



PROPERTY INFORMATION PACKAGE



Real Estate Auction
3 BR, 2 BATH HOME on 10 +/- ACRES
11466 Toma Rd, Pinckney, MI

Tuesday, April 2, 2024
Online bidding starts ending at 1pm

Open Houses: Wednesday, March 27 (11-1pm)
Monday, April 1 (3-5pm)

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Auctioneer's Disclaimer

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

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

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

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

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

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

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

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



March 5, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 11466 Toma Rd, Pinckney, MI at public auction.

This is an online auction only, with the bidding ending on Tuesday, April 2, 2024 at 1:00 pm. Open House inspections will be held Wednesday, March 27 (11-lpm) and Monday, April 1 (3-5pm)

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

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:
Jason Buher
517-256-3427

Sincerely,

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

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

740 S. Cedar St
Mason, MI 48854

www.sheridanauctionservice.com

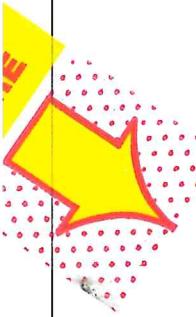


Exhibit A

Terms and Conditions of Online Only Real Estate Auction

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

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

Bidding increments are as follows:

\$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: Livingston

Township: Putnam Township

School District: Pinckney Community School District

Property Number: 4714-34-400-010

Zoning: Rural Residential

Acreage: 10 (+/-)

Square Footage: 1356 (+/-) sq. ft

3 Bedroom, 2 Bath Home, built in 1991, with Fireplace and Walk-out Basement. The property includes a Polebarn/Garage/Shop, Livestock Barn, Fenced Paddocks and several Pole-type Storage Sheds.

Property Information

Parcel #4714-34-400-010

SEV \$157,228

Taxable Value \$125,200

Taxes: \$1164.47 (Summer 2023) \$2088.72 (Winter 2022)

Schools: Pinckney Community Schools

Square Feet: 1356

Built in 1991

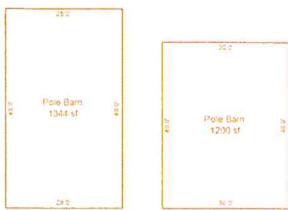
3 Bedrooms

2 Baths

Full Basement with Walk-out

Forced Air Heat

Well & Sewer

**Property Owner:** SMITH, WILLIAM**Summary Information**

- > Residential Building Summary
 - Year Built: N/A
 - Full Baths: 2
 - Sq. Feet: 1,356
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 10.100
- > Assessed Value: \$157,228 | Taxable Value: \$125,200
- > Property Tax information found

Item 1 of 2

0 Images / 2 Sketches

Owner and Taxpayer Information

Owner	SMITH, WILLIAM 3603 OLD LANSING RD LANSING, MI 48917	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	401 RESIDENTIAL-IMPROVED	Unit	4714 PUTNAM TOWNSHIP
School District	PINCKNEY COMMUNITY SCHOOLS	Assessed Value	\$157,228
MAP #	No Data to Display	Taxable Value	\$125,200
USER NUMBER IDX	0	State Equalized Value	\$157,228
VILLAGE DDA	Not Available	Date of Last Name Change	12/08/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
VILLAGE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 02/18/1994

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$155,808	\$155,808	\$119,239
2021	\$148,650	\$148,650	\$115,430
2020	\$136,200	\$136,200	\$113,840

Land Information

Zoning Code	RR	Total Acres	10.100
Land Value	\$105,226	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	0
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
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No lots found.

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

SEC 34 T1N R4E BEG AT E 1/4 COR OF SEC, TH S 570.05 FT, W 220 FT, S 397 FT, S 56°12'38"W 355.83 FT, N 00°10'59"E 1171.33 FT, S 89° 17'07"E 512.02 FT TO POB,
101046 M.L. PARCEL CREATED 5/20

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/2001	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 - 1356 sq ft RANCH (Residential)

General

Floor Area	1,356 sq ft	Estimated TCV	\$239,610
Garage Area	0 sq ft	Basement Area	1,200 sq ft
Foundation Size	1,200 sq ft		
Year Built	No Data to Display	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	32 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	RANCH
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,200 sq ft	1 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
156 sq ft	1 Story	Siding	No

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	1	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2
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Fireplace Information

Exterior 1 Story	1
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Porch Information

CCP (1 Story)	147 sq ft	Foundation	Standard
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Building Information - 1344 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,344 sq ft	Estimated TCV	\$9,883
Perimeter	152 ft	Height	10 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	55%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	25 yrs

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,200 sq ft	Estimated TCV	\$8,973
Perimeter	140 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	55%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	25 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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**Property Owner:** SMITH, WILLIAM**Summary Information**

- > Residential Building Summary
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 - Bedrooms: 0
 - Full Baths: 2
 - Half Baths: 0
 - Sq. Feet: 1,356
 - Acres: 10.100
- > Assessed Value: \$157,228 | Taxable Value: \$125,200
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Item 1 of 2

0 Images / 2 Sketches

Owner and Taxpayer Information**Owner**

SMITH, WILLIAM
3603 OLD LANSING RD
LANSING, MI 48917

Taxpayer

SEE OWNER INFORMATION

Legal Description

SEC 34 T1N R4E BEG AT E 1/4 COR OF SEC, TH S 570.05 FT, W 220 FT, S 397 FT, S 56*12'38"W 355.83 FT, N 00*10'59"E 1171.33 FT, S 89* 17'07"E 512.02 FT TO POB, 10.10AC M/L, PARCEL CREATED 5-78

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

2/14/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$2,088.72	\$2,088.72	02/09/2024	\$0.00
2023	Summer	\$1,164.47	\$1,164.47	08/14/2023	\$0.00
2022	Winter	\$1,974.01	\$1,974.01	02/22/2023	\$0.00
2022	Summer	\$1,130.99	\$1,130.99	10/31/2022	\$0.00
2021	Winter	\$1,957.28	\$1,957.28	02/14/2022	\$0.00
2021	Summer	\$1,077.12	\$1,077.12	09/14/2021	\$0.00
2020	Winter	\$1,888.42	\$1,888.42	02/17/2021	\$0.00
2020	Summer	\$1,066.59	\$1,066.59	09/14/2020	\$0.00
2019	Winter	\$1,930.17	\$1,930.17	02/13/2020	\$0.00
2019	Summer	\$1,050.20	\$1,050.20	09/16/2019	\$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.



Livingston County

MICHIGAN

Livingston County, Michigan Property Search

To VIEW or PAY delinquent taxes... you must purchase a tax history from the navigation section below.

