lansing Association of REALTORS®  
Disclosure Regarding Real Estate Agency Relationships – (Page 3 of 3)



**AFFILIATED LICENSEE DISCLOSURE (Check one)**

Check here if acting as a Designated Agent. Only the Licensee's Broker and a named Supervisory Broker have the same agency relationship as the Licensee named below. If the other Party in a transaction is represented by an affiliated Licensee, then the Licensee's Broker and all named Supervisory Brokers shall be considered disclosed consensual Dual Agents.

Check here if not acting as a Designated Agent. All affiliated Licensees have the same agency relationship as the Licensee named below.

Further, this form was provided to the Buyer or Seller before disclosure of any confidential information.

Licensee

Licensee

2-29-24

Date

Date

**ACKNOWLEDGMENT**

By signing below, the Parties acknowledge that they have received and read the information in this Agency Disclosure Statement and acknowledge that this form was provided to them before the disclosure of any confidential information. **THIS IS NOT A CONTRACT.**

  
\_\_\_\_\_  
Douglas Baffner, Trustee

Potential  Buyer  Seller (check one)

Date

\_\_\_\_\_  
Potential  Buyer  Seller (check one)

Date

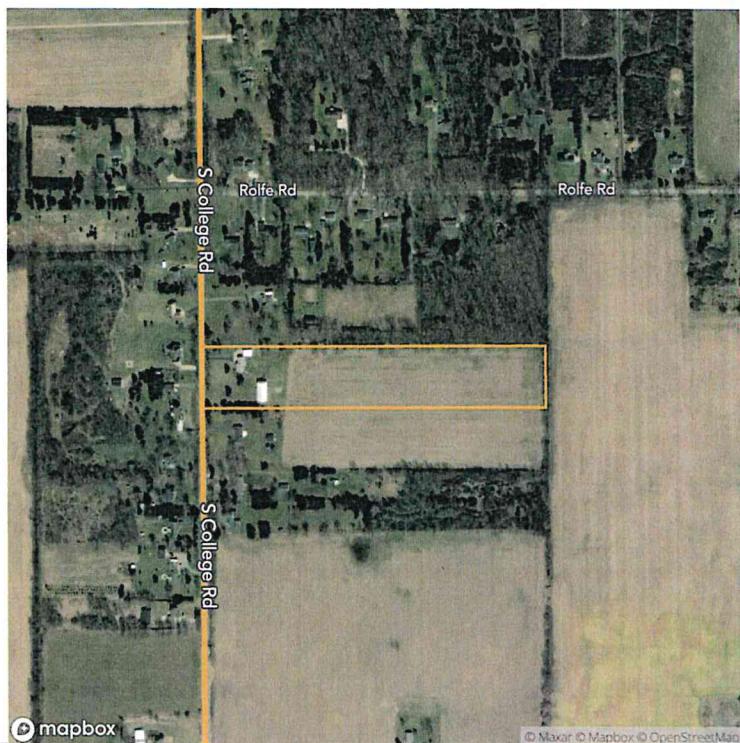
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1197a3

**1 field, 10 acres in Ingham County, MI**
**COUNTY AVG(\$/AC.)**
**\$5,727**
**AVG NCCPI**
**52.3**
**COUNTY AVG**
**52.2**


Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$140** in additional revenue.


**ECONOMIC ATTRIBUTES**

Ingham County is a high tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.15

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 33.81 inches  
Annual GDD: 2526

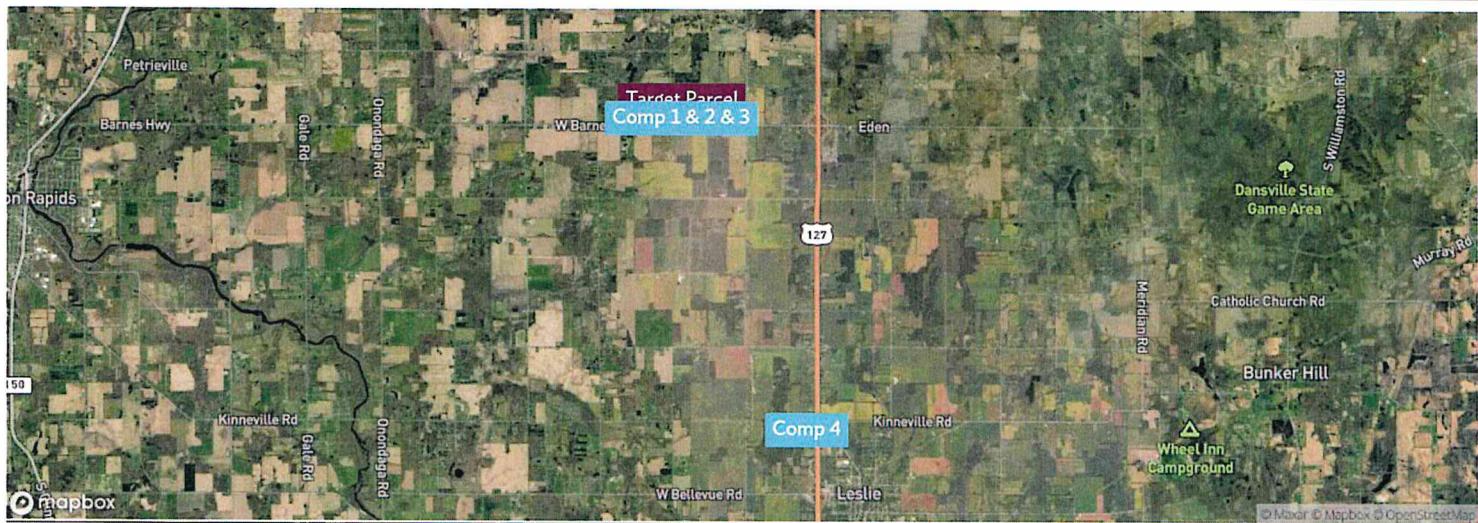
**LAND USE**

Land Use: Cropland, Developed, Grass/Pasture, Non-Cropland

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all	9.93	42.52903 -84.48014	2.49%	69% Soybeans, 12% Grass/Pasture, 6% Developed, 4% Alfalfa, 3% Non-Cropland, 3% Corn, 2% Other	52.3	\$140	\$5,727



