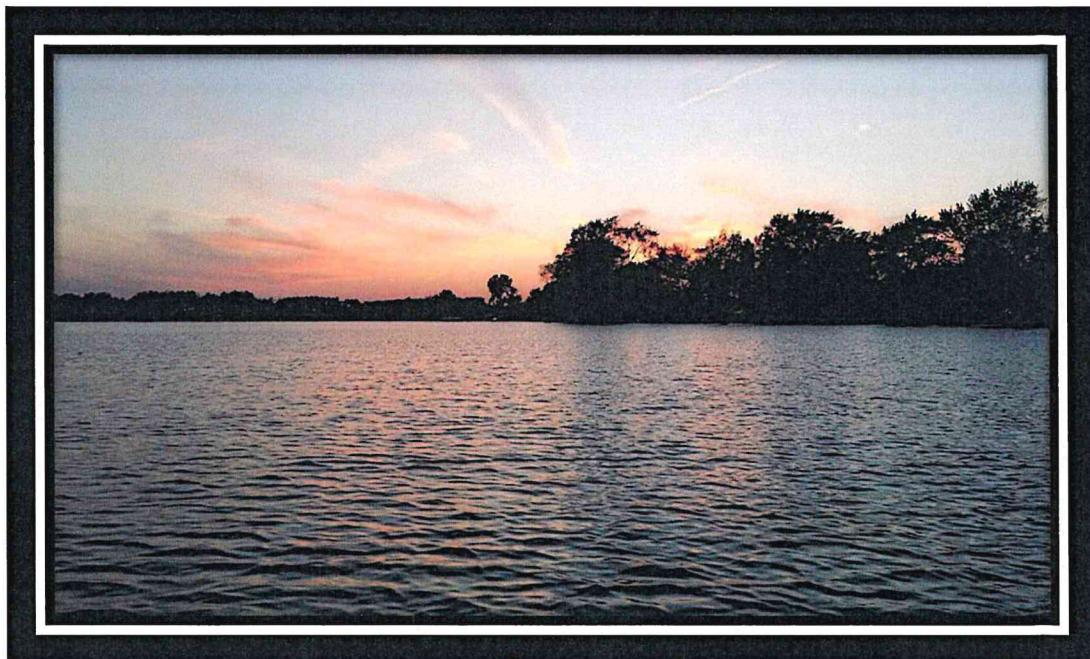




## **PROPERTY INFORMATION PACKAGE**

### **Real Estate Auction**



**Lakefront Property**  
**854 Salek Lane, Bronson, MI 49028**

**Tuesday, May 28, 2024**  
Online bidding starts ending at 1pm

**Open Houses: Saturday, May 11 (11am-1pm) &**  
**Monday, May 27 (Noon-1pm)**

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Area 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 8, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at 854 Salek Lane, Bronson MI at public auction. This is an online auction only, with the bidding ending on Tuesday, May 28, 2024 at 1:00pm. Open House inspections will be held Saturday, May 11 (11am-1pm) and Monday, May 27 (Noon-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% down payment the day of the auction.

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.sheridanauctionservice.com](http://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. Ingress/Egress is by means of a private road, which is subject to the rights of others, said road is not maintained by any government agency. Buyer acknowledges an encroachment of the concrete steps onto the neighbor's property into the walkway easement to the south.

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:** Branch

**Township:** Matteson

**School District:** Bronson Community Schools

**Property Number:** 050-A10-000-006-00

**Property Class:** 401 Residential - Improved

**Acreage:** .340

Cottage on Matteson Lake

3 Bedroom, 1 bath

Fireplace

Walk out basement

Ingress/Egress is by means of a private road, which is subject to the rights of others, said road is not maintained by any government agency.

Twin Lakes of Matteson Association (membership is optional)

Membership fees \$50 annually

[www.mattesonlake.org](http://www.mattesonlake.org)

### Property Information

**Address:** 854 Salek Lane, Bronson, MI

**Parcel#:** 050-A10-000-006-00

**SEV:** \$108,100

**Taxable Value:** \$43,996

**Assesed Value:** \$108,100

**Taxes:** \$475.79 (Summer 2023) \$725.10 (Winter 2023)

**Acres:** .340

**School District:** Bronson Community Schools

# Cottage on Matteson Lake

**3BR, 1BA, 1,300±SF HOME**  
with walk out basement, fireplace

## OPEN HOUSES:

Saturday, May 11 (11am-1pm)

Monday, May 27 (12pm-1pm)

Taxable Value: \$43,996 • SEV: \$108,100

**Parcel # 050-A10-000-006-00**

2023 summer taxes: \$475.79

2024 winter taxes: \$725.10



**ONLINE AUCTION  
TUESDAY, MAY 28**

BIDDING WILL CLOSE at 1PM EDT

**SHERIDAN  
REALTY & AUCTION CO.**  
**(517) 676-9800**  
**[SheridanAuctionService.com](http://SheridanAuctionService.com)**



**Property Owner:** HIEBER KARA**Summary Information**

&gt; Assessed Value: \$108,100 | Taxable Value: \$43,996

&gt; Building Department information found

**Owner and Taxpayer Information**

Owner	HIEBER KARA 4410 STEINBACH RD ANN ARBOR, MI 48103	Taxpayer	SEE OWNER INFORMATION
-------	---	----------	-----------------------

**General Information for Tax Year 2023**

Property Class	401 RESIDENTIAL-IMPROVED	Unit	050 MATTESON
School District	BRONSON COMMUNITY SCH DIST	Assessed Value	\$108,100
MAP #	Not Available	Taxable Value	\$43,996
User Number Index	Not Available	State Equalized Value	\$108,100
DEATH CERT.	Not Available	Date of Last Name Change	Not Available
AFF OF AFFIX	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
SURVEY	Not Available	Exemption	No Data to Display

**Principal Residence Exemption Information****Homestead Date** 05/01/1994

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

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$92,600	\$92,600	\$41,901
2021	\$88,900	\$88,900	\$40,563
2020	\$85,900	\$85,900	\$40,003

**Land Information**

Zoning Code	Not Available	Total Acres	0.340
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		

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

LOT 6 OF ASSESSOR'S PLAT OF SALEK FARM SEC 23 T6S R8W

**Land Division Act Information**

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0

X *None Transferred*  
y SplitNot Available  
Not Available

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
05/21/2009	\$99.00	QC	SALEK, CHARLES & JULIE ANN	SALEK, JULIE A & HIEBER, KARA LYNN	2009-03877

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**Property Owner:** HIEBER KARA**Summary Information**

&gt; Assessed Value: \$108,100 | Taxable Value: \$43,996

&gt; Building Department information found

**Owner and Taxpayer Information**

**Owner**  
HIEBER KARA  
854 SALEK LN  
BRONSON, MI 49028

**Taxpayer**SEE OWNER  
INFORMATION**Amount Due**Delinquent Taxes: **\$0.00****Legal Description***Legal Description not on file.***Recalculate amounts using a different Payment Date**

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

Enter a Payment Date

4/1/2024

Recalculate

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$725.10	\$725.10	01/22/2024	\$0.00
2023	Summer	\$475.79	\$475.79	07/25/2023	\$0.00
2022	Winter	\$687.97	\$687.97	12/17/2022	\$0.00
2022	Summer	\$453.13	\$453.13	07/09/2022	\$0.00
2021	Winter	\$693.45	\$693.45	12/10/2021	\$0.00
2021	Summer	\$440.00	\$440.00	07/02/2021	\$0.00
2020	Winter	\$683.16	\$683.16	12/30/2020	\$0.00
2020	Summer	\$434.53	\$434.53	07/03/2020	\$0.00
2019	Winter	\$673.12	\$673.12	12/04/2019	\$0.00
2019	Summer	\$426.43	\$426.43	07/05/2019	\$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.

1 field, 0 acres in Branch County, MI

COUNTY AVG(\$/AC.)