[Instructions for Delinquent Tax Payments >>](#)

Navigation

[Property Summary](#) [Search Results](#) [Tax History](#) [\\$](#)
[Sales History](#) [Refine Search](#) [GIS Parcel Map](#)
[Split History](#) [New Search](#) [Print](#)
[Tax Description](#) [Logout](#)

Property Summary

Our records are updated May, August and January, each year. If you feel any of this information is incorrect, please contact the [local unit of government](#).

Parcel Identification

Parcel Number: 4714-34-400-010
Property Address: 11466 TOMA
Property Status: ACTIVE
Government Unit: 4714 - PUTNAM TOWNSHIP
Taxing Unit: 4714 - PUTNAM TOWNSHIP
Classification: 401 - RESIDENTIAL
School District: 47080 - PINCKNEY
GIS Calculated Acres: 10.25
Active Date: NOT AVAILABLE
Most Current Liber/Page: [Sales History](#)

Owner Identification 4714-34-400-010

Owner Name 1: SMITH, WILLIAM
Owner Name 2:
Mailing Address: 11466 TOMA
Mailing City, State, Zip: PINCKNEY, MI, 48169

Tax Payer Name 1: Tax Payer information same as owner

Tax Payer Name 2:

Mailing Address:

Mailing City, State, Zip: ,

Last Update From Local
Unit: 07/28/2000**Assessed Values 4714-34-400-010**

Assessed values, taxable values and Principal Residence Exemption (PRE)/Qualified Agriculture (QA) status displayed on Livingston I compiled from the local city and township assessors and include order changes (MTT, Board of Review etc.) received from the local More recent changes should be verified with [appropriate local assessors](#).

Year	State Equalized Value	Taxable Value	PRE/QA Exemption Status
2023	157,228	125,200	100%
2022	155,808	119,239	100%
2021	148,650	115,430	100%

Tax Description 4714-34-400-010

SEC 34 T1N R4E BEG AT E 1/4 COR OF SEC, TH S 570.05 FT, W 220 FT, S 397 FT, S 56*12'38"W 355.83 FT, N 00*10'59"E 1171.33 FT, S 17'07"E 512.02 FT TO POB, 10.10AC M/L, PARCEL CREATED 5-78

1 field, 10 acres in Livingston County, MI
COUNTY AVG(\$/AC.)
\$6,285
AVG NCCPI
69.5
COUNTY AVG
50.4


Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$143** in additional revenue.


ECONOMIC ATTRIBUTES

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

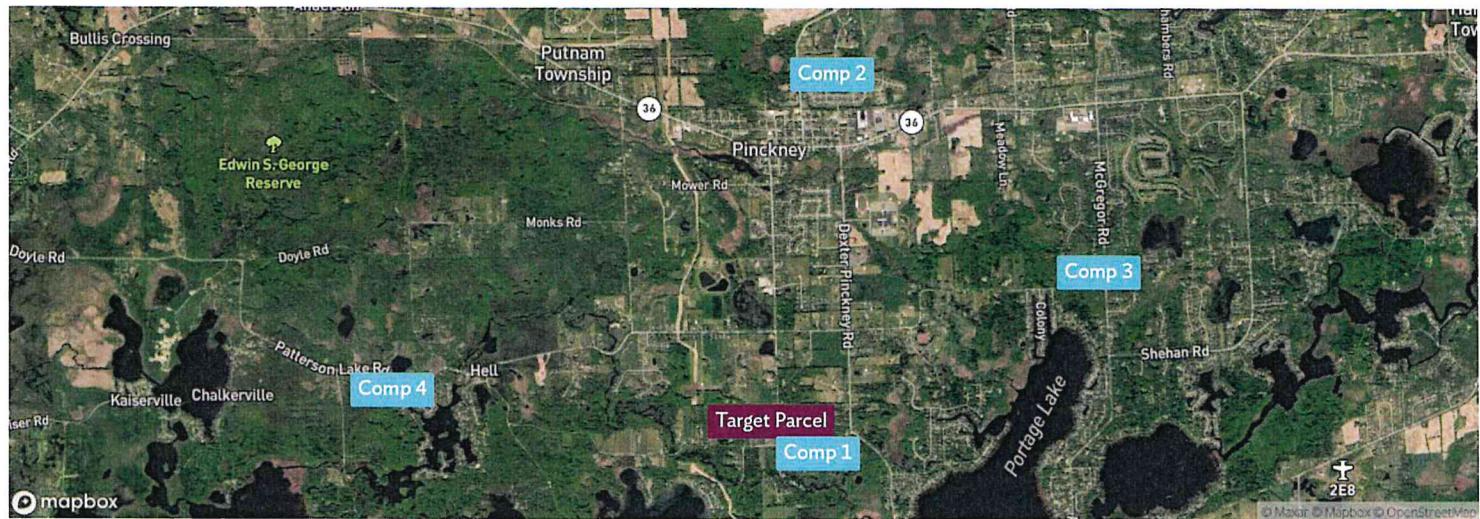
PHYSICAL ATTRIBUTES

Annual Precipitation: 33.44 inches
Annual GDD: 2567

ZONING & LAND USE

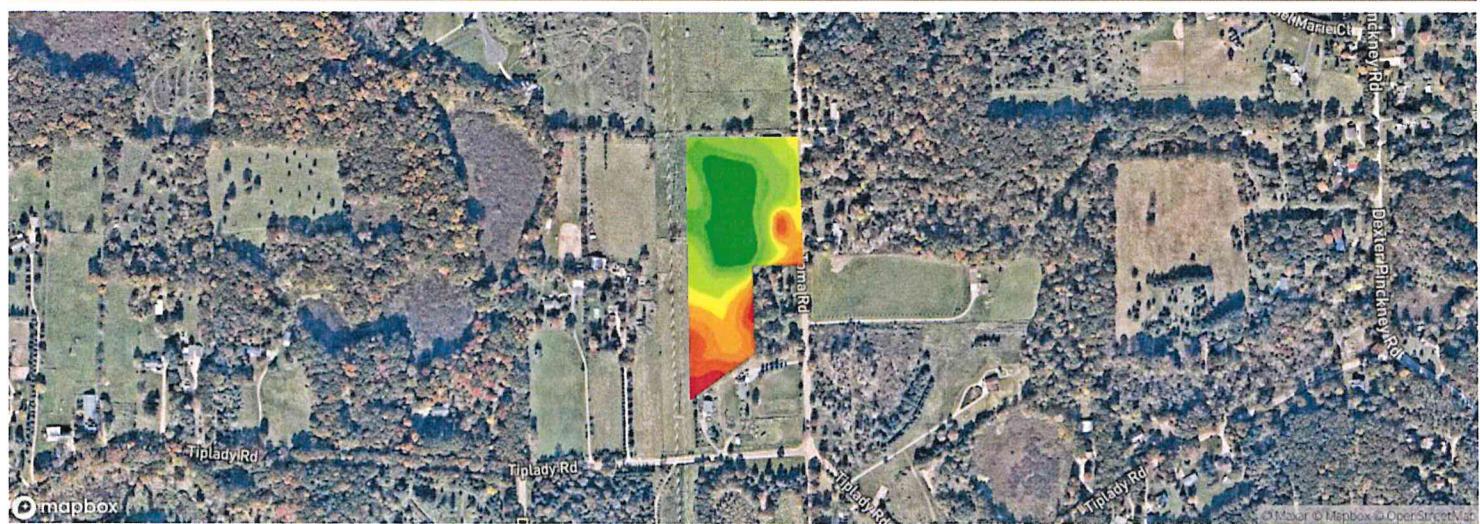
Land Use: Grass/Pasture, Developed, Non-Cropland, Cropland
Zoning Code: RR

