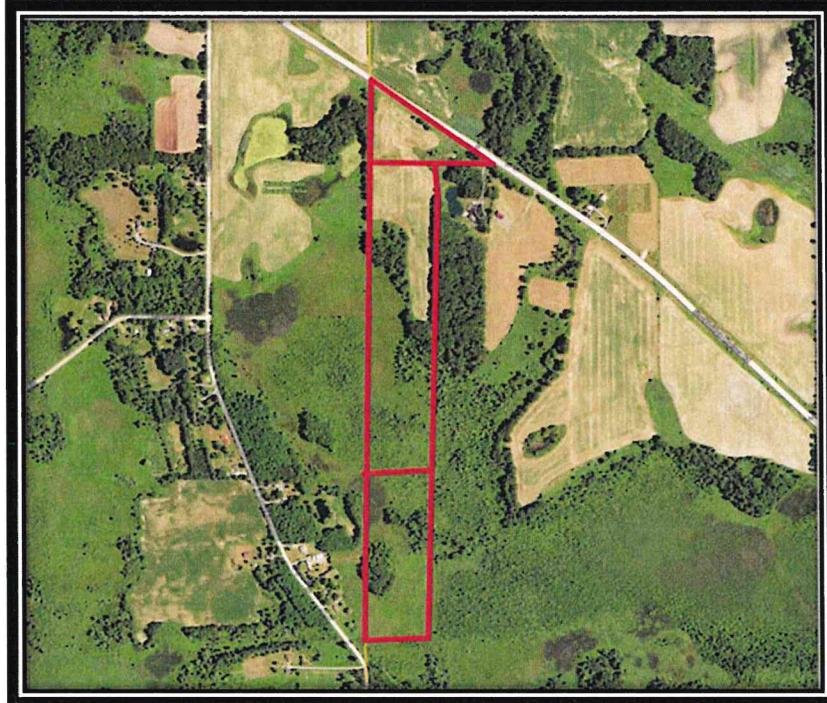




## **PROPERTY INFORMATION PACKAGE**



**Real Estate Auction**  
+/- 59.2 Acres of Vacant Land  
M-52 Hwy, Stockbridge, MI 49285

**Tuesday, September 24, 2024**  
Online bidding starts ending at 1pm

**Open Houses:**  
Wednesday, September 11 [3-6pm]  
Monday, September 23 [2-4pm]

Scheduled walkover inspections welcome any day during daylight hours.

## **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.



August 6, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located on **M-52 Hwy in Stockbridge, MI** at public auction.

This is an **online auction only**, with the **bidding ending on Tuesday, September 24, 2024 at 1:00 pm**. Open House inspections will be held **Wednesday, September 11 (3-6PM)** and **Monday, September 23, 2024 (2-4PM)**.

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:  
Bill Sheridan  
517-719-0768

Sincerely,

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

Doug Sheridan, CAI  
Sheridan Realty & Auction Co.

740 S. Cedar St  
Mason, MI 48854

[www.sheridanauctionservice.com](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.

The 2024 growing crop and harvest rights belong to the seller.

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.

This land sells with an existing P.A. 116 Agreement in place until December 31, 2026. Buyer acknowledges that they will be assuming the existing P.A. 116 Agreement and agree to follow the terms and conditions of this agreement.

This land also sells subject to an existing mineral rights reservation.

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.

## Property Information

**County:** Washtenaw

**Township:** Lyndon Township

**School District:** Stockbridge Community Schools

**Property Number:** E-05-06-300-007, E-05-07-200-005, E-05-07-300-003

**Zoning:** Rural Residential

**Property Class:** 102 Agricultural-Vacant

**Assessed Value:** \$42,700

**Taxable Value:** \$29,197

**Acreage:** 59.2 (+/-)

**Property Features:**

- 6.2 (+/-) acres – Rural Residential
- 17.0 (+/-) acres – Rural Residential
- 36.0 (+/-) acres – Rural Residential

**Soil Types:** Adrian Muck, Fox sandy loam, Houghton muck, Spinks loamy sand, Matherton sandy loam, Boyer Loamy sand, Water, Spinks sand, Boyer-Oshtemo sandy loams, Woody wetlands, Corn, Deciduous Forest, other

**Taxes:** \$620.77 (2022 Winter)

L: 5341 P: 274 6508080 AG  
 02/10/2020 02:06 PM Total Pages: 2  
 Laurence Kestenbaum, Washtenaw Co



**STATE OF MICHIGAN - FARMLAND DEVELOPMENT RIGHTS AGREEMENT**

**PLEASE RECORD THIS DOCUMENT BEFORE 2/18/2020**  
**AGREEMENT #81-8698A-123126**

THIS FARMLAND DEVELOPMENT RIGHTS AGREEMENT, MADE AND EXECUTED THIS ~~27th~~ day of ~~January~~, ~~2020~~ AD ~~2020~~, by and between Garth L Hannewald and Cindy L Hannewald, Husband and Wife hereinafter referred to as the "Owner" and the Department of Agriculture and Rural Development for and on behalf of the State of Michigan (MDARD); WITNESSETH WHEREAS, the Owner owns real property in the County of Washtenaw, State of Michigan, hereinafter referred to as the "Subject Property", which is described as follows:  
 That part of W 67.04 acres of the SW 1/4 of Sec 6, lying S of M-52, ALSO W 36 acres of the NW 1/4 of Sec 7, ALSO W 17 acres of N 1/2 of the SW 1/4 of Sec 7. All land located in Sections 6 & 7, T1S R3E, Lyndon Township, Washtenaw County, Michigan. (59)

This Agreement shall serve notice of the removal and replacement of the property described above from a similar Agreement recorded in the Washtenaw County Register of Deeds Office in Liber 5281, Page 163 on November 14th, 2018.