1 field, 10 acres in Ingham County, MI



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Ingham, MI	Ingham, MI	Ingham, MI	Ingham, MI		Ingham, MI
SALE PRICE	\$110,000	\$127,600	\$25,850	\$340,000	\$130,617	
\$/AC. PRICE	\$2,750/ac.	\$3,190/ac.	\$646/ac.	\$13,860/ac.	\$4,175/ac.	
SALE DATE	10/03/23	10/03/23	10/02/23	12/14/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Cash Purchase	Cash Purchase	Mortgage		
DISTANCE (MI)	0.24	0.24	0.24	4.82	1.39	
ACRES	40.00	40.00	40.00	24.53	36.14	9.93
TOP CROP	Soybeans	Soybeans	Soybeans	Alfalfa		Soybeans
NCCPI	60.9	60.9	60.9	52.3	59.5	52.3
\$/NCCPI	\$45	\$52	\$11	\$265	\$75	
TILLABLE %	89.8%	89.8%	89.8%	68.0%	86.1%	78.1%

\* Estimated Price Per Acre from AcreValue model.

**1 field, 10 acres in Ingham County, MI**

**All fields**

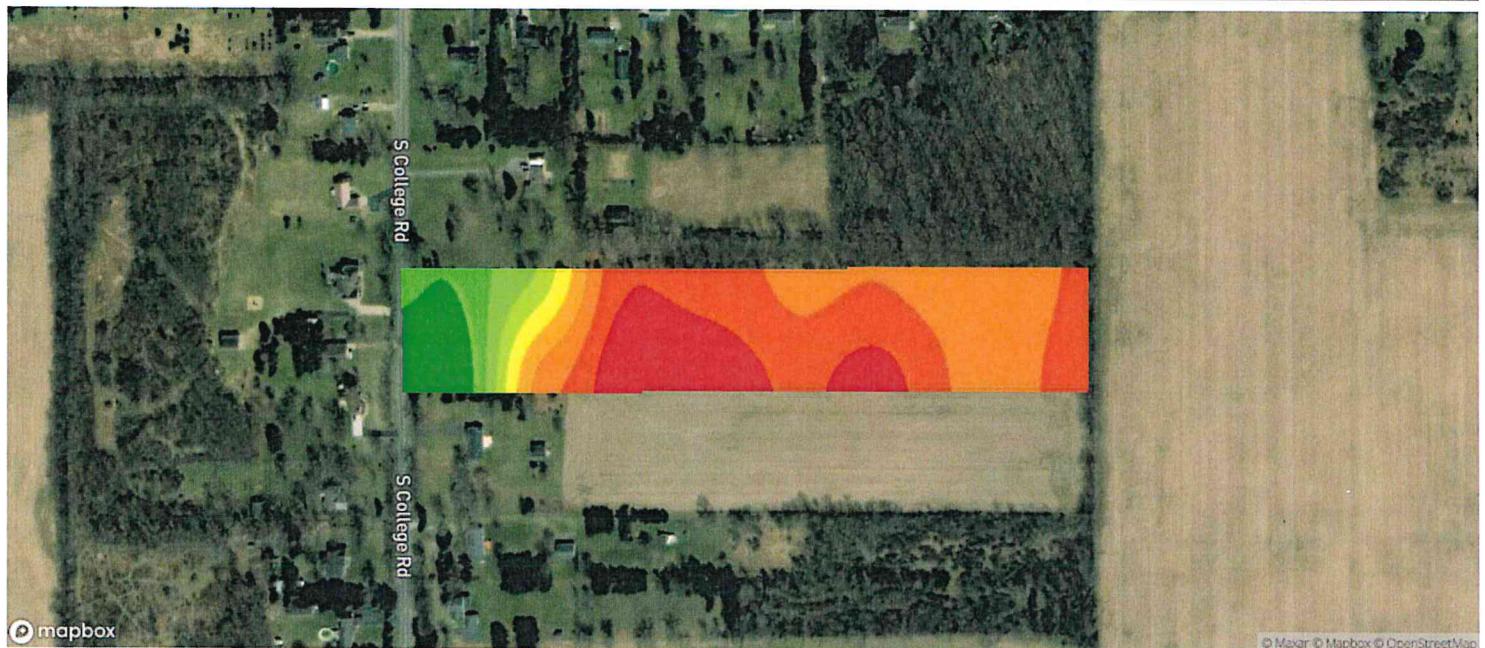
10 ac.

**Avg. Elevation**

973.07 ft

ELEVATION RANGE	ACRES	PERCENT AREA
980.51 ft - 982.43 ft	0.05	0.52%
978.60 ft - 980.51 ft	0.29	2.95%
976.69 ft - 978.60 ft	1.46	14.7%
974.78 ft - 976.69 ft	2.05	20.67%
972.87 ft - 974.78 ft	1.55	15.63%
970.95 ft - 972.87 ft	1.55	15.61%
969.04 ft - 970.95 ft	1.14	11.5%
967.13 ft - 969.04 ft	1.09	10.98%
965.22 ft - 967.13 ft	0.74	7.45%

1 field, 10 acres in Ingham County, MI



Source: Harmonized Landsat and Sentinel-2

All fields

10 ac.