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all	10.17	42.43010 -83.94627	2.06%	40% Grass/Pasture, 21% Alfalfa, 20% Non-Cropland, 12% Developed, 4% Other, 2% Forest	69.5	\$143	\$6,285

1 field, 10 acres in Livingston County, MI


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Livingston, MI	Livingston, MI	Livingston, MI	Livingston, MI		Livingston, MI
SALE PRICE	\$299,000	\$330,000	\$367,000	\$230,000	\$314,357	
\$/AC. PRICE	\$228,592/ac.	\$1,607,745/ac.	\$183,775/ac.	\$219,852/ac.	\$269,071/ac.	
SALE DATE	09/14/23	01/19/24	12/08/23	12/28/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	0.39	2.41	2.48	2.62	1.97	
ACRES	1.31	0.21	2.00	1.05	1.14	10.17
TOP CROP	Forest	None	Forest	Wetlands		Grass/Pasture
NCCPI	57.4	56.4	49.5	56.4	53.7	69.5
\$/NCCPI	\$3,980	\$28,506	\$3,714	\$3,898	\$4,949	
TILLABLE %	0.0%	0.0%	0.0%	0.0%	0.0%	25.4%

* Estimated Price Per Acre from AcreValue model.

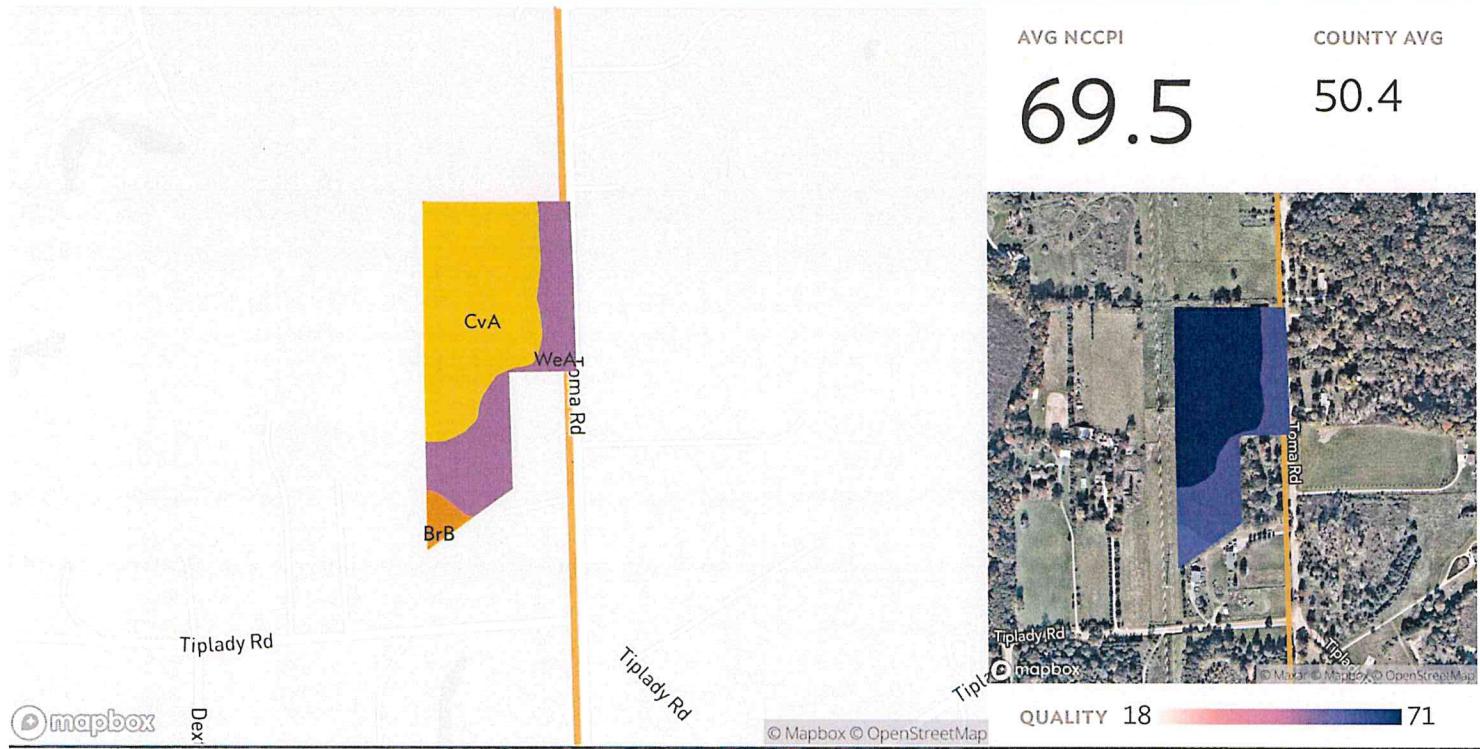
1 field, 10 acres in Livingston County, MI

Field 1

10 ac

Avg. Elevation

869.04 ft

ELEVATION RANGE	ACRES	PERCENT AREA
874.16 ft - 875.24 ft	0.26 ac	2.54%
873.07 ft - 874.16 ft	0.73 ac	7.22%
871.99 ft - 873.07 ft	0.82 ac	8.04%
870.90 ft - 871.99 ft	0.99 ac	9.7%
869.82 ft - 870.90 ft	0.77 ac	7.6%
868.73 ft - 869.82 ft	1.29 ac	12.7%
867.65 ft - 868.73 ft	1.60 ac	15.76%
866.56 ft - 867.65 ft	1.45 ac	14.27%
865.48 ft - 866.56 ft	2.26 ac	22.18%