WHEREAS, Subject Property is now devoted to agricultural uses and uses compatible thereto; and WHEREAS, the Owner and MDARD desire to limit the use of Subject Property to agricultural uses and uses compatible thereto in order to preserve a maximum of agricultural land, to conserve Michigan's economic resources, to maintain the agricultural economy, to assure a supply of food and fiber for future residents of the State of Michigan and to discourage the premature and unnecessary conversion of agricultural land to more intensive uses, recognizing that such land has public value as agricultural land and constitutes an important physical, social, aesthetic and economic asset to the Owner and the State of Michigan; and

WHEREAS, both the Owner and the MDARD intend that the terms, conditions and restrictions of this Agreement be consistent with those Agreements authorized by Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 (being Sections 324.36101 to 324.36117 of Michigan Compiled Laws annotated). NOW, THEREFORE, the parties hereto for and in consideration of benefits to each of them accruing by virtue hereof AGREE that:

1. This Agreement is made and entered into pursuant to the provisions of Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 and all of the provisions of said Act are incorporated herein by reference and made a part thereof.
2. A structure shall not be built on the Subject Property except for use consistent with farm operations, which includes a residence for an individual essential to the operation of the farm under section 36111(2)(b), or lines for utility transmission or distribution purposes or with the approval of the Lyndon Township Board and MDARD.
3. Land Improvements shall not be made except for use consistent with farm operations or with the approval of the Lyndon Township Board and MDARD.
4. Any interest in the Subject Property shall not be sold except a scenic, access or utility easement which does not substantially hinder farm operations.
5. Public access is not permitted on the land unless agreed to by the Owner.
6. The exploration and extraction for natural gas and oil is hereby permitted provided MDARD be notified by the Owner when such activity takes place. The extraction of other surface and sub-surface minerals is hereby prohibited unless specifically approved by MDARD, and the Lyndon Township Board.
7. The term of this Agreement shall be for forty-eight (48) years, commencing on the 1st day of January, 1979, and ending on the 31st day of December, 2026.
8. This Agreement may be terminated subject to the same provisions and with like penalties as set forth in Part 361 of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994 for the termination of said Agreements.
9. If the Subject Property is sold to another party whose name does not appear on this Agreement, the seller must obtain a signed statement from the purchaser which declares that the purchaser will honor all conditions and restrictions contained in this Agreement and declares that the purchaser will assume responsibilities for all payback and/or penalty provisions provided by law. The Owner shall provide a copy of the signed statement and documentation of ownership change to MDARD and the Lyndon Township Board within 90 days of the change.
10. This Agreement shall constitute a covenant running with the land and shall be binding upon and inures to the benefit of the heirs, executors, administrators, successors, trustees and assigns to the parties.

Return to:  
 Garth Hannewald  
 12821 Leake Rd  
 Stockbridge MI 49285  
 AGREEMENT# 81-8698A-123126  
 Extend SMT

Prepared by:  
 Mark Swartz, Deputy Director  
 MDARD-ESD Farmland Program  
 PO Box 30449  
 Lansing, MI 48909



## FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

### Farmland Agreement Application ELIGIBILITY & INSTRUCTIONS

#### Please review the following eligibility requirements and instructions before completing an application for a Farmland Agreement.

If your farm (including the residence and farm buildings) meets one of the following criteria, it is eligible for enrollment in the program under Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

- I. As defined by the Act, **agricultural use** means: "The production of plants and animals useful to humans, including forages and sod crops; grains, feed crops and field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; maple syrup production; Christmas trees; and other similar uses and activities". Agricultural use includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural use does not include the management and harvesting of a woodlot. As defined by the Act, **farmland** means:
  1. "A farm of 40 or more acres in one ownership, with 51% or more of the land area devoted to an agricultural use."
  2. "A farm of 5 acres or more in one ownership, but less than 40 acres, with 51% or more of the land area devoted to an agricultural use, that has produced a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land. A farm described in this subparagraph enrolled in a federal acreage set aside program or a federal conservation reserve program is considered to have produced a gross annual income from agriculture of \$200 per year or more per acre of cleared and tillable land."
  3. "A farm designated by the department of agriculture as a specialty farm in one ownership that has produced a gross annual income from an agricultural use of \$2,000.00 or more. Specialty farms include, but are not limited to, greenhouses; equine breeding and grazing; the breeding and grazing of cervidae, pheasants, and other game animals; bees and bee products; mushrooms; aquaculture; and other similar uses and activities."
- II. The administrative rules providing for the administration and implementation of the program further define the following:
  1. **"Gross annual income** means an average computed from two of the three tax years immediately preceding the year of application from the raising or harvesting of any agricultural commodities."
  2. **Specialty farm** means an enterprise of 15 or more acres in size which meets the income requirement and has been designated by the Michigan Department of Agriculture.
- III. A **farmland development rights agreement** is a temporary restrictive covenant where the owner and the state agree to jointly hold the right to develop a parcel of farmland. The covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). A farmland development rights agreement contains the following restrictions:
  1. **A structure shall not be built on the land except for use consistent with farm operations**, which includes a residence for an individual essential to the operation of the farm as defined under section 36110(5), or lines for utility transmission or distribution purposes or with the approval of the local governing body and the state land use agency.
  2. Land improvements shall not be made except for a use consistent with farm operations or with the approval of the local governing body and the state land use agency.
  3. Any interest in the property shall be sold only for a scenic, access, or utility easement which does not substantially hinder farm operations.