**\$5,329**

AVG NCCPI

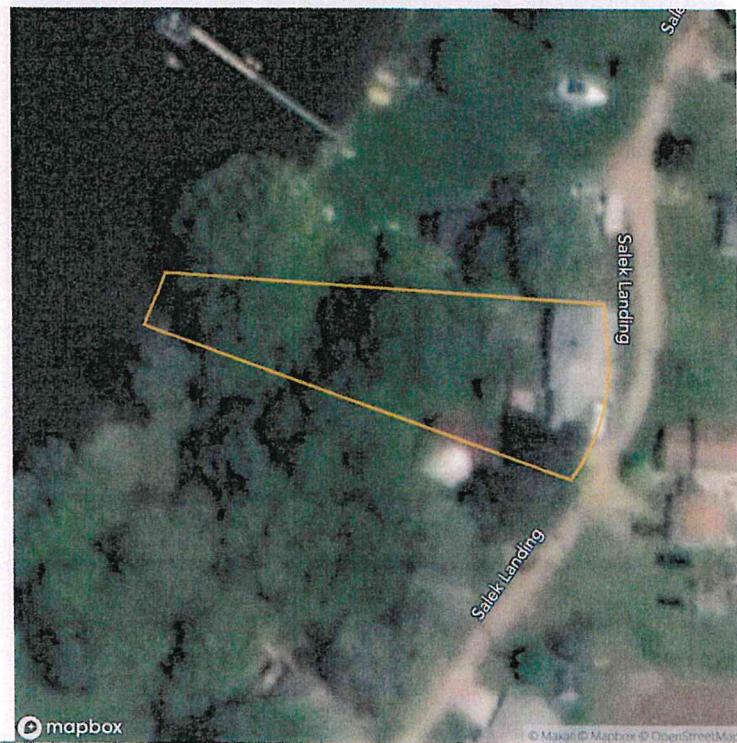
1.2

COUNTY AVG

56.0



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$6** in additional revenue.



mapbox

© Maxar © Mapbox © OpenStreetMap

**ECONOMIC ATTRIBUTES**

Branch County is a high tax county.  
This land is in a moderate livestock demand area.  
Expected Corn Basis: -\$0.10

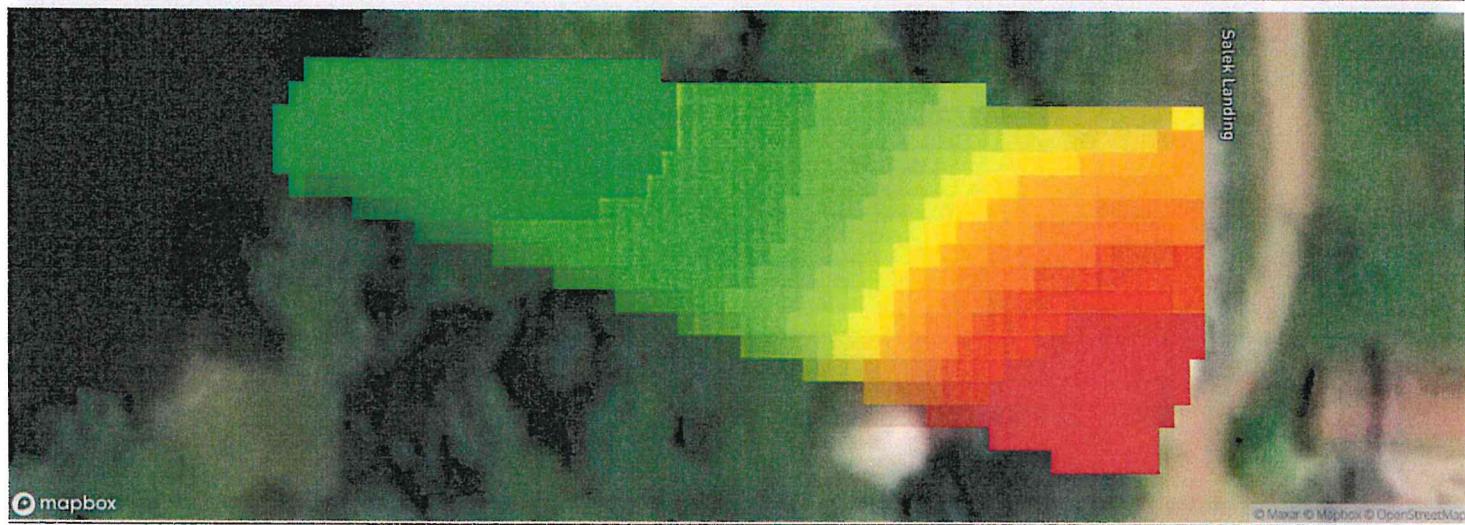
**PHYSICAL ATTRIBUTES**

Annual Precipitation: 38.01 inches  
Annual GDD: 2709

**LAND USE**

Land Use: Non-Cropland, Developed

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all	0.41	41.92938 -85.20323	3.91%	40% Non-Cropland, 39% Developed, 21% Forest	1.2	\$6	\$5,329

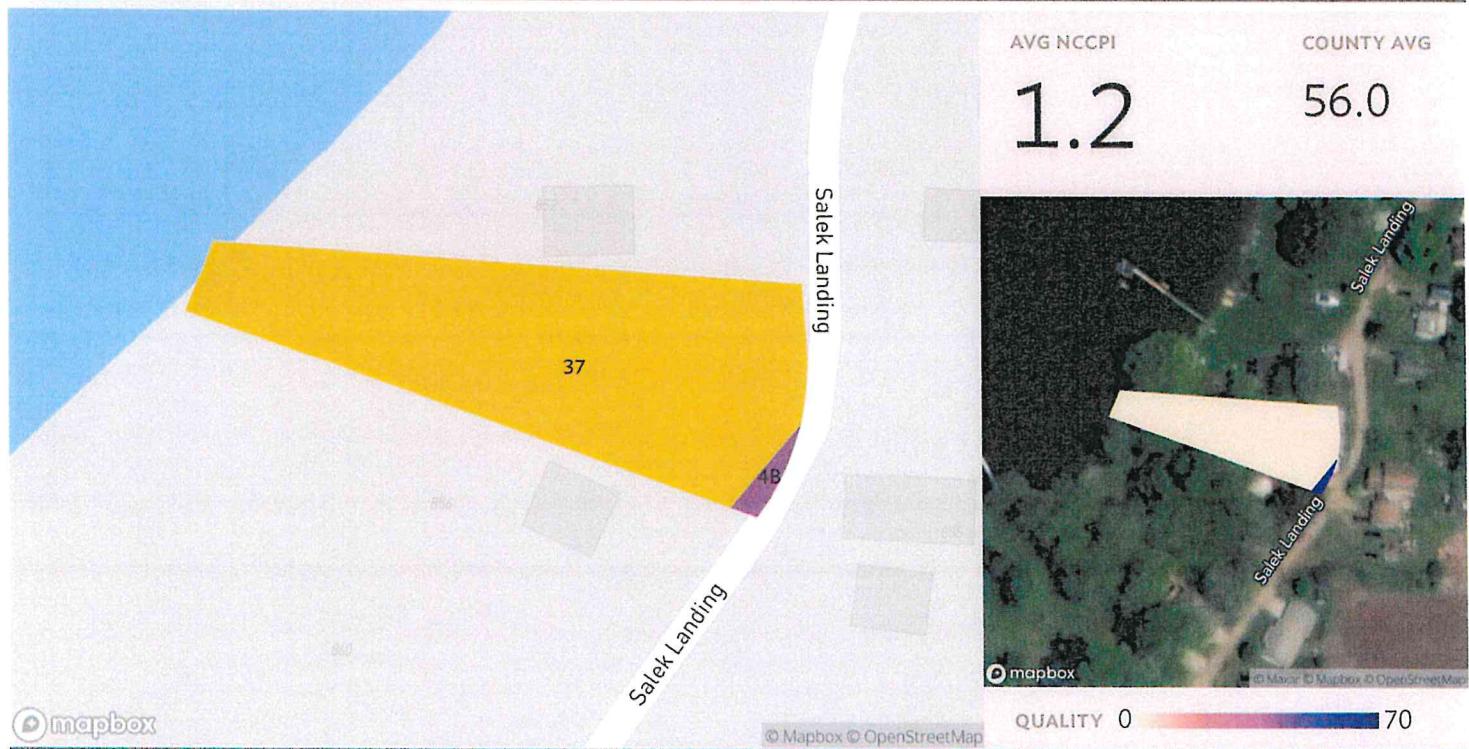
**1 field, 0 acres in Branch County, MI**

**Field 1**

0 ac

**Avg. Elevation**

893.32 ft

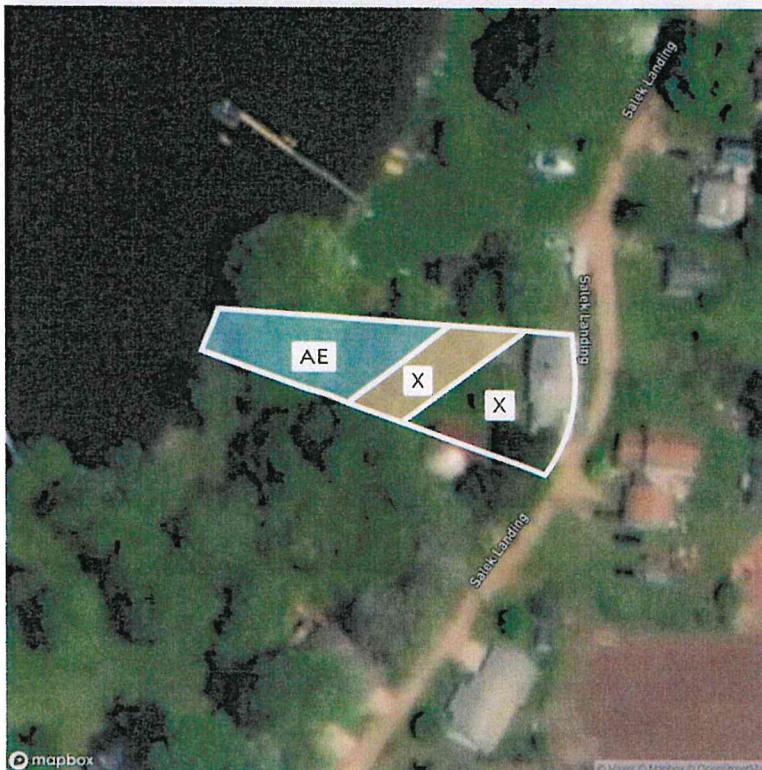
ELEVATION RANGE	ACRES	PERCENT AREA
898.49 ft - 899.67 ft	0.05 ac	11.13%
897.31 ft - 898.49 ft	0.03 ac	7.61%
896.13 ft - 897.31 ft	0.03 ac	6.59%
894.95 ft - 896.13 ft	0.03 ac	7.76%
893.77 ft - 894.95 ft	0.03 ac	8.05%
892.59 ft - 893.77 ft	0.03 ac	8.05%
891.41 ft - 892.59 ft	0.04 ac	9.22%
890.23 ft - 891.41 ft	0.07 ac	16.84%
889.05 ft - 890.23 ft	0.10 ac	24.74%