1 field, 10 acres in Livingston County, MI


All fields

10 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ CvA	Conover loam, 0 to 2 percent slopes	6.19	60.8%	2	75.5
■ WeA	Wasepi sandy loam, 0 to 2 percent slopes	3.60	35.4%	3	60.4
■ BrB	Boyer loamy sand, 2 to 6 percent slopes	0.38	3.7%	3	57.6
			10.17	69.5	

1 field, 10 acres in Livingston County, MI


Legend

SPECIAL FLOOD HAZARD AREAS	
High flood risk	 Without Base Flood Elevation (BFE) Zone A, V, A99  With BFE or Depth Zone AE, AO, AH, VE, AR  Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	
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
OTHER AREAS	 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

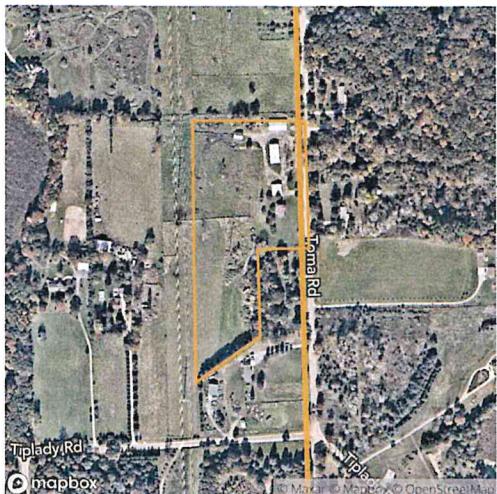
* **HIGH FLOOD RISK** – areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** – areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) 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	10.17	100.0%
10.17				

1 field, 10 acres in Livingston County, MI

All fields

10 ac.



2022 2021 2020 2019 2018

Grass/Pasture	40.4%	46.8%	46.5%	51.8%	55.2%
Alfalfa	21.0%	21.1%	25.2%	18.6%	17.3%
Non-Cropland	20.3%	11.4%	4.3%	4.6%	4.3%
Developed	12.0%	12.0%	5.4%	5.4%	5.4%
Forest	2.0%	4.3%	9.6%	8.7%	11.2%
Fallow	-	-	-	6.6%	-
Other	4.4%	4.4%	9.0%	4.4%	6.6%



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.

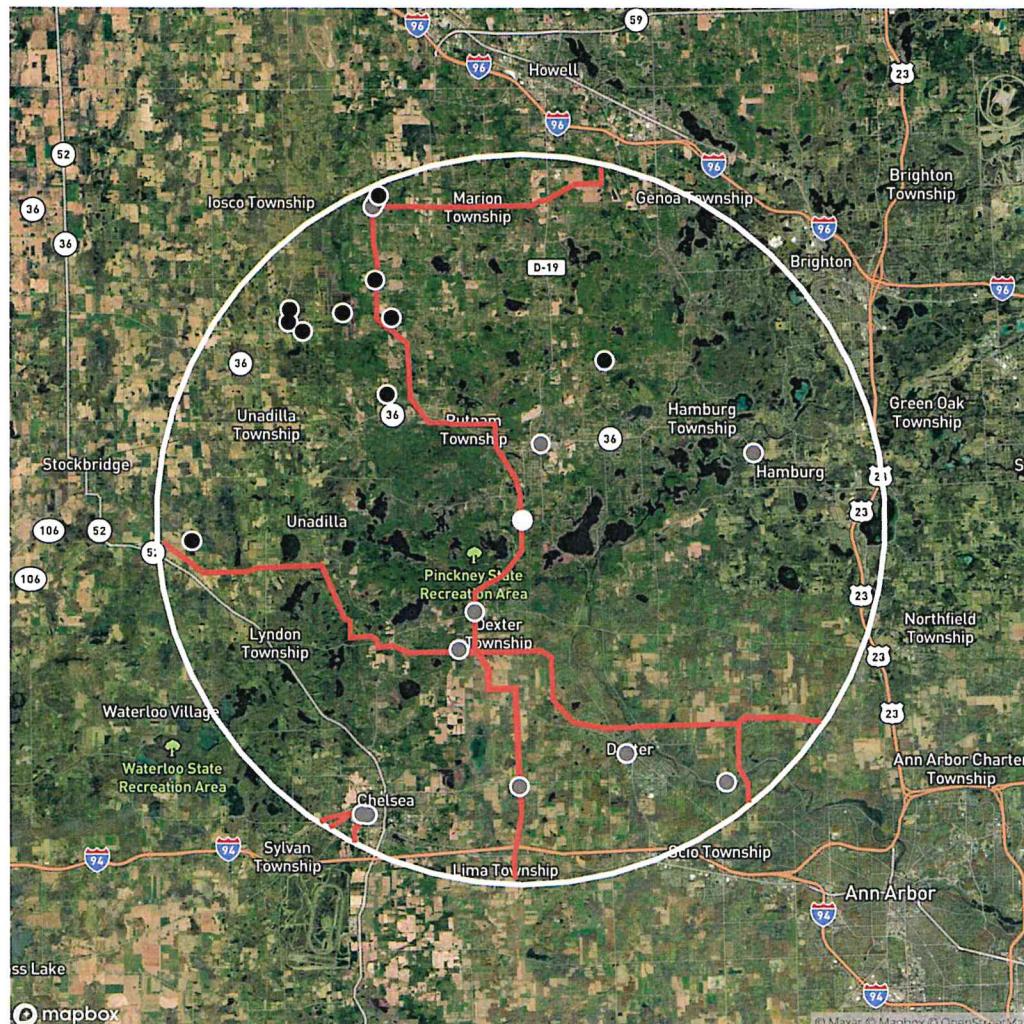
Source: NASS Cropland Data Layer

1 field, 10 acres in Livingston County, MI

Livingston County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all	10.17	1,109.03	155,808.00	APN: 1434400010	SMITH, WILLIAM (02/03/2022)	11466 TOMA RD, PINCKNEY, MI 48169	SEC 34 T1N R4E BEG AT E 1/4 COR OF SEC, TH S 570.05 FT, W 220 FT, S 397 FT, S 56°12'38"W 355.83 FT, N 00°10'59"E 1171.33 FT, S 89°17'07"E 512.02 FT TO POB, 10.10AC M/L, PARCEL CREATED 5-78



1 field, 10 acres in Livingston 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	11	2.15
Oil/Gas Well	10	4.94
Oil Pipeline	2	9.48
Transmission Line	26	0.04