\*property lines are app

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

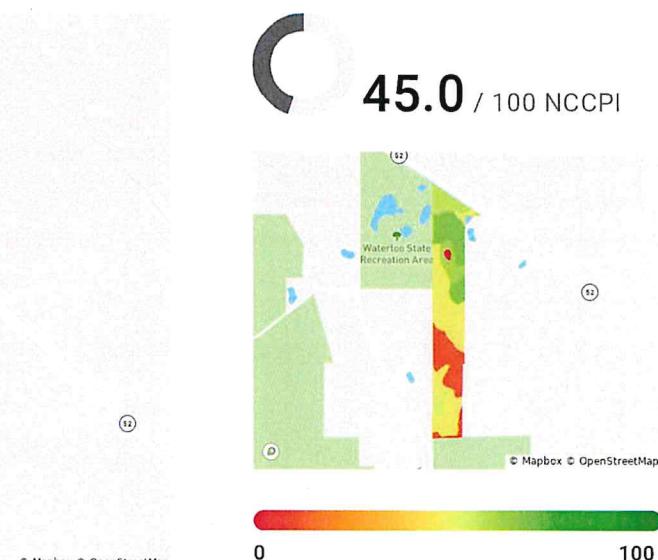
59.2 acres, 3 selections

## Overview

Selections	Acres	Parcel ID Number	Owner
1	36.0	E-05-07-200-005	—
2	17.0	E-05-07-300-003	—
3	6.2	E-05-06-300-007	—



## Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	NCCPI
Ad	Adrian muck	24.8	42.0%	5w	47
FoC	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes	11.3	19.2%	3e	66
HgtahA	Houghton muck, 0 to 1 percent slopes	11.2	18.9%	5w	11
SpC	Spinks loamy sand, 6 to 12 percent slopes	4.9	8.4%	3e	55

See full report for all soil data

## Overview

Washtenaw, MI • Township: Lyndon • Location: 7-1S-3E

Type: Parcel



Acres

36.0

Parcel ID Number

E-05-07-200-005

Washtenaw, MI • Township: Lyndon • Location: 7-1S-3E

Type: Parcel



Acres

17.0

Parcel ID Number

E-05-07-300-003

Washtenaw, MI • Township: Lyndon • Location: 6-1S-3E

Type: Parcel



Acres

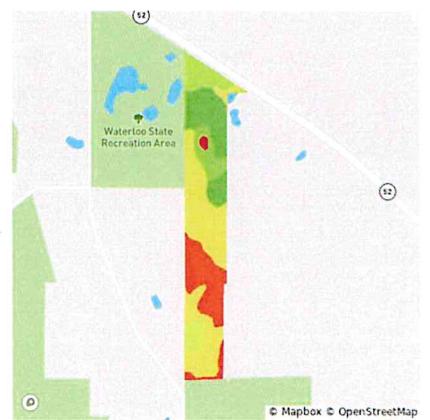
6.2

Parcel ID Number

E-05-06-300-007

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections



45.0 / 100 NCCPI

Code	Soil Description	Acres	% of Field	Non-IRR Class	NCCPI
Ad	Adrian muck	24.4	42.0%	5w	47
FoC	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes	11.1	19.2%	3e	66
HgtahA	Houghton muck, 0 to 1 percent slopes	11.0	18.9%	5w	11
SpC	Spinks loamy sand, 6 to 12 percent slopes	4.9	8.4%	3e	55