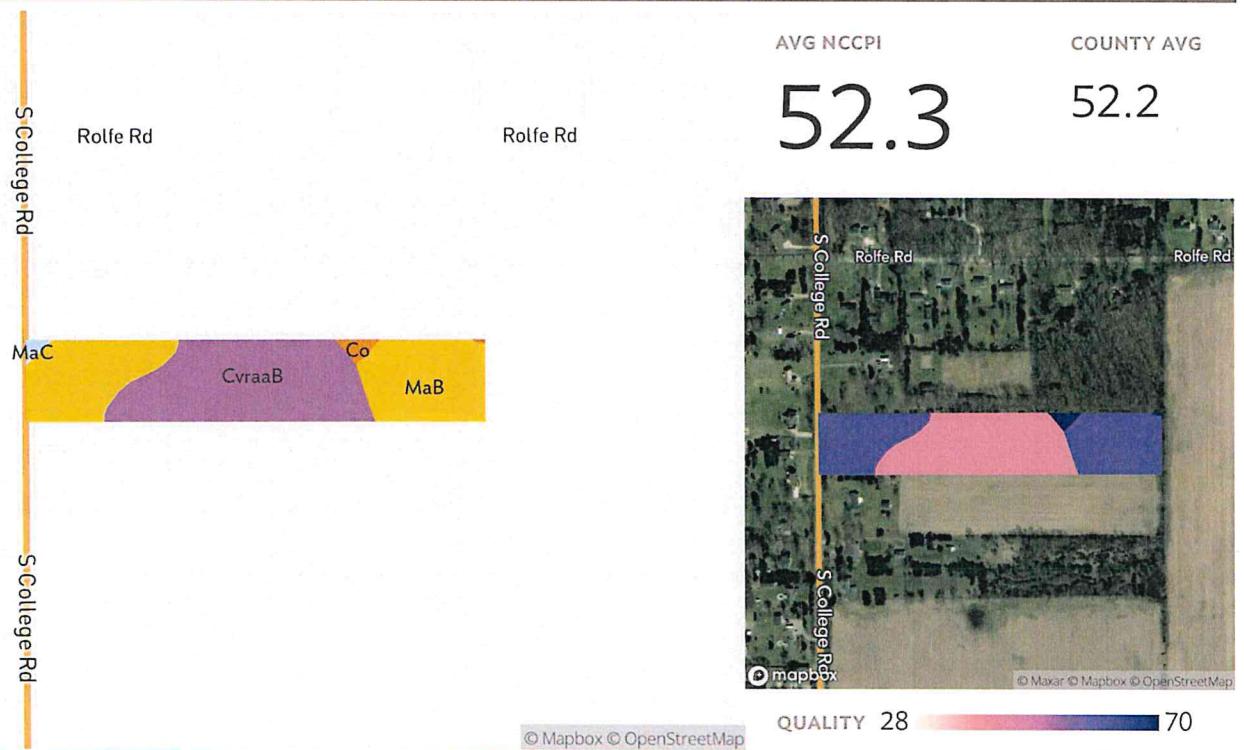
Avg. NDVI

43.32

Date

03/29/2024

NDVI RANGE	ACRES	PERCENT AREA
34.37 - 37.57	1.78	17.96%
37.57 - 40.78	3.24	32.61%
40.78 - 43.98	2.59	26.05%
43.98 - 47.18	0.28	2.79%
47.18 - 50.38	0.25	2.48%
50.38 - 53.58	0.26	2.6%
53.58 - 56.78	0.30	3.04%
56.78 - 59.98	0.46	4.67%
59.98 - 63.18	0.77	7.8%

**1 field, 10 acres in Ingham County, MI**


## All fields

10 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MaB	Marlette fine sandy loam, 2 to 6 percent slopes	4.87	49.0%	2	61.5
CvraaB	Conover loam, 0 to 4 percent slopes	4.81	48.5%	2	42.0
Co	Colwood-Brookston loams	0.17	1.7%	2	74.7
MaC	Filer fine sandy loam, Saginaw Lobe, 6 to 12 percent slopes	0.09	0.9%	3	60.5
		<b>9.93</b>			<b>52.3</b>

**1 field, 10 acres in Ingham County, MI**


### Legend

<b>SPECIAL FLOOD HAZARD AREAS</b>	
High flood risk	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	
Moderate flood risk	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Areas with Reduced Flood Risk due to Levee Zone X Areas with Flood Risk due to Levee Zone X
<b>OTHER AREAS</b>	Area of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

\* **HIGH FLOOD RISK** – areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** – areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** – areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** – areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

## All fields

10 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<input type="checkbox"/>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	9.93
				<b>9.93</b>

1 field, 10 acres in Ingham County, MI


**All fields**

10 ac.



		2022	2021	2020	2019	2018
<span style="color: #808000;">■</span>	Soybeans	69.0%	2.1%	63.0%	71.1%	2.2%
<span style="color: #FFFF00;">■</span>	Corn	2.9%	71.1%	10.2%	1.5%	70.4%
<span style="color: #008000;">■</span>	Grass/Pasture	12.3%	11.7%	13.0%	16.9%	16.9%
<span style="color: #6A8DAA;">■</span>	Developed	6.1%	6.1%	-	-	-
<span style="color: #8050A0;">■</span>	Non-Cropland	3.2%	3.7%	8.6%	8.1%	8.1%
<span style="color: #E6338A;">■</span>	Alfalfa	4.4%	5.2%	5.0%	2.2%	2.2%
<span style="color: #808080;">■</span>	Other	2.1%	0.1%	0.2%	0.2%	0.2%