City, Michigan

11-4-34-200-035

25

14-34-290-010 517.03

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14-35-300-001

14-35-300-001

Parcel ID: 4714-34-400-010

Property Address: 11466 TOMA
Acreage: 10.25

[Click Here For Property Summary](#)

788

10

1

Section

Putnam Township

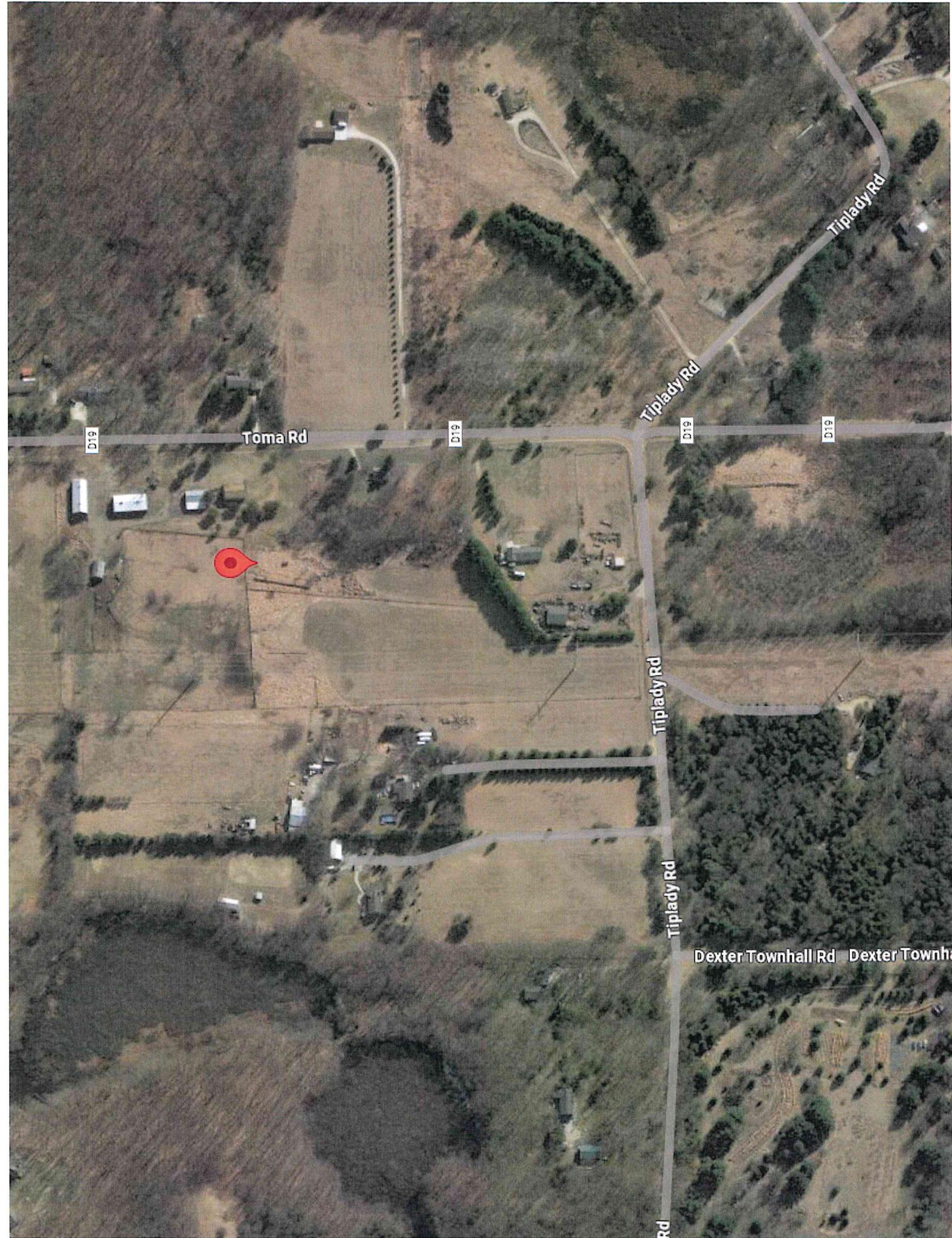
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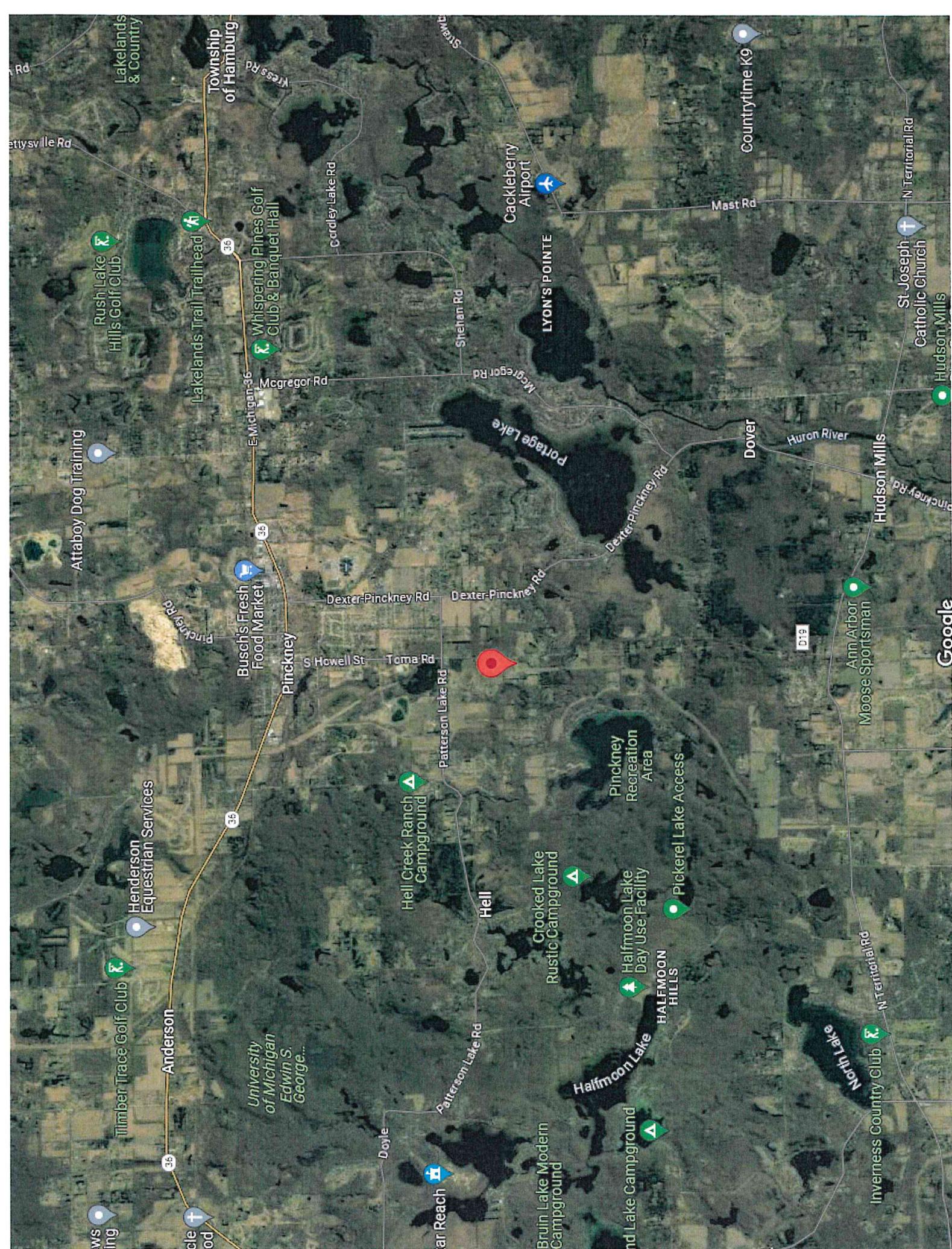
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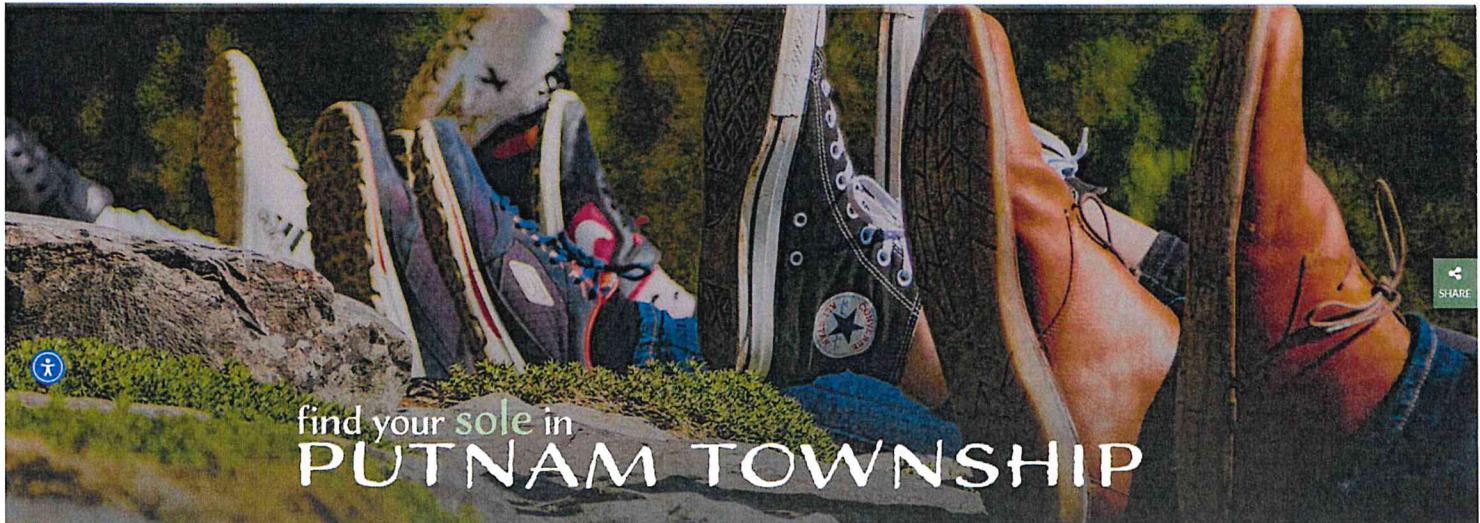
14-334-4000-011