## Soils

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

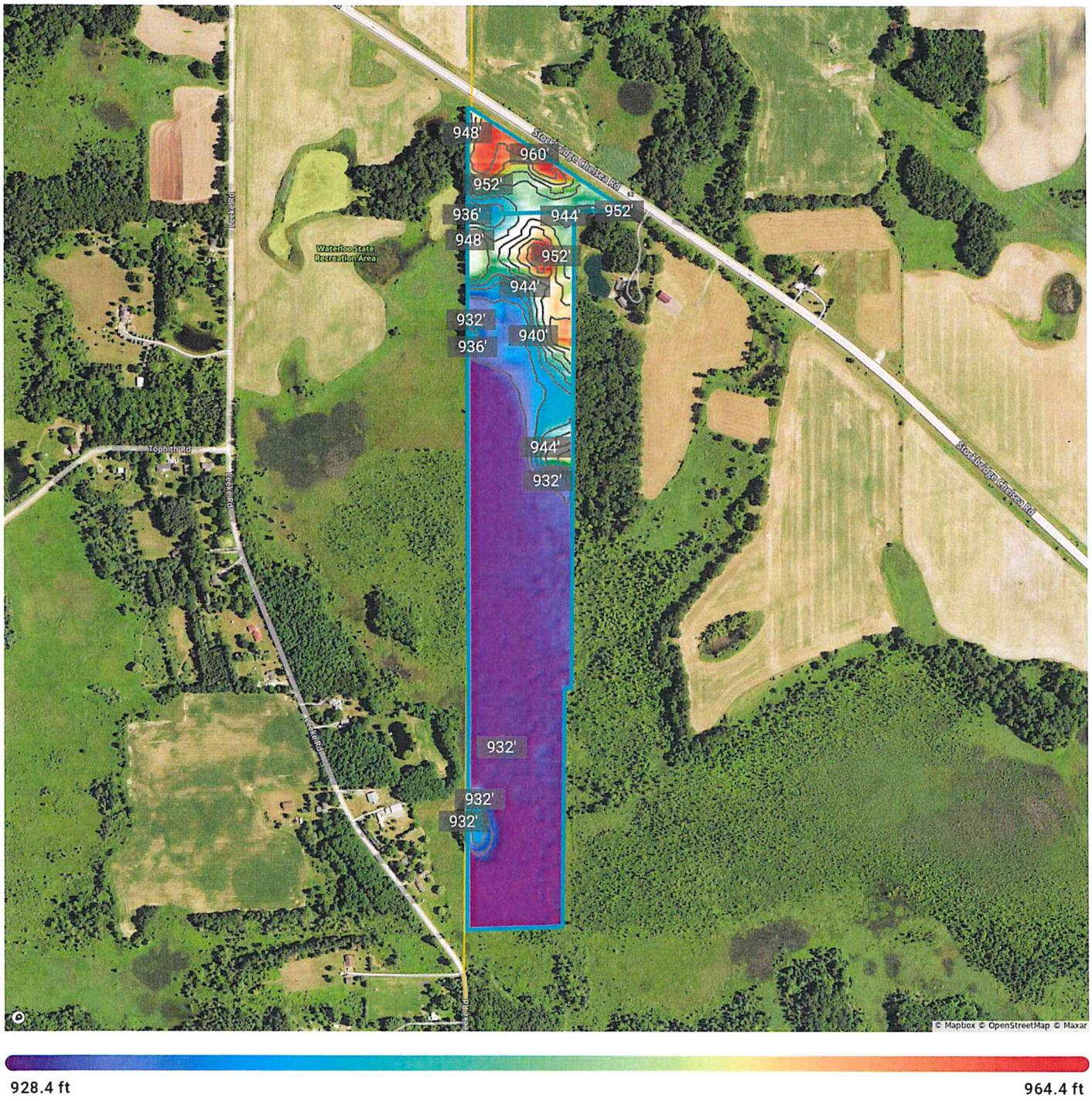
59.2 acres, 3 selections

Code	Soil Description	Acres	% of Field	Non-IRR Class	NCCPI
● MdA	Matherton sandy loam, 0 to 4 percent slopes	4.1	7.0%	2e	59
● BnB	Boyer loamy sand, 1 to 6 percent slopes	2.1	3.7%	3s	51
● W	Water	0.4	0.7%	—	0
● SpB	Spinks loamy sand, 0 to 6 percent slopes	0.1	0.1%	3s	57
● 14C	Spinks sand, 6 to 12 percent slopes	0.0	0.1%	3e	47
● 11C	Boyer-Oshtemo sandy loams, 6 to 12 percent slopes	0.0	0.1%	3e	49
<b>Weighted Average</b>					<b>45.0</b>

## Elevation

**Washtenaw, MI** • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections



Source: USGS 3 Meter Dem

Interval: 4.0 ft

Range: 36.0 ft

Min: 928.4

Max: 964.4

## Crop History

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections

2023



Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections

### All Selections



Crop	2023
Woody Wetlands	62.8%
Corn	26.8%
Deciduous Forest	6.0%
Other	4.4%

## Vegetation Index (NDVI)

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections

2022



0 (unhealthy) 100 (healthy)

Year	2022
Standard Deviation	6
Mean	87
Min	59
Max	95

## Flood (FEMA Report)

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections



Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	100.0%	58.0
Wetlands	% of Selection	Acres
Assorted Wetlands	53.9%	31.3

## FSA Overview

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

59.2 acres, 3 selections



## Historical Imagery

Washtenaw, MI • Township: Lyndon  
Locations: 6-1S-3E, 7-1S-3E

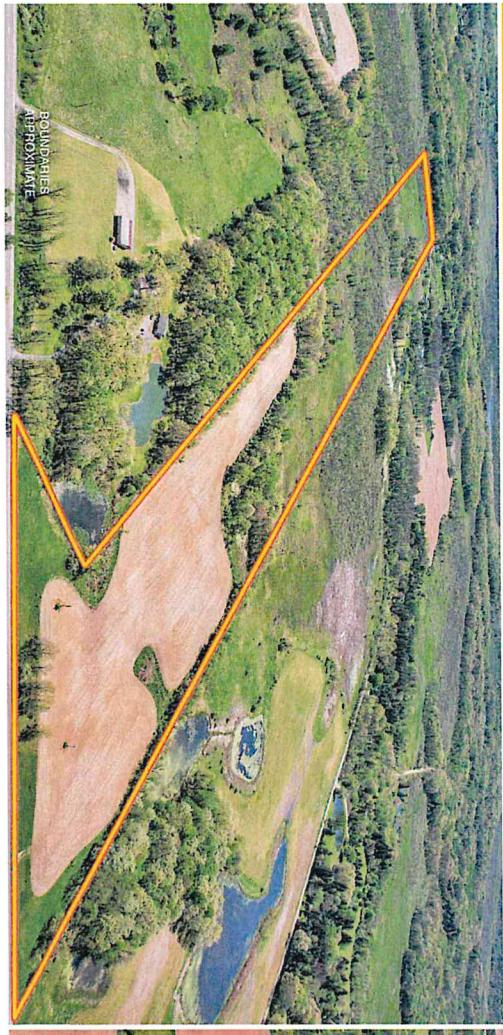
59.2 acres, 3 selections

2022



# ONLINE ONLY AUCTION

**BIDDING ENDS TUES, SEPTEMBER 24 AT 1PM**



# 59.2± ACRES

**Inspections/Open Houses:**

**September 11 (3-6pm) & September 23 (2-4pm)**

Walkover inspections welcome any day during daylight hours.

**Sale Manager:** Bill Sheridan (517) 719-0768



**SHERIDAN**  
REALTY & AUCTION CO.

**(517) 676-9800**

[www.SheridanAuctionService.com](http://www.SheridanAuctionService.com)



I am looki  Search

### ▲ Township Board of Trustees

The current elected members of the Township Board are:

Supervisor: **Pam Byrnes**

Office Hours by Appointment.

(734)475-2401

Email: [supervisor@lyndontownshipmi.gov](mailto:supervisor@lyndontownshipmi.gov)

Much of my career has been focused on public service. In addition to being an attorney in Washtenaw County for over 40 years, I have been your Road Commissioner and your State Representative. Now, I am honored to serve as your Township Supervisor. My husband and I have lived here for over 26 years and have enjoyed raising our miniature donkeys on our small farm. We are now venturing into crops such as lavender, garlic, and shallots.