**1 field, 0 acres in Branch County, MI**


## All fields

0 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
37	Aquents, sandy and loamy	0.40	98.1%	6	N/A
4B	Oshtemo sandy loam, 0 to 6 percent slopes	0.01	1.9%	3	64.8
<b>0.41</b>					<b>1.2</b>

**1 field, 0 acres in Branch County, MI**

**Legend**

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

0 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	0.17	42.4%
 AE	HIGH	N/A	0.15	37.9%
 X	MODERATE	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	0.08	19.7%
<b>0.41</b>				

1 field, 0 acres in Branch County, MI

**All fields**

0 ac.



	2022	2021	2020	2019	2018
Non-Cropland	39.9%	39.9%	61.0%	61.0%	61.0%
Developed	39.0%	39.0%	39.0%	39.0%	39.0%
Forest	21.1%	21.1%	-	-	-

Source: NASS Cropland Data Layer

1 field, 0 acres in Branch County, MI

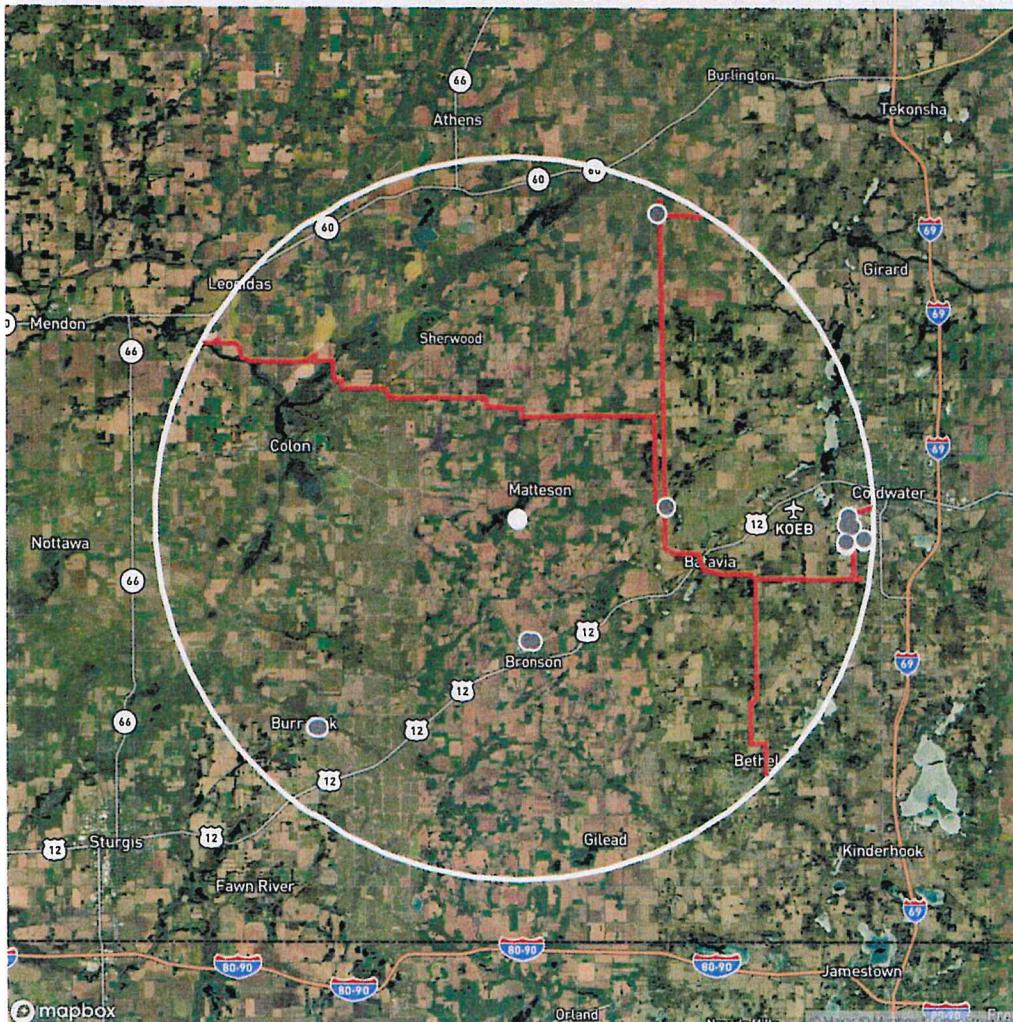
## Branch County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all	0.41	453.13	92,600.00	APN: 050A1000000600	SALEK, JULIE A; KARA, LYNN HIEBER (01/28/2022)	854 SALEK LN, BRONSON, MI 49028	LOT 6 OF ASSESSOR'S PLAT OF SALEK FARM SEC 23 T6S R8W





1 field, 0 acres in Branch County, MI



Field 1 - 0.41 acres

## 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)
Power Plant	2	9.24
Substation	10	3.38
Transmission Line	12	2.84



# MATTESON LAKE

BRANCH COUNTY  
Matteson Township  
(See County Highway Map)

## LAKE MAP SYMBOLS

### BOTTOM

- ☒ Sand
- ☒ Marl
- ☒ Organic
- ☐ Marl and Organic
- ☐ Fibrous peat
- ☐ Pulpy peat
- ☐ Muck/Deadhead
- ☒ Gravel