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SEMCOG, Esri, HERE, Garmin, GeoTechno







We are proud of our community and all that it has to offer - it is truly a hub for the outdoor enthusiast! Putnam Township is home to two chains of lakes, where swimming, fishing and boating opportunities abound. The Pinckney Recreation Area, Gregory State Game Area, and Lakelands Trail all fall within our borders, offering hiking, biking, hunting, and horseback riding.

The Township is also home to the Village of Pinckney and our own little hot spot - the Hamlet of Hell.



Putnam Township

Mon. - Fri. 9 a.m. - noon & 1 - 5 p.m.
3280 W. M-36, Pinckney, Michigan 48169
734-878-3131 • Fax 734-878-2545



Education. Innovation. Possibilities.

DISTRICT // ABOUT US

VISION MISSION AND BELIEFS

VISION:

Pinckney Community Schools is a place where all children can learn, develop and apply 21st-century skills, become life-long learners and continue their growth as productive members of our community and our world.

MISSION:

Pinckney Community Schools, in cooperation with parents and community and in response to an ever-changing world, is dedicated to educating all students by guiding them in a caring and supportive environment to acquire knowledge, develop skills, evaluate options and appreciate learning so they become self-sufficient, contributing citizens.

WE BELIEVE:

We believe in creating learning environments that foster strong relationships, demonstrate relevance to the world we live and work in and enable every student, including those with diverse needs, to meet or exceed rigorous standards for academic performance.

- All children can learn, including those with diverse needs.
- It is our responsibility to understand children's learning needs and find ways to teach them.
- It is our responsibility to understand children's learning styles and find ways to teach them.
- Using data will help us ensure student success and prevent student failure.
- Instruction should be differentiated to address the differences in children.
- A variety of assessments, both standards-based and normative, can help inform our choices in addressing the needs of the learner.
- Instruction and curriculum should prepare our students for all post-secondary paths and use real-world examples.
- We believe the active involvement of the parents/guardians of our students, businesses, and the community is essential to students' learning.
- Communication between parents/guardians and the school enriches the quality of children's education.