### Township News & Public Notices

**LYNDON TOWNSHIP  
WASHTENAW COUNTY,  
MICHIGAN NOTICE OF  
MEETING  
CANCELLATION  
PLANNING  
COMMISSION REGULAR  
MEETING 17751 NORTH  
TERRITORIAL ROAD,  
CHELSEA, MI 48118 734-  
475-2401 THURSDAY,  
JULY 25, 2024, AT 7:00  
PM**

JULY 19, 2024



RESIDENT INFO ▾

appointments to local agencies and committees. My goals will be to continue the implementation/oversight of the Lyndon broadband, upgrade remote/digital access, maintain the direction established in our Master Plan and Zoning Map to protect our diverse natural resources and the rural character of the township, and to continue to pursue increased mobility for our residents.

My guiding principle is to be responsive to and address the needs and interests of the people I am serving.

Clerk: **Linda Reilly**

Office Hours: Tuesday and Thursday, 10 a.m. to 1:00 p.m.

(734)475-2401

Email: [clerk@lyndontownshipmi.gov](mailto:clerk@lyndontownshipmi.gov)

**As Township Clerk, I am responsible for:**

- Scheduling Township Board Meetings and preparing the Agenda. (if you have a concern regarding the township, please send it to me in writing and your item can be placed on the Agenda. If you appear in person at a Board Meeting you can address the Board directly under the "Call To The Public" portion of the Agenda.)
- Maintaining custody of all township records.
- Recording and maintaining Township Board minutes.
- Maintaining Zoning Board of Appeals and Planning Commission Minutes.
- Preparing warrants for township checks and financial statements.
- Keeping voter registration files and conducting elections

For further election information click on the "**Elections**" tab under "**Departments**"

Treasurer: **Kristen Brekke**

Office Hours: Tuesday and Thursday from 9 a.m. to 12 noon.

(734)475-2401

Email: [treasurer@lyndontownshipmi.gov](mailto:treasurer@lyndontownshipmi.gov)

TERRITORIAL ROAD,  
CHELSEA, MI 48118  
WEDNESDAY, JULY 17TH  
, 2024 6:30 P.M.  
JULY 15, 2024

NOTICE OF MEETING  
CANCELLATION ZONING  
BOARD OF APPEALS  
17751 NORTH  
TERRITORIAL ROAD,  
CHELSEA, MI 48118 734-  
475-2401 TUESDAY, JULY  
16, 2024, AT 7:00 PM  
JULY 11, 2024

**Upcoming Events**

AUG  
**LYNDON  
TOWNSHIP  
BOARD  
MEETING**

Tuesday , Lyndon  
Township Hall

[EVENT DETAIL](#)

**Most Downloaded  
Forms**

[Zoning  
Ordinance](#)

[Download](#)



Trustee: **Tim Eder**

Email: [timeder@lyndontownshipmi.gov](mailto:timeder@lyndontownshipmi.gov)

[Zoning Districts Map](#)

[Download](#)

Trustee: **Robert Mester**

mail: [trusteemester@yahoo.com](mailto:trusteemester@yahoo.com)

#### ▲ [Assessing and Zoning Officials](#)

Zoning Administrator: **Scott Pacheco** AIPC

Office Hours: Tuesday and Thursday from 9 a.m. to 12 noon and by appointment

Email: [ordinance@lyndontownshipmi.gov](mailto:ordinance@lyndontownshipmi.gov)

[Zoning Ordinance full zoning ordinance thru 8-10-21](#)

[Download](#)

Assessor: **Courtney Borden**

Office Hours: Thursday from 9:00 a.m. to 12:00 Noon

Email: [assessor@lyndontownshipmi.gov](mailto:assessor@lyndontownshipmi.gov)

#### ▲ [Board of Review](#)

Current members of the Board of Review are:

Todd Deland (Representative) – term January 1, 2023 – December 31, 2024 (2 years)

Jon Mykala (Representative) – term January 1, 2023 – December 31, 2024 (2 years)

Scott Shanahan (Representative) – term January 1, 2023 – December 31, 2024 (2 years)

Pam Byrnes, Secretary (non-voting mem

#### ▲ [Broadband Implementation Committee](#)

Dawn Brennan

Ben Fineman

Marc Keezer

Andrea Kline

Kevin McLaughlin

Gary Munce



Thomas Glendening

Michael Lowman

Emie Begin

Seth Watkins

Gary Munce

Kevin McLaughlin, Ad Hoc

Pam Byrnes – term November 1, 2022 – October 31, 2023 (1 year)

Marc Keezer – term November 1, 2022 – October 31, 2023 (1 year)

---

▲ **Chelsea Area Fire Authority (CAFA)**

**Tom Demske (Representative) – term January 1, 2023 through December 31, 2027 (5 years)**

**Pam Byrnes (Alternate) – term January 1, 2023 through December 31, 2027 (5 yrs.)**

**Linda Reilly (Alternate) – term of office coincides with At-large member which ends February 28, 2023**

---

▲ **Local Roads Advisory Committee**

**Local Roads Advisory Committee**

**JoAnn Munce (Representative) – term May 1, 2023 through April 30, 2025 (2 years)**

**Richard J. Wineland (Representative) – term May 1, 2023 through April 30, 2025 (2 years)**

**Christopher C. Godwin (Representative) – term May 1, 2023 through April 30, 2025 (2 yrs.)**



**Georgia L. Batsakis (Representative) – term May 1, 2023  
through April 30, 2025 (2 years)**

**Pam Byrnes (Twp. Bd. Liaison) – term May 1, 2023  
through April 30, 2025 (2 years)**

---

#### ▲ [Planning Commission](#)

The current members appointed to the Planning Commission are:

Kevin McLaughlin, Chair  
Robert Mester, Vice Chair  
Jonathan Berent, Secretary  
John Reilly  
Sally Rutzky

---

#### ▲ [Recreation Planning Committee](#)

Marc Keezer  
Robert Mester  
Kevin McLaughlin

---

#### ▲ [Zoning Board of Appeals](#)

The current members appointed to the Zoning Board of Appeals are:

Dean Menegay, Chair  
Helmut Bertrand, Vice Chair  
Jean Wolter, Secretary  
Thomas Byrne  
Robert Mester, Planning Commission  
and Township Board Representative  
Alternate; Patricia Phillips

The 2023 Application for One Year Poverty Reduction has been modified to be consistent with the requirements of the State of



Review these documents:

[GUIDELINES AND INSTRUCTIONS FOR POVERTY EXEMPTION – 2023](#)

[Download](#)

Complete and Return:

[Affirmation of Ownership and Occupancy to Remain Exempt by Reason of Poverty](#)

[Download](#)

Please note – these forms can be downloaded (saved) and then completed. Once completed save the forms and return them as an email attachment.