### OUTLINE & CONTOURS

- Shoreline
- 5 — Contours

### SHORE FEATURES

- Improved road

### AREA

307 acres

### from Palmer & Long Lakes

from Swan Creek

## BEST FISHING

Bullhead  
Largemouth Bass  
Northern Pike

Kinter

Rd

Rd

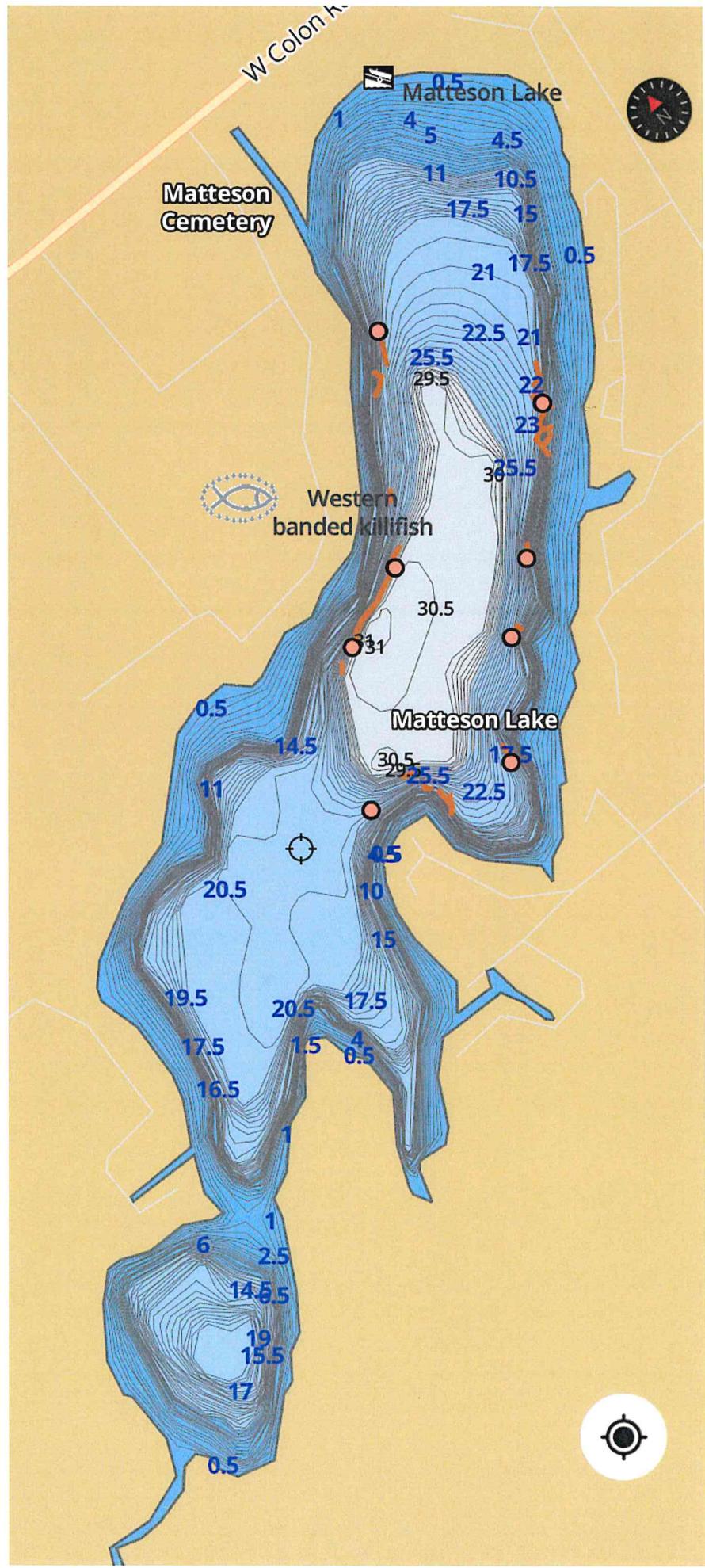
Cove

**PRO/sport**  
LAKE MAPS

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Matteson Lake



## Frequently Asked Questions About Matteson Lake, MI

### How big is Matteson Lake?

Matteson Lake is approximately 307 sq acres (1.2 sq km) in size.

### How deep is Matteson Lake?

Matteson Lake is approximately 38 feet (11.6 m) at its deepest point.

### What kind of fish can you catch in Matteson Lake?

Anglers can expect to find a variety of fish including Black Crappie, Bluegill, Channel Catfish, Largemouth Bass, Northern Pike, Walleye and Yellow Perch in Matteson Lake.

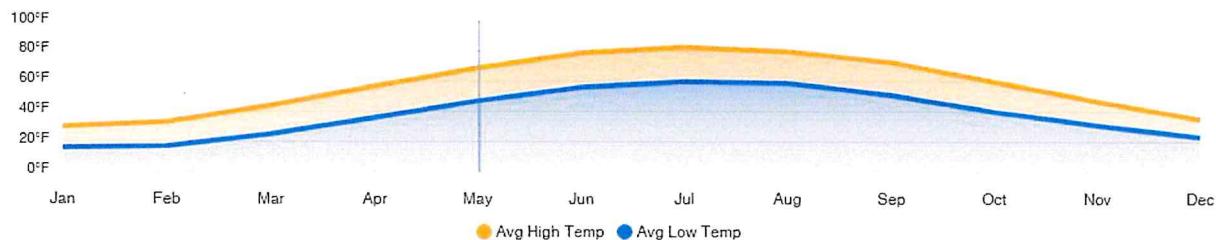
### Fishing tips?

Maximum 38 feet deep. Find weedlines, sharp drop offs, the points, the narrows in the southeast end of the lake, the northeast end of the lake, the shallow channels, and the inlets and fish them with spinners, jigs, soft plastics, live bait, crankbaits, and spoons.

### What are the closest cities to Matteson Lake?

Nearby cities and towns include Bronson, MI, Sherwood, MI and Colon, MI.

### What is the average air temp for Matteson Lake?

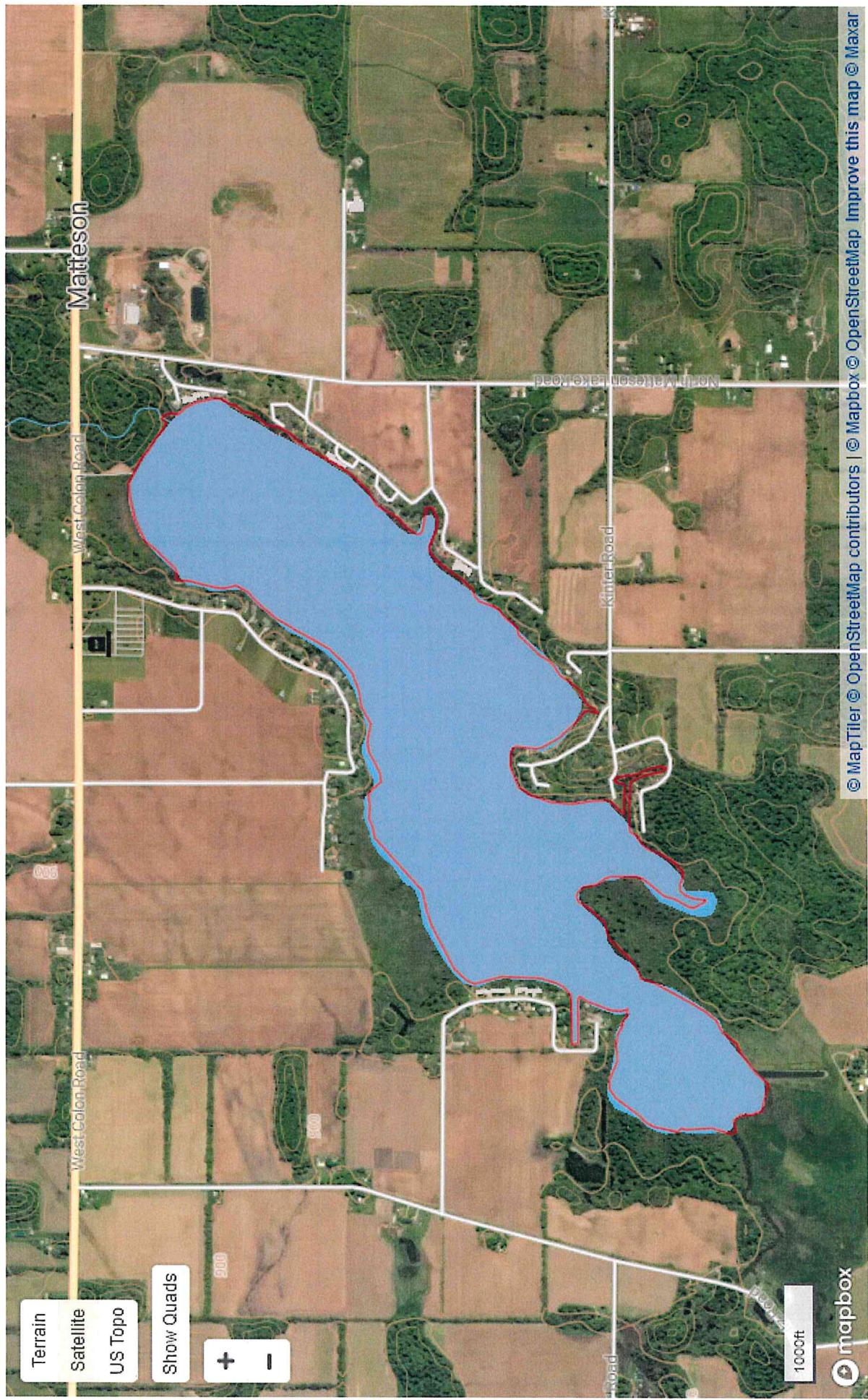


### Fish Stocking : Matteson Lake : Walleye

Waterbody	Species	Strain	Release site	County	Date	Count	Avg length (in)	Markings
<u>Matteson Lake</u>	<u>Walleye</u>		MATTESON LAKE	Branch	10/18/22	1,000	7	none
<u>Matteson Lake</u>	<u>Walleye</u>	Muskegon	MATTESON LAKE	Branch	10/2/19	1,251	5.1	left ventral clip
<u>Matteson Lake</u>	<u>Walleye</u>	Muskegon	MATTESON LAKE	Branch	10/4/22	517	5.97	oxytetracycline
<u>Matteson Lake</u>	<u>Walleye</u>	Muskegon	MATTESON LAKE	Branch	10/13/22	132	5.5	oxytetracycline

### More Nearby Lakes To Explore

	DISTANCE	ACRES	MAX DEPTH
Cary Lake	5.5 mi	79	38 ft
Palmer Lake	5.7 mi	444	42 ft
Union (Tuttle) Lake	7.8 mi	525	16 ft
Lake of the Woods (Rose)	10.2 mi	335	76 ft