[Click here to see why families choose Pinckney Community Schools](#)



Find Us

District
2130 East M 36
Pinckney, MI 48169
810-225-3900
rtodd@pinckneypirates.org

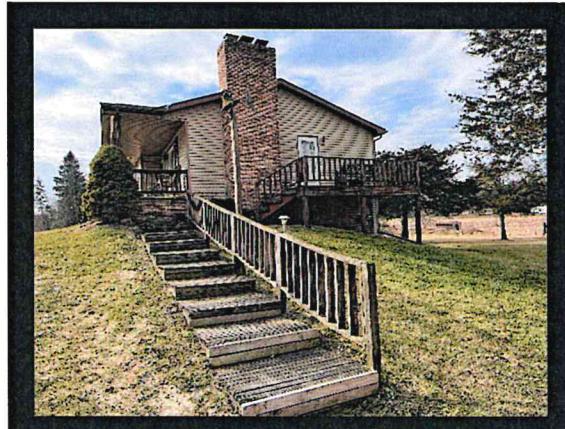
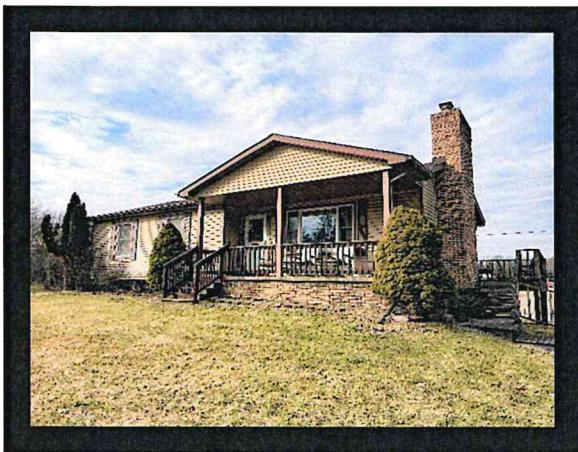
Stay Connected

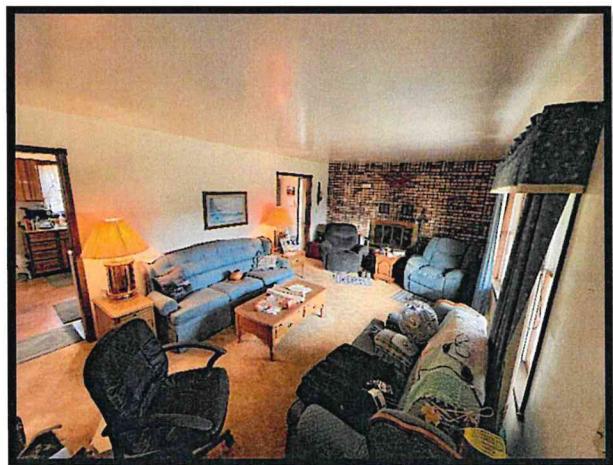
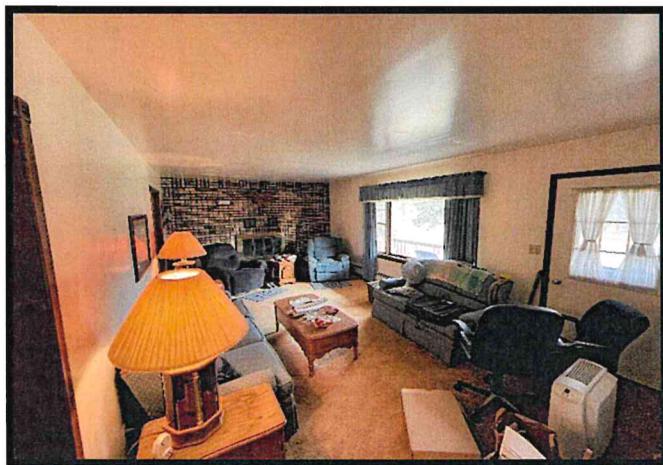