Forms should be retuned to: **Courtney Borden**

email address:

assessor@lyndontownshipmi.gov

**If you need assistance please call or email:  
Lyndon Township Office (734) 475-2401**

**Email:**

assessor@lyndontownshipmi.gov

The 2023 Application for One Year Poverty Reduction has been modified to be consistent with the requirements of the State of Michigan regarding poverty exemptions. To be considered for a poverty reduction:

Review these documents:



[GUIDELINES AND INSTRUCTIONS FOR POVERTY  
EXEMPTION – 2023](#)

[Download](#)

Complete and Return:

[Affirmation of Ownership and Occupancy to Remain  
Exempt by Reason of Poverty](#)

[Download](#)

Please note – these forms can be downloaded (saved) and then completed. Once completed save the forms and return them as an email attachment.

Forms should be retuned to:**Courtney Borden**

email address:

[assessor@lyndontownshipmi.gov](mailto:assessor@lyndontownshipmi.gov)

**If you need assistance please call or email:  
Lyndon Township Office (734) 475-2401**

**Email:**

[assessor@lyndontownshipmi.gov](mailto:assessor@lyndontownshipmi.gov)

**Address:**

**17751 N. Territorial Road, Chelsea, MI 48118**

**TX: (734) 475-2401**

**Fax: (734) 475-2251**



**Tuesday and Thursday**  
**9:00AM – Noon**



17751 N. Territorial Road, Chelsea, MI 48118

Phone: (734) 475-2401 FAX (734) 475-2251

**Office Hours: Tues & Thurs 9:00am – 1:00pm**

**Clerk's Office Hours: 10:00am – 1:00pm Tues & Thurs**

**Email: officemgratlyndon@gmail.com**

I am looking for...

Search

#### Living Here

Local

Governments

Other

Governmental

Organizations

Schools

Recreation

Libraries

Seniors

**Hike here. Swim here. Bike here. Live here!**

# Find Your Senator by Address

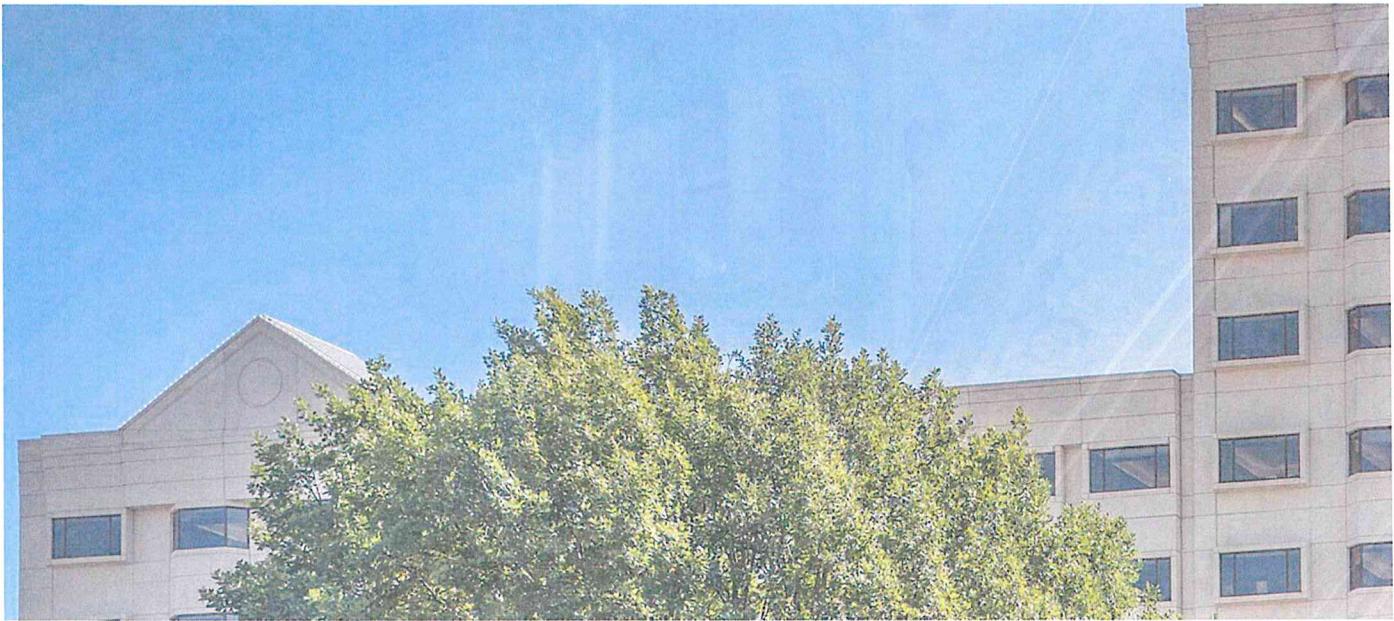
## Find Your Senator Results

	<b>Verified Address Result</b>
Address:	S M 52
City, State ZIP	Stockbridge, Michigan 49285

### Senator Information

State Senate District:	22
Senator:	Theis, Lana
Address:	7400 Binsfeld
Office Phone:	517-373-2420
E-mail:	<a href="mailto:SenLTheis@senate.michigan.gov">SenLTheis@senate.michigan.gov</a>
Website:	<a href="https://www.senatorlanatheis.com/">https://www.senatorlanatheis.com/</a>

[Enter Another Address](#)



#### **Message From Joe Tate**

Welcome to the home page of the Michigan House of Representatives. Thank you for taking the time to become more informed about your elected representatives and more engaged with your state Legislature. We have tried to create a valuable resource here and I invite you to come back often.