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## Water Quality

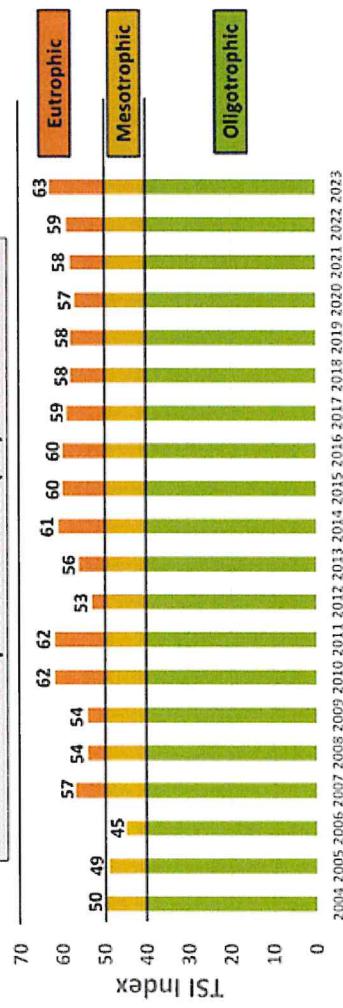
[Map](#)[Matteson Lake Association](#)[Home](#)[About](#)[Apparel](#)[Documents](#)[Membership](#)[Water Quality](#)[Creel Survey](#)[Contact](#)

Since 2004, the Matteson Lake Association has funded annual studies to monitor the quality of water in Matteson Lake and its surrounding watershed. We are concerned about water clarity, bacteria, eutrophication resulting from excess nutrients, algal blooms, invasive weeds (including Eurasian watermilfoil), and a lack of diversity among aquatic plants populating the lake. Like so many other lakes in southern Michigan, the slow deterioration of these water quality indicators over many years can detract from everyone's ability to enjoy a healthy, swimmable, fishable lake.

Together, members of our Water Quality Committee sample the waters of Matteson Lake and its surrounding watershed for nutrient (total nitrogen and phosphorous) concentrations, total suspended solids, and E. coli bacteria. We also measure temperature, dissolved oxygen, and pH profiles as a function of depth near the center of the lake. In addition, we compare the quality of water flowing into Matteson Lake under the M-86 bridge on Colon Road to waters in the lake and exiting the lake over the dam on Butz Road.

The Trophic State Index (TSI) combines three separate water quality measures: phosphorous concentration, green algae abundance, and water clarity. We think of this as our Lake's report card, where lower values are better than higher ones. Since we began testing in 2004, Matteson Lake transitioned from mesotrophic to eutrophic conditions, with the TSI value peaking in 2010. Since 2014, we have been stable, but eutrophic conditions still continue. The overall goal of the Water Quality Committee is to return Matteson Lake to mesotrophic conditions. This will require sustained cooperation from Matteson Lake property owners and implementation of best agricultural practices in the surrounding watershed.

**Matteson Lake Trophic State Index (TSI) Values Over Time**

**Donate!**

2023 Calendar  
May 27, 9:00 am  
Lake Association Meeting  
Matteson Township Hall [\[link\]](#)

June 15-17  
Garage Sale  
June 24, 9:00 am  
Lake Association Meeting  
Matteson Township Hall [\[link\]](#)

July 1, 3:00  
Boat Parade  
(Rain Date: July 2, 3:00)

July 20-22  
Bingo at Bronson Polish Festival  
Farmer's Market Pavilion [\[link\]](#)

Thur 7:00-10:00  
Fri 5:00-10:00  
Sat 2:00-10:00

July 29, 12:00 pm  
Lake Association Picnic  
Matteson Township Hall (new location) [\[link\]](#)

August 26, 9:00 am  
Lake Association Meeting  
Matteson Township Hall [\[link\]](#)

## Mission Statement of the Twin Lakes of Matteson Association

The Mission of the Twin Lakes of Matteson Association is to preserve, protect and improve Matteson and Little Lakes and surrounding property (including the watershed areas associated with the lakes), and to keep all members informed of activities and conditions affecting the welfare of the area.

## Donate!

### Purpose Statement of the Twin Lakes of Matteson Association

The Twin Lakes of Matteson Association is a volunteer group whose officers represent the contributing members by advancing their interests. Officers are elected annually.

The purpose of the association is to maintain and enhance the health of the lake. A healthy lake maintains the value of the lake properties, allows for recreation, and serves the surrounding ecosystem.

General meetings are held so that special interests can be addressed.

Social events are provided to build the kinship of the lake community.

The Elected Board hires professionals to monitor the condition of the lake quality, and publishes the reports.

Membership dues, fundraisers, donations are the Association's only source of funds. These funds are used to enrich the lake and preserve it for future generations.

Revised 11-1-2019

<i>May 27, 9:00 am</i> Lake Association Meeting Matteson Township Hall <a href="#">[2]</a>	<i>June 15-17</i> Garage Sale	<i>June 24, 9:00 am</i> Lake Association Meeting Matteson Township Hall <a href="#">[2]</a>	<i>July 1, 3:00</i> Boat Parade (Rain Date: July 2, 3:00)	<i>July 20-22</i> Bingo at Bronson Polish Festival Farmer's Market Pavilion <a href="#">[2]</a>	<i>Thur 7:00-10:00</i> <i>Fri 5:00-10:00</i> <i>Sat 2:00-10:00</i>	<i>July 29, 12:00 pm</i> Lake Association Picnic Matteson Township Hall (new location) <a href="#">[2]</a>	<i>August 26, 9:00 am</i> Lake Association Meeting Matteson Township Hall <a href="#">[2]</a>
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## TWIN LAKES OF MATTESON 2023 MEMBERSHIP DUES FORM

*(We ask that you please complete a new form each year.)*

Membership dues = **\$50.00** (\$15.00 for the Fish Fund, \$20 for the Water Quality Fund, \$15.00 for the General Fund).

Name: \_\_\_\_\_

Lake address: \_\_\_\_\_

Mailing address: \_\_\_\_\_ (NEW y/n)

Street

DO NOT  
INCLUDE IN  
DIRECTORY!

City

State

Zip

Phone number: \_\_\_\_\_

E-mail address (PRINT CLEARLY): \_\_\_\_\_

*(Most Lake Association updates and news are sent by email! Email addresses will not be shared unless you select it to be included in the Directory)*

 Please make out your **check** to "Twin Lakes of Matteson" and return this completed form, with payment to:  
**Erik Sabaitis, Treasurer**  
**P.O. Box 693, Coldwater Mi 49036**  


### **EXTRA DONATIONS**

**PLEASE complete this area ONLY if you wish to make an extra contribution, in addition to your \$50.00 dues.**

Please select how you would like the extra contribution applied:

FISH: \_\_\_\_\_ WATER QUALITY : \_\_\_\_\_ GENERAL: \_\_\_\_\_

**NOTE: IF WE RECEIVE YOUR DUES PAYMENT BY MAY 19, 2023, YOUR NAME WILL BE PUT INTO A DRAWING FOR A MATTESON LAKE HAT OR TSHIRT.**

**Questions?? Contact: Sharon Kolassa at 517-227-4621.**

# WELCOME TO MATTESON TOWNSHIP, Branch County, Michigan.

Matteson Township is a General Law Township snuggled in the very northwest corner of Branch County. The Township borders are Cline Rd to the North, Horkey Rd to the South, Parham Rd and Kane Rd to the East and West. Matteson Township encompasses 3 school districts; Bronson, Colon and Union City.

The township has a population, based on the 2010 census, of 1218. At last count this included 947 registered voters. 1102 parcels and a 256 acre recreational and fishing lake, Matteson Lake, make up the area within the above boundries.

The township, besides Matteson Lake and residential areas around the lake and elsewhere, is primarily a rural agricultural area consisting of many small to medium sized farms and crop land. The Township Tax Roll for 2017 is \$1,840,415.28.

The Township Board is made up of 5 elected officials. This includes the Township Supervisor, Clerk, Treasurer and Two Trustees. The Township became a Zoned Township in 2001 and has a Planning Commission, Board of Appeals and a Zoning Administrator. Meetings are held at our Township Hall located at the Corner of M-86 and Athens Road. Official business hours are not held at the hall. All of the township officials work other jobs or are self employed and work from their homes. Officials can be contacted by phone or email with information located on contact page of this website

## Township Officials

The township board typically meets on the first Wednesday of the month at 7:30 pm unless there is a holiday conflict.

Kevin Barnes  
Karon Jo Fisher-Bart  
Robin Perry-Brabon

Karon Jo Fisher-Barr

Kevin Barnes

- 9 -

15

Transmittal

204 Osborn rd.	850 S. Werner's Landing	313 Fischer's Hideaway
Bronson MI 49028	Bronson MI 49028	Bronson MI 49028
Phone: (517) 369-2193	Phone: (517) 369-1678	Phone: (517) 369-8111
FAX: (775) 542-7937	FAX: (775) 542-7932	FAX: (775) 542-7932

Ted Stoll	Rick Easterday	Les Everett
Trustee	Trustee	Zoning administrator
480 Athens Rd	284 Buzz Rd	824 Horkey Rd
Bronson MI 49028	Bronson MI 49028	Bronson MI 49028
Phone: (517) 369-2193	Phone (517)-369-1500	Phone: 517-617-8646 leseverett50@icloud.com

Anne Richmond  
Township Assessor  
6233 winddrift Av  
Kalamazoo, MI 49009  
269-870-4587



# **Bronson Michigan – 5 Adorable Things To Know About This Beautiful Small Town**

**By: Michaela Nolte**

Bronson Michigan is a quiet, small town in southwest Michigan. It's the kind of place where everyone knows everyone and new faces are always welcome. So let me tell you a few things about Bronson:

## **Bronson, Michigan, is a small town with a big heart.**

Bronson is a small town with a big heart. Bronson has everything you want in a Michigan town: top-notch schools, excellent healthcare facilities, and plenty of activities for your enjoyment. It is also within driving distance of Kalamazoo and Battle Creek, so there are plenty of opportunities for shopping and entertainment.