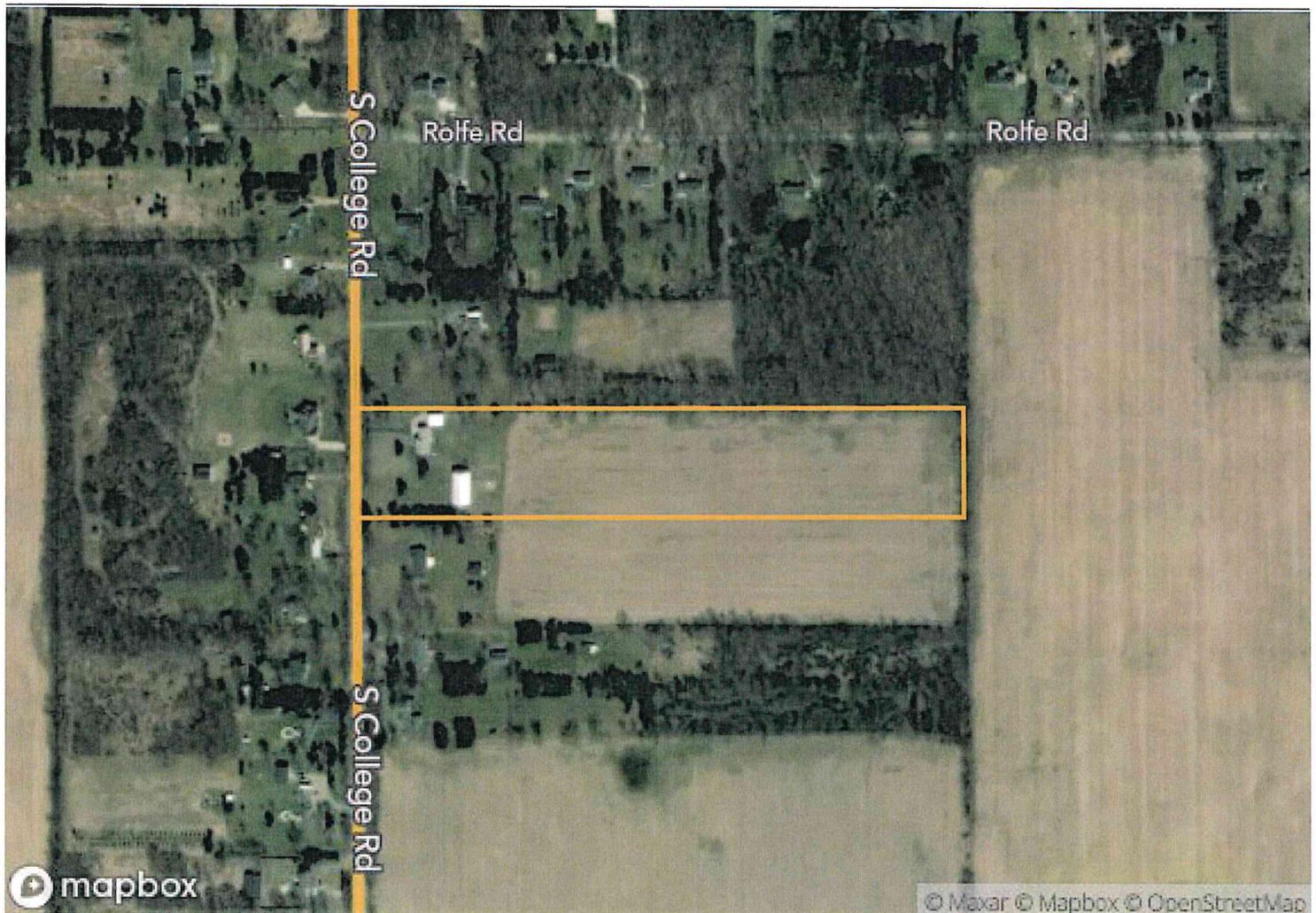
This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here](#) to find out more about your qualification.

Source: NASS Cropland Data Layer

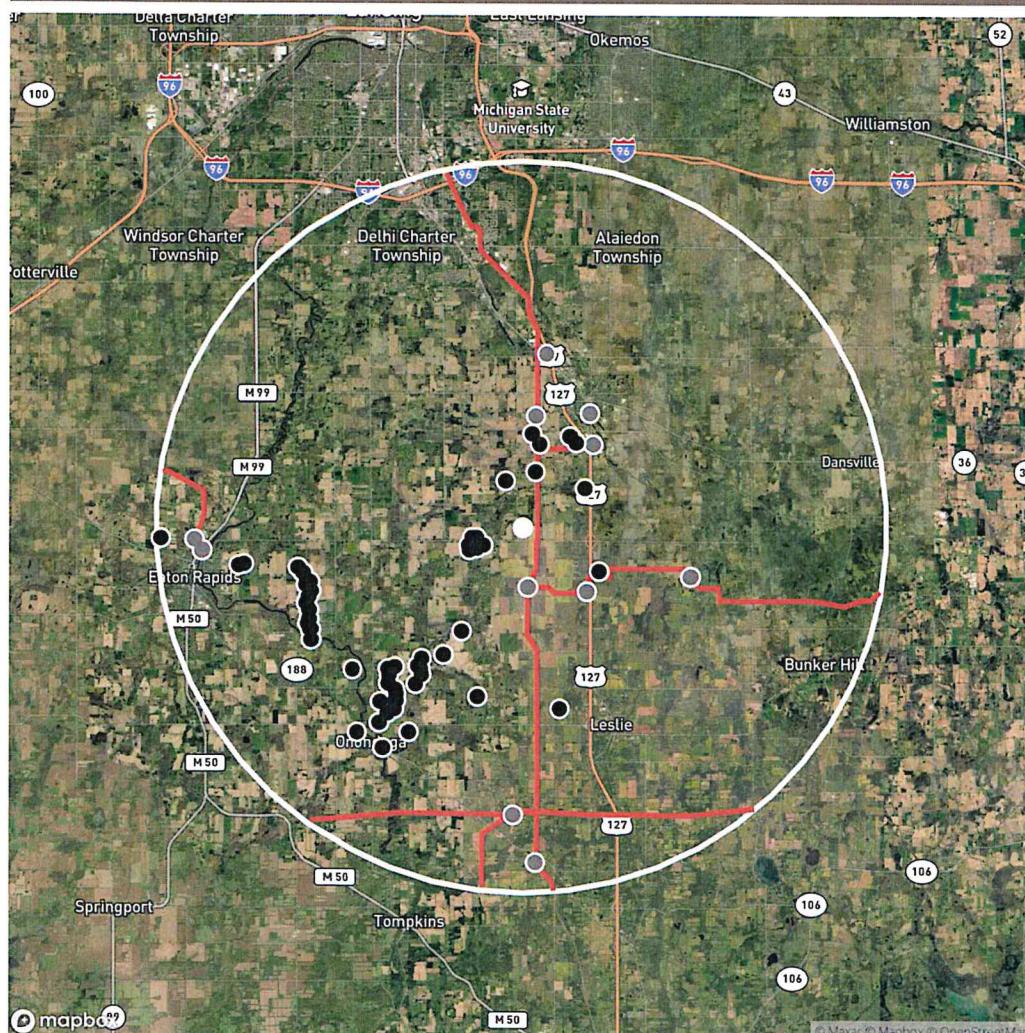
1 field, 10 acres in Ingham County, MI

## Ingham County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all	9.93	1,555.13	107,650.00	APN: 101030301011	FRAZIER, BARBARA E (01/31/2022)	PO BOX 655, MASON, MI 48854	V 30-7-1-1 BEG 1674.6 FT N OF SW COR OF SEC 30 -E 1565.4 FT -N 278 FT -W 1567 FT -S 278 FT TO BEG ON SW 1/4 OF FRL SEC 30 T2NR1W 10 AC +/-