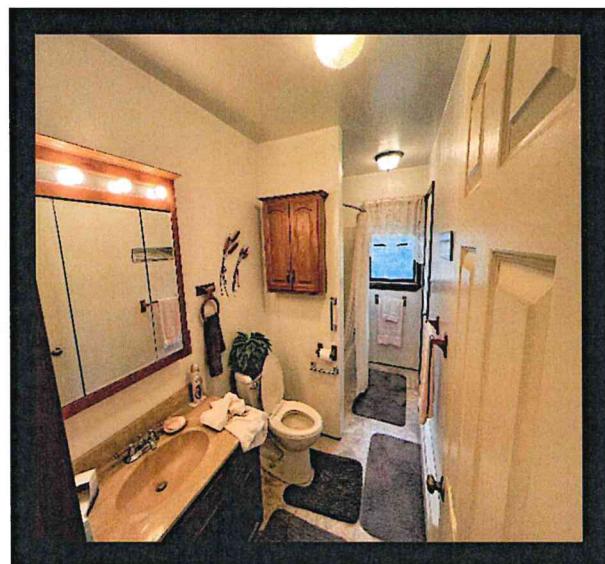
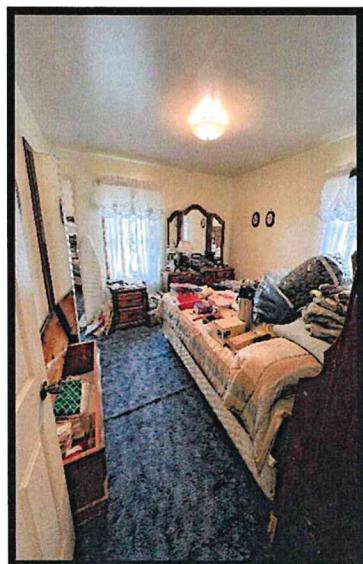
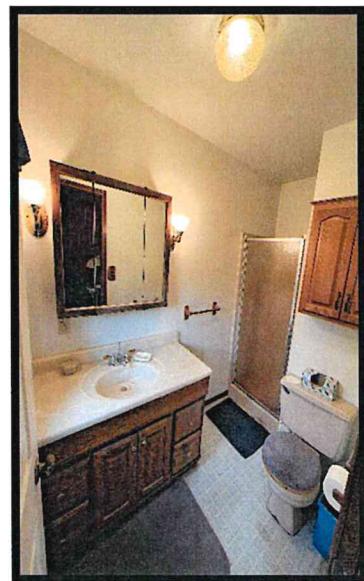
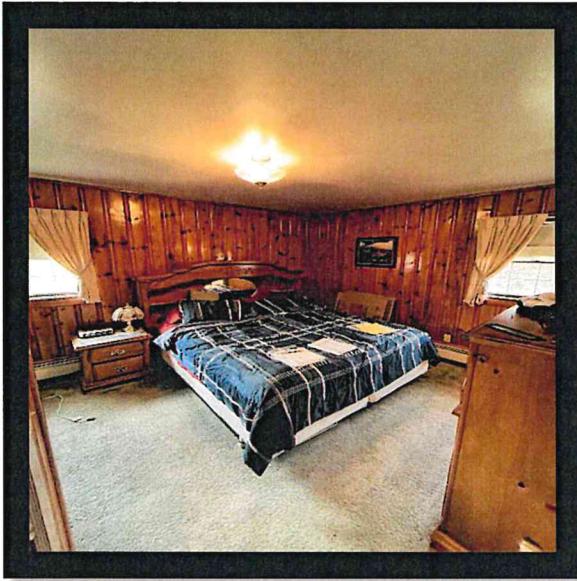
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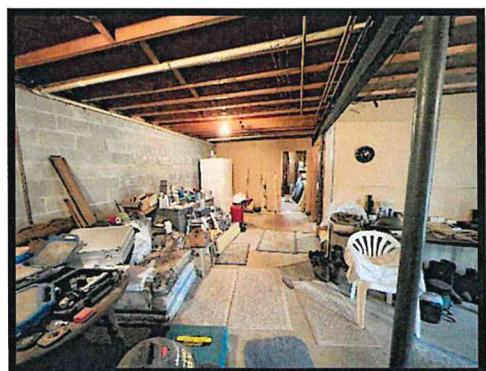
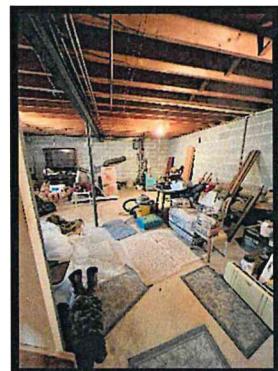
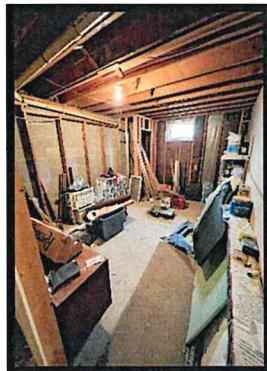
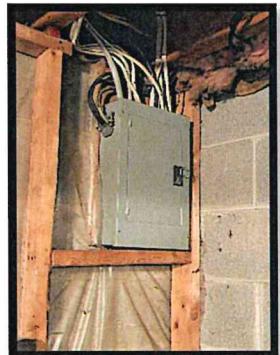
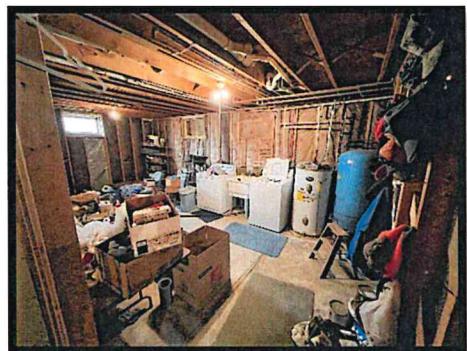
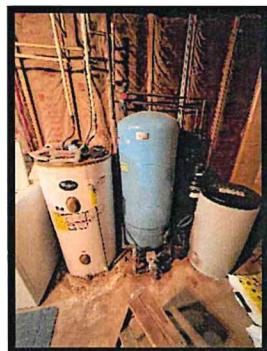
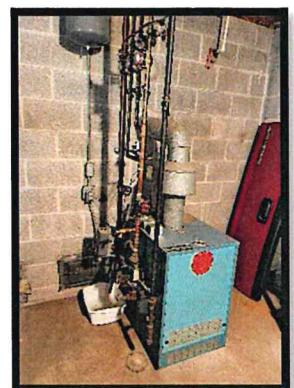
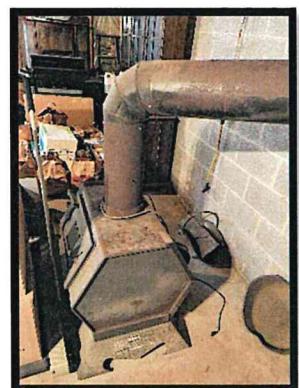
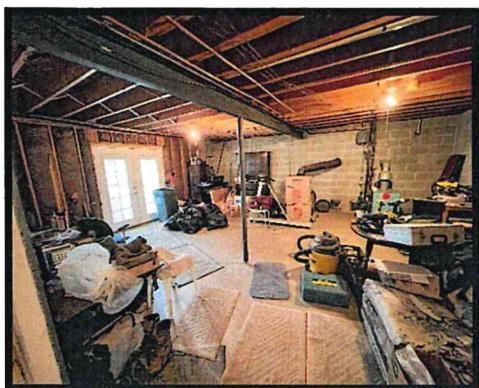


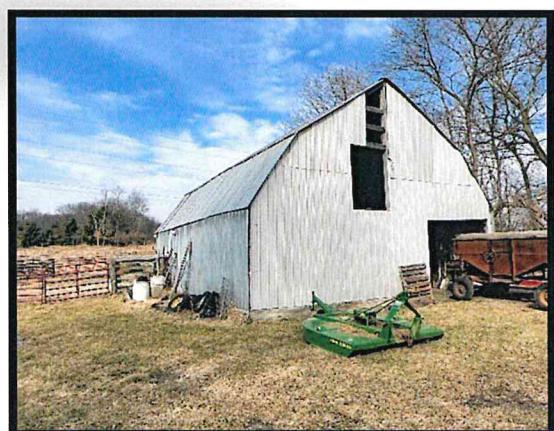
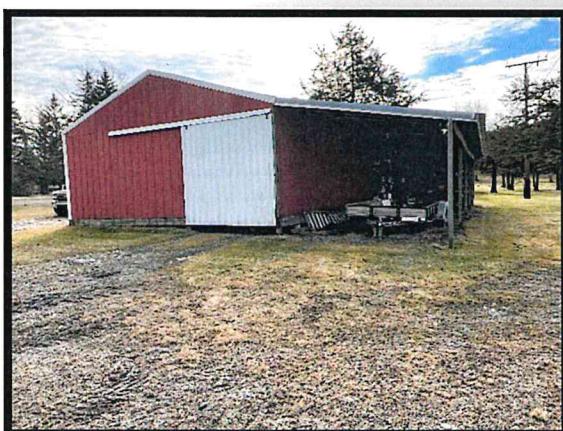
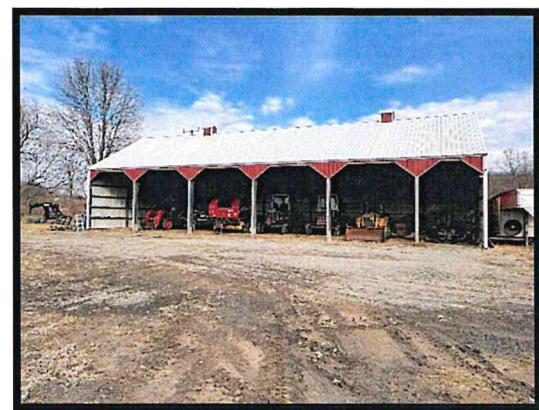
**11466 Toma Rd.
Pinckney, MI 48169**













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!



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Website: www.sheridanauctionservice.com