If you are a history buff, you are in luck. Bronson straddles one of the most famous Michigan Indian Trails in the state. In addition, it's a short drive to Coldwater Downtown Historic District and the Langley Covered Bridge Historic Site in Three Rivers. If you're looking for fun things to do during your visit or if you want to relocate here, then Bronson is the perfect place for you!

## **Where is Bronson Michigan?**

Bronson is a city located in west central Branch County in Southwestern Michigan. The population was 2,061 at the 2020 census. Bronson is situated on U.S. Highway 12, about 12 miles southwest of Coldwater. The ZIP code for Bronson is 49028. Bronson is only 15 minutes

from the Indiana border and the little town of Orland. Bronson is about an hour's drive away from Kalamazoo and Battle Creek. If you ever want to catch a college game at **Notre Dame**, the campus is only an hour's drive southwest.

## **The Weather in Bronson Michigan, is much like that in other parts of Michigan.**

One thing to know about Bronson, Michigan, is that its weather is very much like the weather in other parts of western Michigan.

Bronson has four seasons: winter, spring, summer, and fall. The average temperature in January is 20 degrees Fahrenheit (-6 C), while the average temperature in July is 70 degrees Fahrenheit (21 C). There's also a lot of precipitation throughout the year—about 36 inches annually on average. This is due to Lake Michigan being nearby. The lake will create Moisture-laden air from the prevalent western winds can result in rain and lake-effect snow squalls.

## **Bill's Steakhouse is where to go for dinner in Bronson Michigan**

If you're looking for a great place to eat, look no further than Bill's Steakhouse. This restaurant is truly one of a kind. The ambiance is cozy and inviting, with its brick walls, leather booths, and warm lighting. The food served here is delicious—so many choices on the menu! Our favorites include their bison ribeye steak (which comes with mashed potatoes), their prime rib roast (with vegetables), and their meatloaf sandwich (which comes with French fries).

This restaurant also has exceptional service; they'll take your order promptly and ensure everything goes smoothly from beginning to end. We highly recommend this establishment if you're looking for somewhere nice to go on a date or just want to enjoy an evening out with friends without breaking the bank—Bill's Steakhouse is perfect for both!

## **Bronson, Michigan, has a hospital and everything else you are used to in the city.**

Bronson Hospital is a full-service hospital with all the amenities you would expect from a city hospital. It is part of Bronson HealthCare, which also owns several other hospitals in Michigan, including Kalamazoo, Hastings, and Battle Creek.

The hospital provides services such as:

- Surgery – Orthopedic, Cardiac Vascular, and General Surgery to name a few
- Diagnostic Services – CT scans, X-rays, and MRIs are available at Bronson Hospital, along with diagnostic testing such as blood work and urinalysis.

## **Bronson, MI, is just a short distance from cultural and entertainment venues.**

Bronson, MI, is just a short distance from Kalamazoo, which has all sorts of cultural and entertainment venues. You can enjoy great restaurants and beautiful museums and even catch some live music at the famous Kalamazoo Blues Festival.

### **Things to Do in Bronson, MI, Include**

- Kalamazoo Valley Museum
- Henerson Castle
- Or See a Baseball game at the Kalamazoo Growlers
- Binder Park Zoo in Battle Creek
- Catch a Movie in one of Michigan's last Drive-Ins, Capri Drive-In Theater

## **Bronson Michigan is a great place to visit & live!**

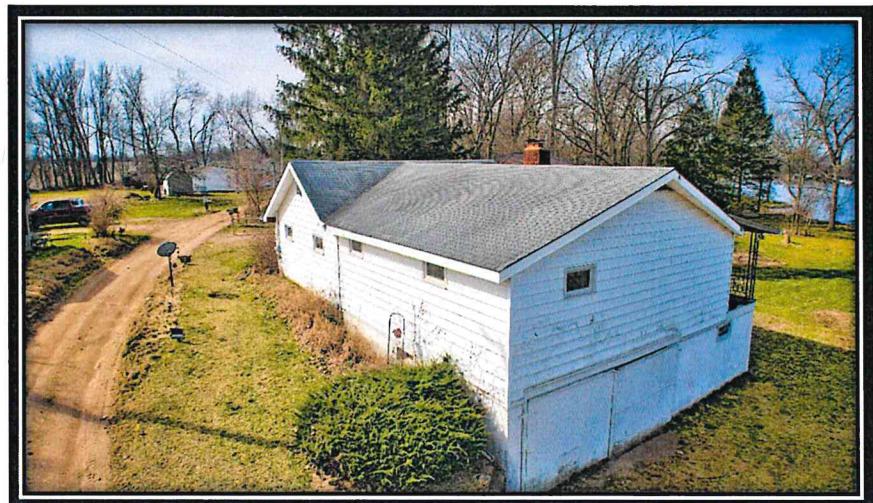
Bronson is a great place to visit and also a great place to live. Many restaurants, including the Bronson Bar and Grill, have been around since 1868!

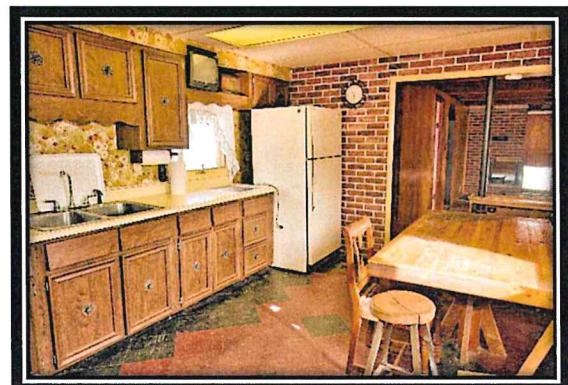
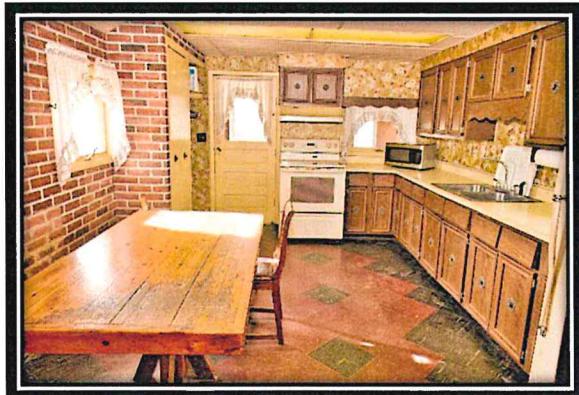
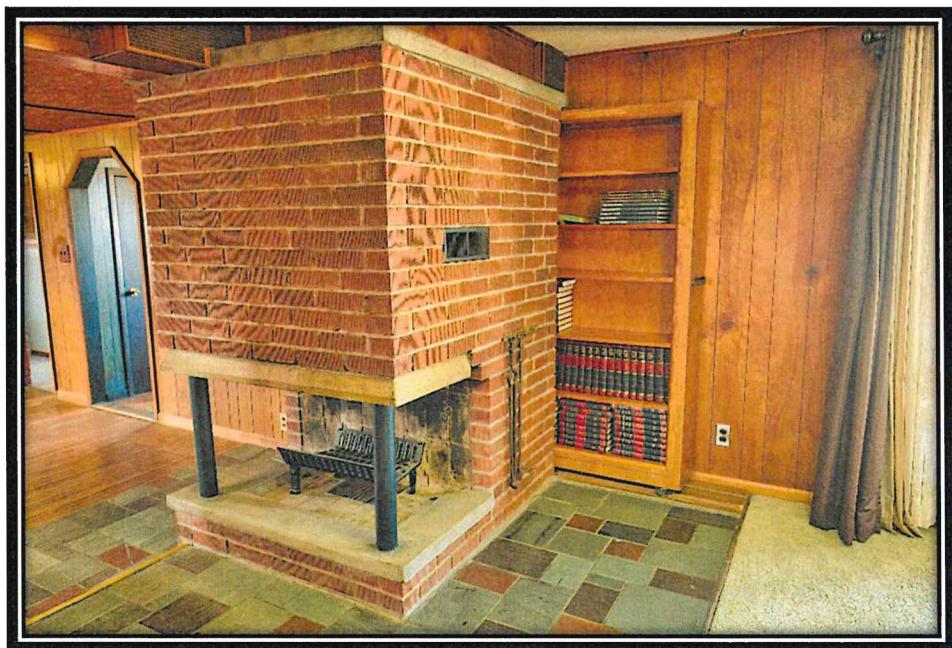
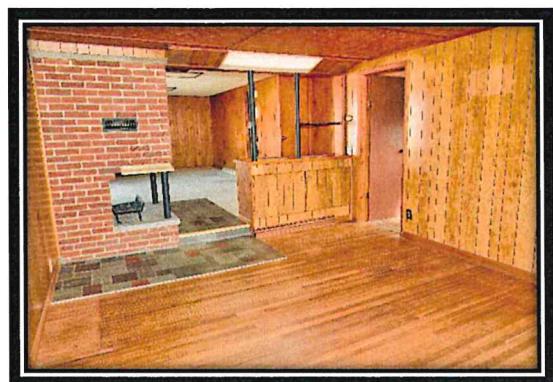
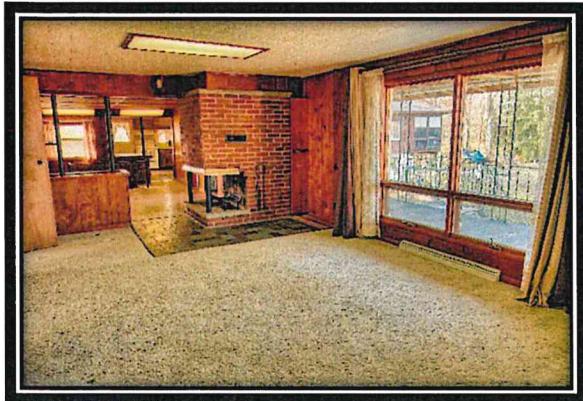
Bronson has many festivals throughout the year, including the Bronson Fall Festival, which takes place in October. The Bronson Historical Society is dedicated to preserving local history, including photos from their museum that can be viewed on their website.