© Maxar © Mapbox © OpenStreetMap

**1 field, 10 acres in Ingham County, MI**

**Legend**

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	14	1.63
Oil/Gas Well	62	1.19
Oil Pipeline	2	4.81
Transmission Line	20	0.4

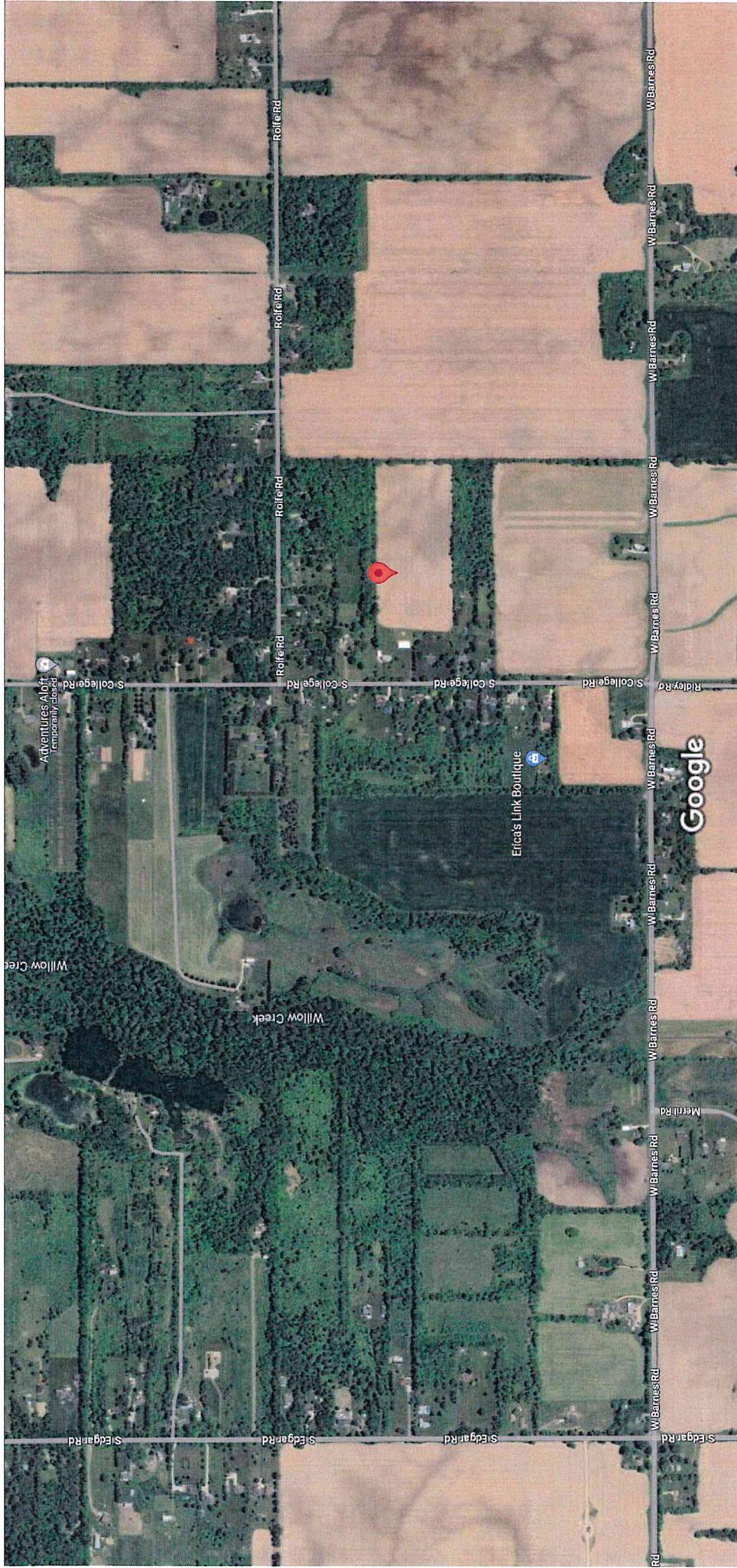


INGHAM COUNTY  