Sincerely,  
**Joe Tate**  
Speaker of the House

#### **Your Representative's Information**



**Rep. Julie Brixie (Democrat) District-73**

[✉ JulieBrixie@house.mi.gov](mailto:JulieBrixie@house.mi.gov)

[📞 +1 \(517\) 373-0218](tel:+1(517)373-0218)

[MORE INFORMATION](#)



# State Representatives & Senators

## State Senators

Michigan senators in districts 14 and 15 represent Washtenaw County. To find your senator based on your address, please see the [Michigan Senate website](#).

## State Representatives

23, 31, 32, 33, 46, 47 and 48 are the Michigan House of Representative districts covering Washtenaw County. For information on the representative for these districts or for the representative specific to your address, please see the [Michigan House of Representatives website](#).



### Contact Us

220 North Main  
Ann Arbor, MI 48104  
[Contact Us](#)  
[Find Us](#)

### Helpful Links

[Board of Commissioners](#)  
[Committees](#)  
[Departments](#)  
[Events & Meetings](#)  
[Freedom of Information Act \(FOIA\)](#)  
[Recreation & Facilities](#)

### Using this Site

[Home](#)  
[Site Map](#)  
[County Directory](#)  
[Accessibility](#)  
[Copyright Notices](#)  
[Privacy Policy](#)

Hi do you have any questions?

## Search the Directory

Category:

First Name:  Last Name:

### Categories

Categories	Telephone
<a href="#"><u>County Information Desk</u></a>	<a href="#"><u>734-222-3737</u></a>
<a href="#"><u>14A District Court</u></a>	
<a href="#"><u>14A-1 District Court</u></a>	<a href="#"><u>734-973-4545</u></a>
<a href="#"><u>14A-2 District Court</u></a>	<a href="#"><u>734-484-6690</u></a>
<a href="#"><u>14A-3 District Court</u></a>	<a href="#"><u>734-475-8606</u></a>
<a href="#"><u>14A-4 District Court</u></a>	<a href="#"><u>734-429-2504</u></a>
<a href="#"><u>Administrator</u></a>	<a href="#"><u>734-222-6850</u></a>
<a href="#"><u>Apportionment Commission</u></a>	<a href="#"><u>734-222-6730</u></a>
<a href="#"><u>Board of Commissioners</u></a>	<a href="#"><u>734-222-6850</u></a>
<a href="#"><u>Building Inspection</u></a>	<a href="#"><u>734-222-3900</u></a>
<a href="#"><u>Children's Services</u></a>	<a href="#"><u>734-973-4343</u></a>
<a href="#"><u>Clerk / Register of Deeds</u></a>	<a href="#"><u>734-222-6700</u></a>
<a href="#"><u>Court Services</u></a>	<a href="#"><u>734-222-3001</u></a>
<a href="#"><u>Elections &amp; Administration</u></a>	<a href="#"><u>734-222-6730</u></a>
<a href="#"><u>Passports</u></a>	<a href="#"><u>734-222-6730</u></a>
<a href="#"><u>Register of Deeds</u></a>	<a href="#"><u>734-222-6710</u></a>
<a href="#"><u>Vital Records</u></a>	<a href="#"><u>734-222-6720</u></a>
<a href="#"><u>Community &amp; Economic Development</u></a>	<a href="#"><u>734-544-6748</u></a>
<a href="#"><u>Management Team</u></a>	
<a href="#"><u>Finance &amp; Operations</u></a>	
<a href="#"><u>Communications</u></a>	
<a href="#"><u>Housing &amp; Community Infrastructure</u></a>	
<a href="#"><u>Human Services</u></a>	
<a href="#"><u>Economic Opportunity</u></a>	
<a href="#"><u>Community Mental Health</u></a>	<a href="#"><u>734-544-3050</u></a>
<a href="#"><u>Access</u></a>	<a href="#"><u>734-544-3050</u></a>
<a href="#"><u>Adult MI Services - Ann Arbor</u></a>	
<a href="#"><u>Developmental Disabilities Services</u></a>	
<a href="#"><u>Youth &amp; Family Services</u></a>	
<a href="#"><u>Corporation Counsel</u></a>	<a href="#"><u>734-222-6745</u></a>
<a href="#"><u>Equalization</u></a>	<a href="#"><u>734-222-6662</u></a>
<a href="#"><u>Facilities Management</u></a>	<a href="#"><u>734-222-6542</u></a>
<a href="#"><u>Finance</u></a>	<a href="#"><u>734-222-6750</u></a>
<a href="#"><u>Purchasing Division</u></a>	<a href="#"><u>734-222-6760</u></a>
<a href="#"><u>Great Start Readiness Program</u></a>	<a href="#"><u>734-994-8178</u></a>
<a href="#"><u>Health &amp; Human Services</u></a>	<a href="#"><u>734-481-2000</u></a>
<a href="#"><u>Health Department</u></a>	<a href="#"><u>734-544-6700</u></a>
<a href="#"><u>Dental Clinic</u></a>	<a href="#"><u>877-313-6232</u></a>
<a href="#"><u>Environmental Health</u></a>	<a href="#"><u>734-222-3800</u></a>
<a href="#"><u>Environmental Health FOIA Requests</u></a>	



Hi  do you have any questions?