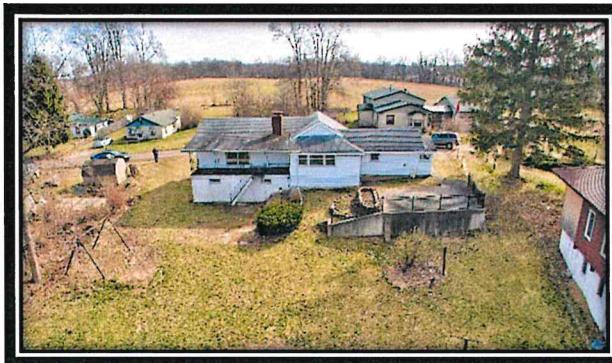
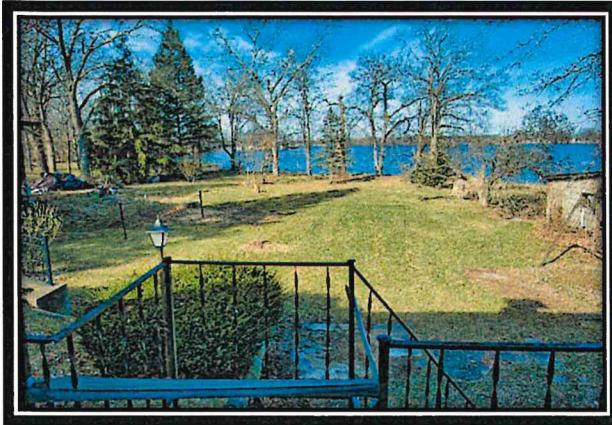
## **PHOTO GALLERY**

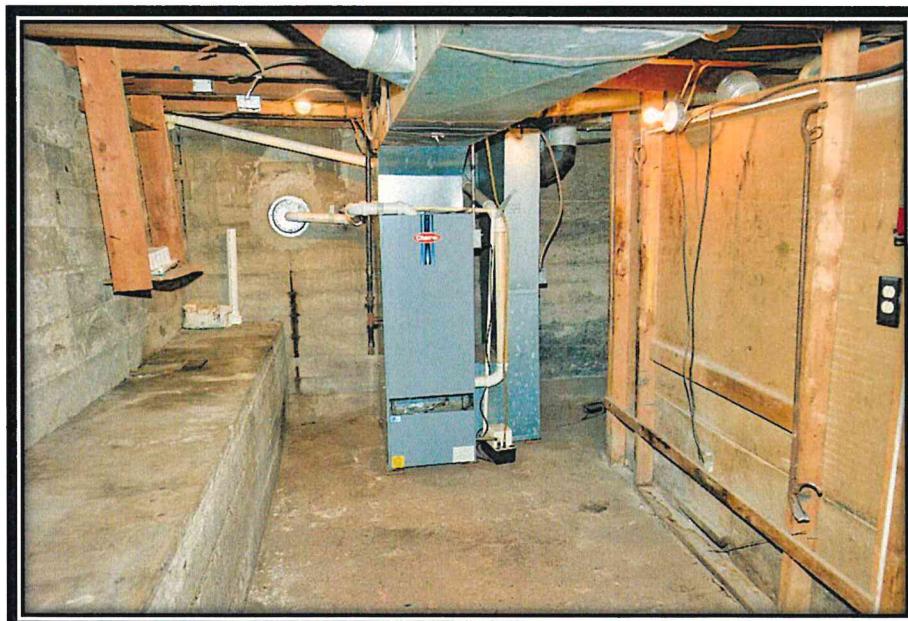
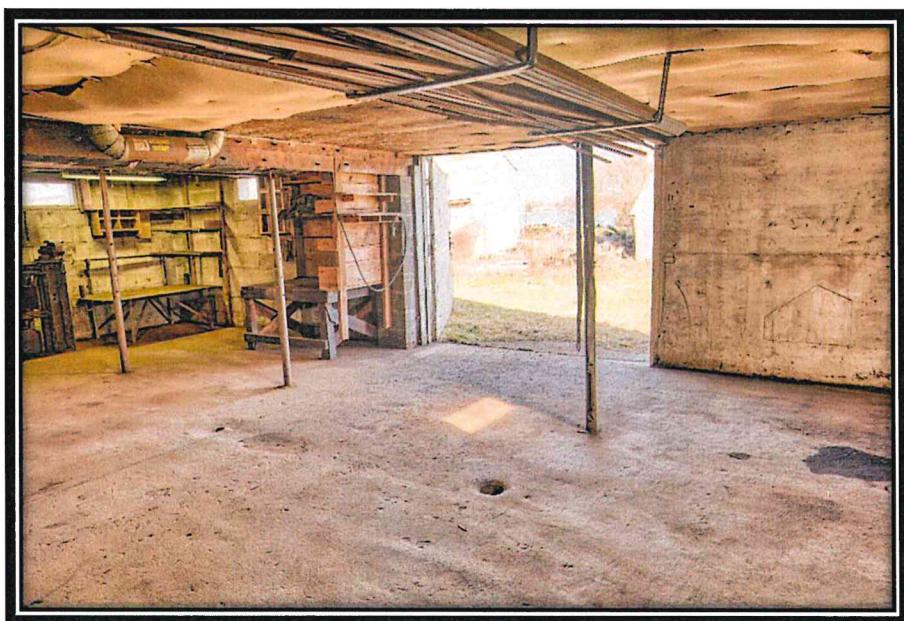