MICHIGAN

# Ingham County Parcels 4/2/2024 2:43:58 PM



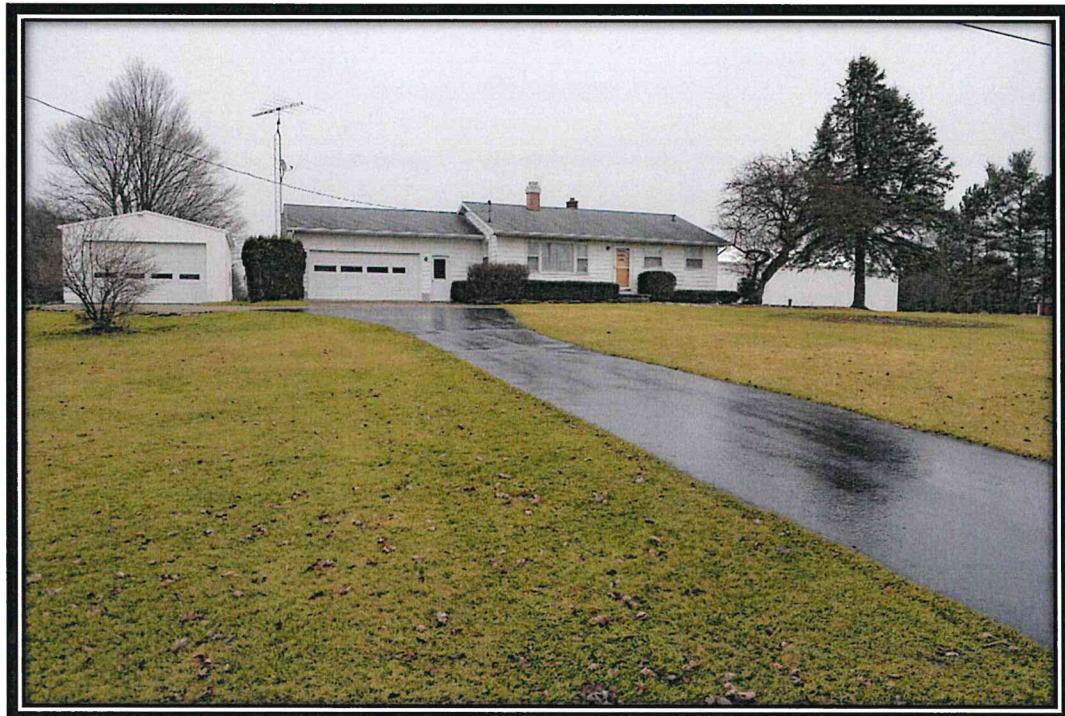




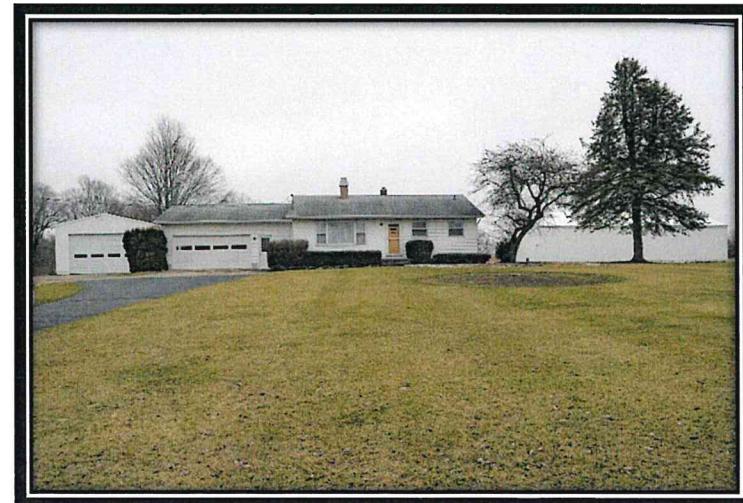
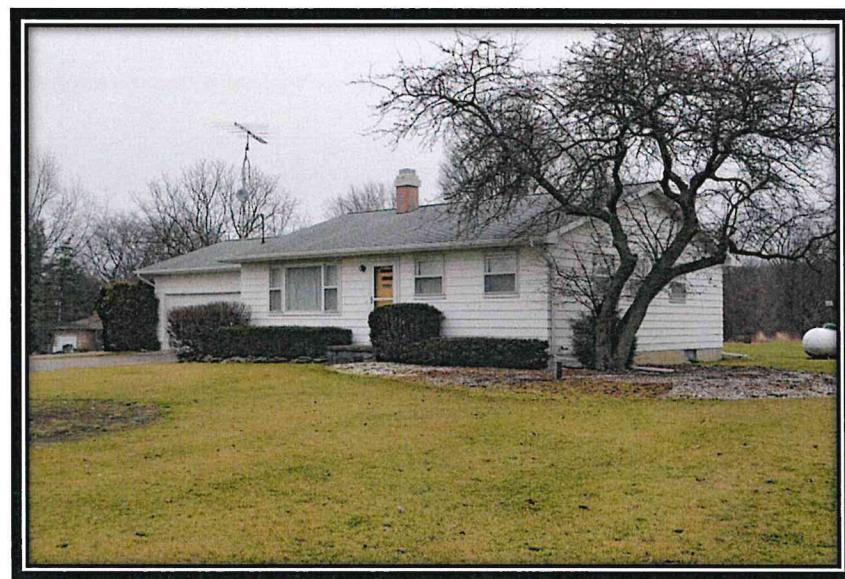
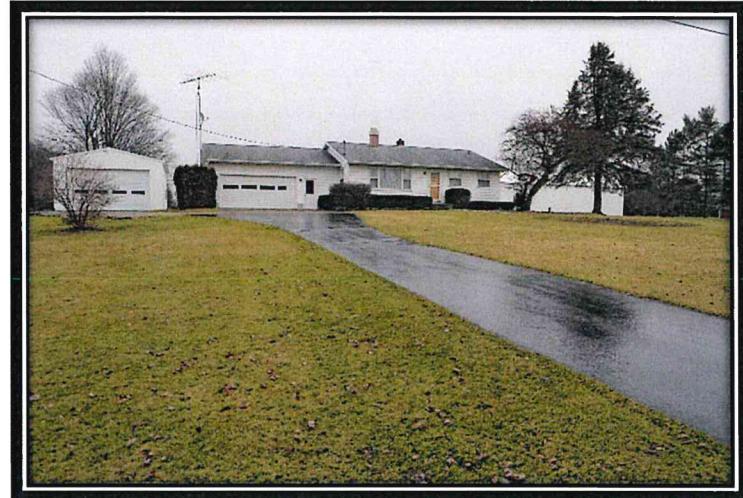
Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024

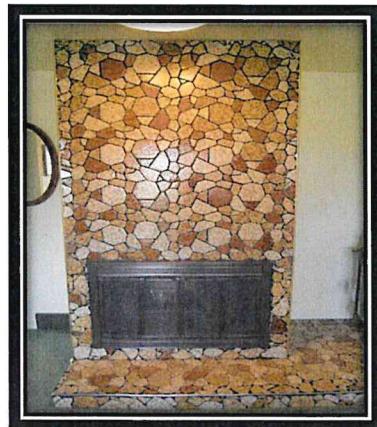
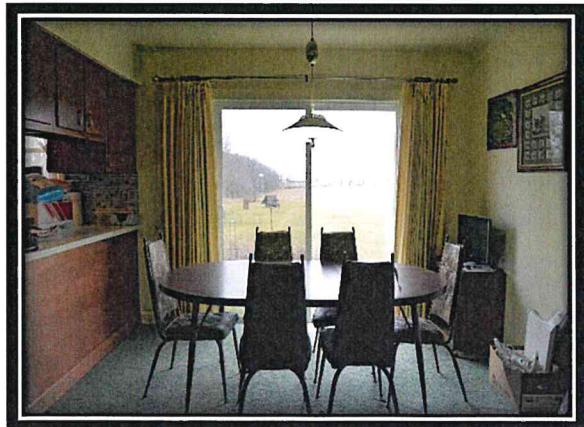
500 ft

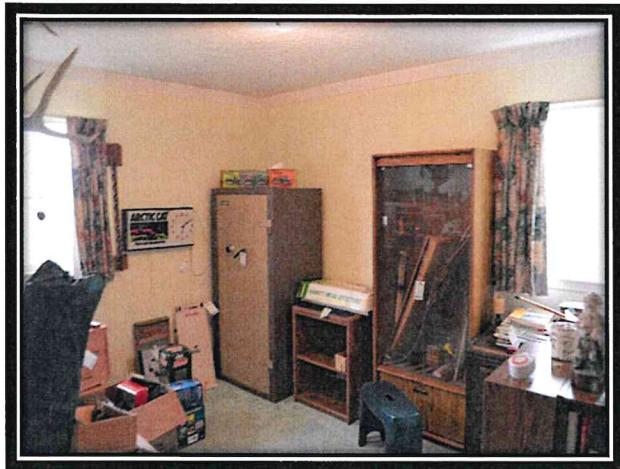
## **PHOTO GALLERY**

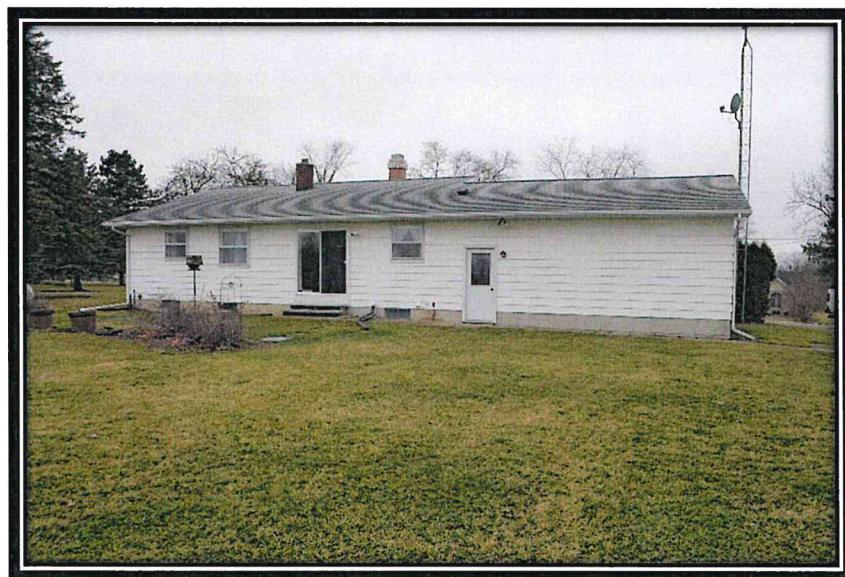


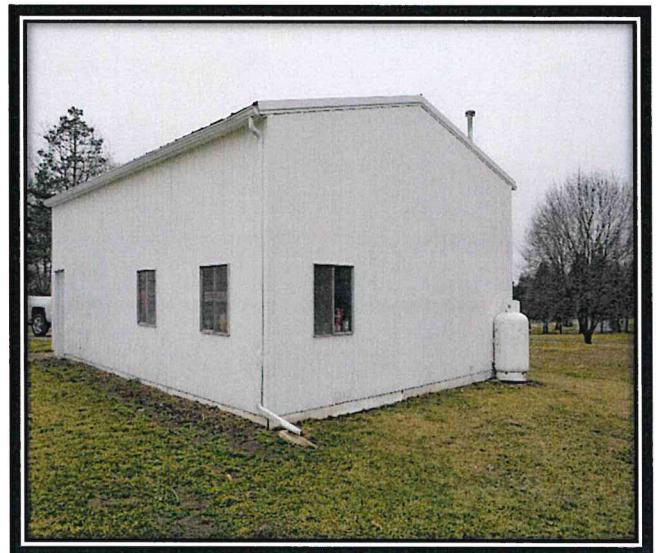
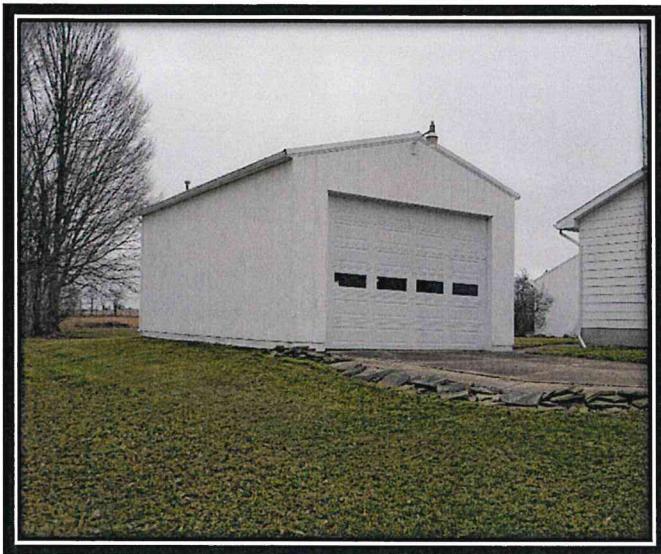
**1815 S. College Rd.  
Mason, Michigan 48854**