**854 Salek Landing  
Bronson, Michigan**

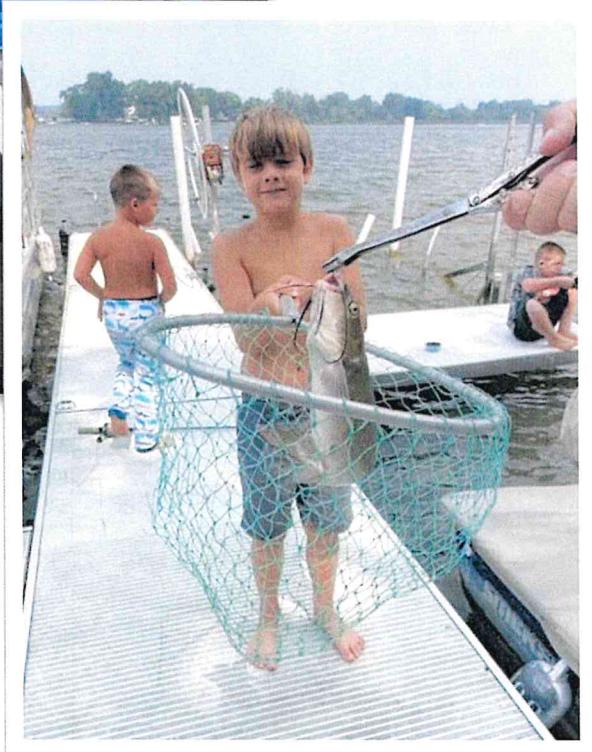
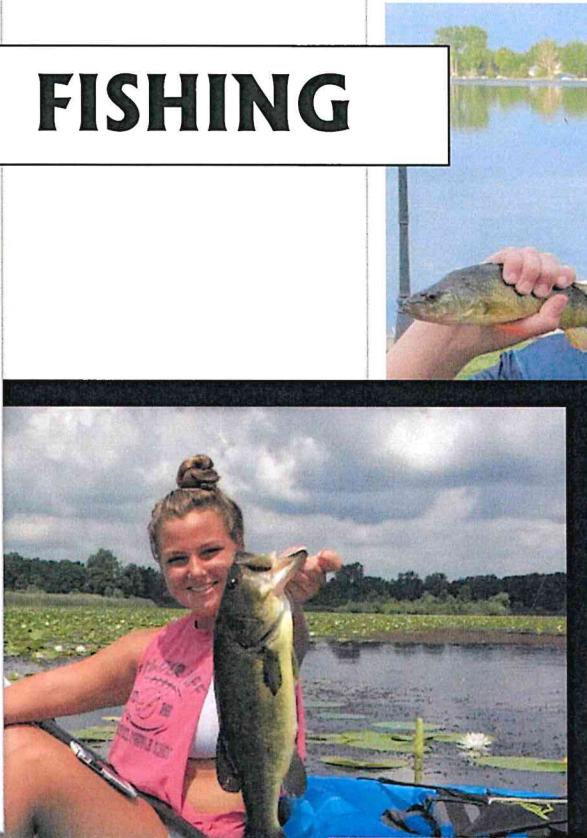
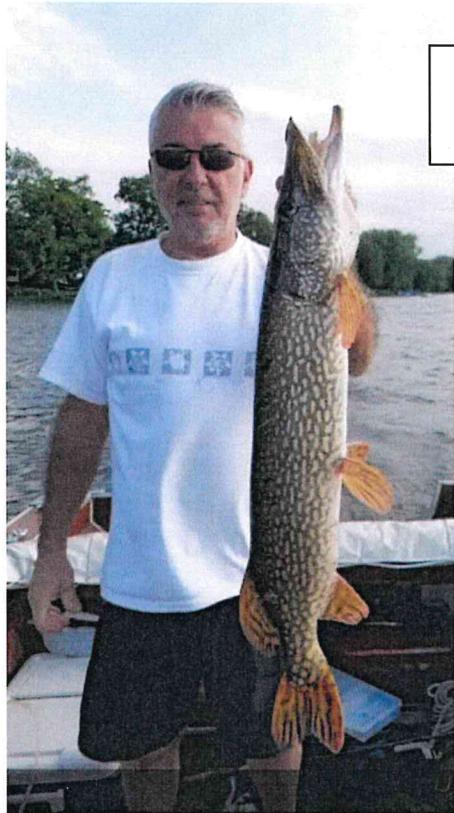








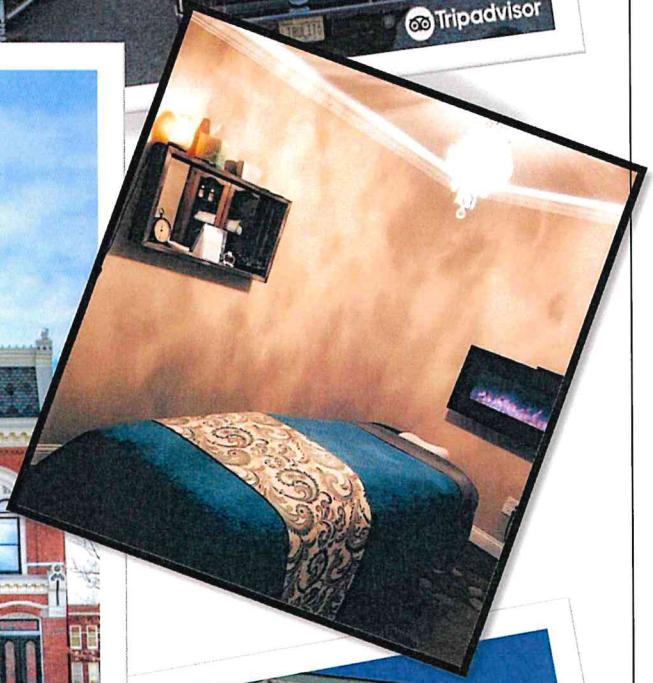
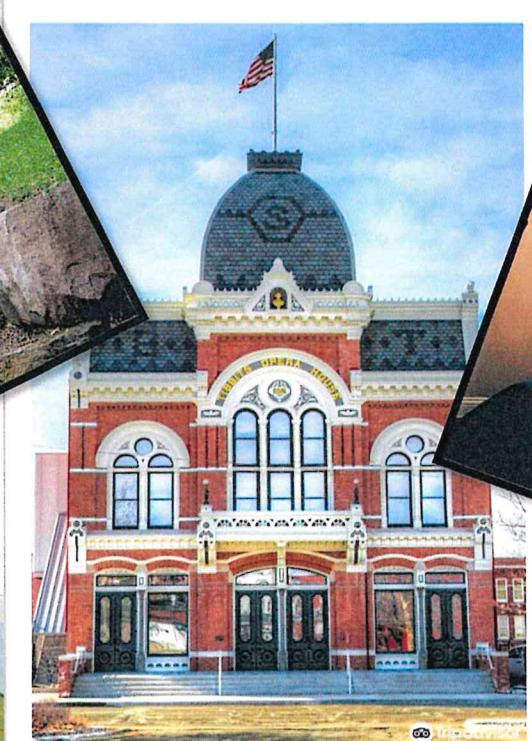
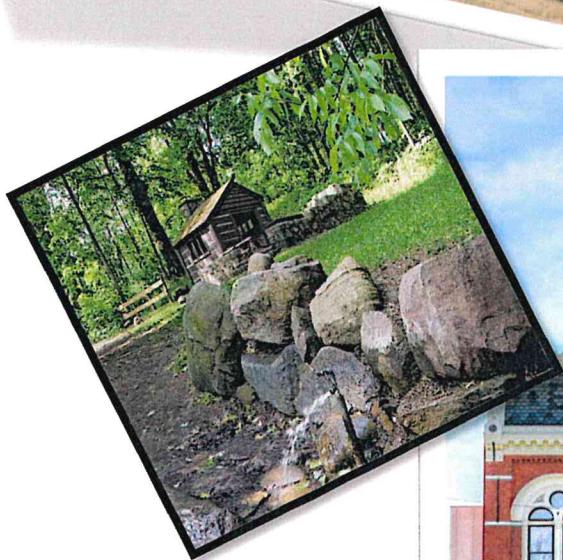
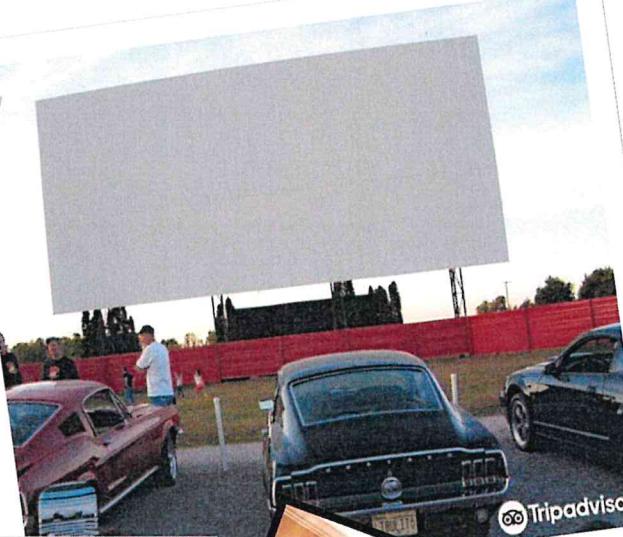
# FISHING



# LAKE VIEWS

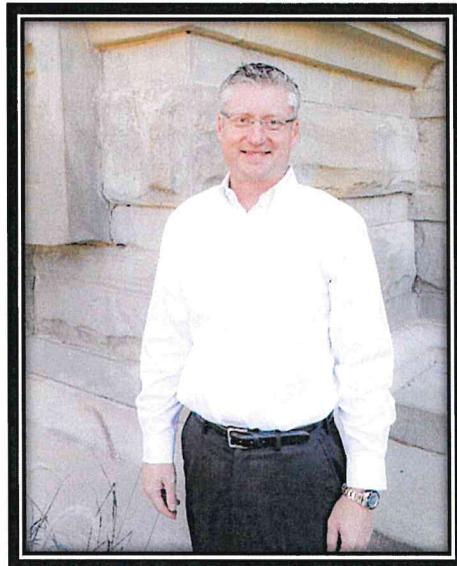


# AREA ATTRACTIONS



## P.I.P.

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!



**Doug Sheridan**

**Phone:** (517) 749-7976  
**Fax:** (517) 676-4440

**Email:** [doug@sheridanauctionservice.com](mailto:doug@sheridanauctionservice.com)

**Website:** [www.sheridanauctionservice.com](http://www.sheridanauctionservice.com)