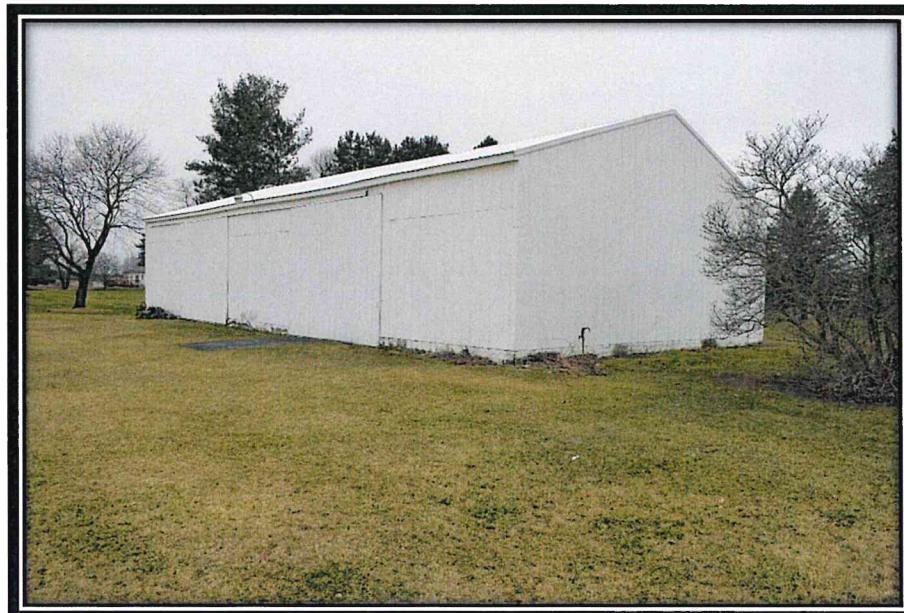
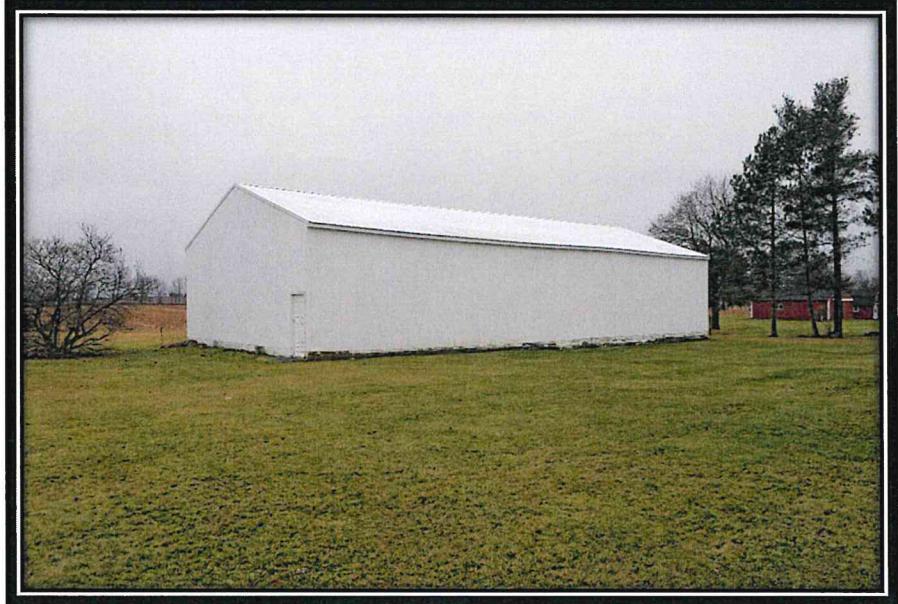














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PUBLIC SCHOOLS

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District Academics Activities Families Buildings



TRANSPARENCY REPORTING  
COLLEGE & CAREER READINESS

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#### Mason Promise Scholarship

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



#### Mason Public Schools Foundation

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



District Academics Activities Families Buildings



#### District of Excellence

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



#### Early Childhood Programming

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



#### Facilities and Technology

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



#### National Blue Ribbon School

Alaiedon Elementary (2021)

[Annual Education Reports](#) 

**MASON PUBLIC SCHOOLS**  
201 W. Ash Street, Suite 2A  
Mason, MI 48854  
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Building Permits or Cemetery  
Questions -  
[supervisor@vevaytownship.org](mailto:supervisor@vevaytownship.org)

Elections or FOIA -  
[clerk@vevaytownship.org](mailto:clerk@vevaytownship.org)



Phone: 517.676.9523

Fax: 517.676.6655

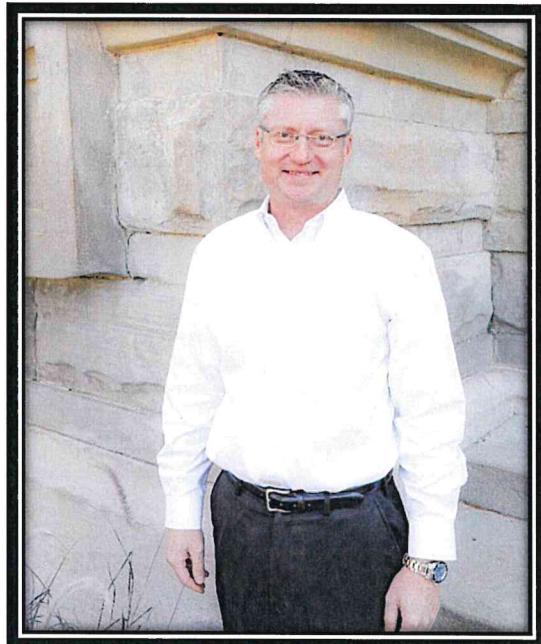


### Office Hours:

Monday - Friday  
10:00 am - 4:00 pm

## P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to serving you throughout the auction process. If you have any questions please don't hesitate to contact me!



Doug Sheridan

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