## Categories

	Telephone
<a href="#">Hearing and Vision Program</a>	<a href="#">734-544-6786</a>
<a href="#">Medical Examiner</a>	<a href="#">734-232-1127</a>
<a href="#">Sexual Health Services</a>	<a href="#">734-544-6840</a>
<a href="#">Tuberculosis Program</a>	<a href="#">734-544-6700</a>
<a href="#">Washtenaw Health Project (WHP)</a>	<a href="#">734-544-3030</a>
<a href="#">Women, Infants &amp; Children (WIC)</a>	<a href="#">734-544-6800</a>
<a href="#">Human Resources</a>	<a href="#">734-222-6800</a>
<a href="#">Information Technology</a>	<a href="#">734-222-3737</a>
<a href="#">GIS</a>	
<a href="#">Labor Relations</a>	<a href="#">734-222-6753</a>
<a href="#">MSU Extension</a>	
<a href="#">Parks &amp; Recreation</a>	<a href="#">734-971-6337</a>
<a href="#">Independence Lake County Park</a>	<a href="#">734-449-4437</a>
<a href="#">Meri Lou Murray Recreation Center</a>	<a href="#">734-971-6355</a>
<a href="#">Front Desk</a>	<a href="#">734-971-6355, ext. 0</a>
<a href="#">Parker Mill County Park</a>	<a href="#">734-971-6337</a>
<a href="#">Rolling Hills County Park</a>	<a href="#">734-484-9676</a>
<a href="#">Water Park</a>	<a href="#">734-484-9676</a>
<a href="#">Staebler Farm Park</a>	<a href="#">734-971-6337</a>
<a href="#">Prosecuting Attorney</a>	<a href="#">734-222-6620</a>
<a href="#">Child Support Division</a>	<a href="#">734-222-6630</a>
<a href="#">Juvenile Court Division</a>	<a href="#">734-222-6620</a>
<a href="#">Victim / Witness Services</a>	<a href="#">734-222-6650</a>
<a href="#">Police Services Steering Committee</a>	<a href="#">734-971-8400</a>
<a href="#">Public Defender</a>	<a href="#">734-222-6970</a>
<a href="#">Risk Management</a>	
<a href="#">Sheriff's Office</a>	
<a href="#">Administration</a>	
<a href="#">911 Metro Dispatch</a>	<a href="#">734-994-2911</a>
<a href="#">Administrative Operations</a>	<a href="#">734-973-4898</a>
<a href="#">Auto Theft Unit</a>	<a href="#">734-525-4149</a>
<a href="#">Civil Bureau</a>	<a href="#">734-973-4937</a>
<a href="#">Community Corrections</a>	<a href="#">734-973-4520</a>
<a href="#">Community Engagement</a>	
<a href="#">Community Outreach</a>	
<a href="#">Correctional Services</a>	
<a href="#">Corrections Division</a>	
<a href="#">Visiting Officer</a>	<a href="#">734-973-4487</a>
<a href="#">Court Security Unit</a>	<a href="#">734-222-3055</a>
<a href="#">Detective Bureau</a>	<a href="#">734-973-4559</a>
<a href="#">Emergency Services Division</a>	<a href="#">734-222-3911</a>
<a href="#">Human Resources-Sheriff</a>	<a href="#">734-973-4650</a>
<a href="#">Marine Safety</a>	<a href="#">734-973-4713</a>
<a href="#">Police Services</a>	
<a href="#">Records &amp; Support Services</a>	<a href="#">734-973-4655</a>
<a href="#">Property &amp; Evidence Unit</a>	<a href="#">734-973-4651</a>
<a href="#">Service Desk (Front Desk)</a>	<a href="#">734-973-4691</a>
<a href="#">Tip Line (Confidential)</a>	<a href="#">734-973-7711</a>
<a href="#">Traffic Services</a>	<a href="#">734-973-4950</a>
<a href="#">Training Manager</a>	
<a href="#">Treasurer</a>	<a href="#">734-222-6600</a>
<a href="#">Trial Court</a>	<a href="#">734-222-3270</a>
<a href="#">Administration - Trial Court</a>	<a href="#">734-222-3270</a>
<a href="#">Civil / Criminal Division</a>	<a href="#">734-222-3001</a>
<a href="#">FOC / Domestic / PPO Clerks</a>	
<a href="#">Friend of the Court</a>	<a href="#">734-222-3050</a>
<a href="#">Judicial Offices</a>	
<a href="#">Jury Clerk</a>	<a href="#">734-222-3354</a>
<a href="#">Juvenile Court</a>	<a href="#">734-222-6900</a>
<a href="#">Probate Court</a>	<a href="#">734-222-3072</a>
<a href="#">Probation Department</a>	<a href="#">734-222-3390</a>
<a href="#">Records Unit</a>	<a href="#">734-222-3024</a>
<a href="#">Problem Solving Court</a>	
<a href="#">Collections</a>	<a href="#">734-222-9531</a>
<a href="#">Financial Services - Collections</a>	
<a href="#">Drug Treatment Court</a>	<a href="#">734-222-3541</a>
<a href="#">Veterans Affairs</a>	<a href="#">734-973-4540</a>
<a href="#">Washtenaw / Livingston Medical Control Authority</a>	<a href="#">734-478-6164</a>
<a href="#">Water Resources</a>	<a href="#">734-222-6860</a>

## Categories

Customer & Financial Services - Water Resources	Telephone
<a href="#">Engineering - Water Resources</a>	
<a href="#">Environmental Services - Water Resources</a>	
<a href="#">Environmental Excellence Partnership Program</a>	<a href="#">734-222-6860</a>
<a href="#">Community Partners for Clean Streams Program</a>	<a href="#">734-222-6813</a>
<a href="#">Field Services - Water Resources</a>	
<a href="#">Materials Management / Public Works</a>	<a href="#">(734) 222-6860</a>
<a href="#">HHW Center</a>	<a href="#">744-222-3950</a>
<a href="#">Washtenaw County Lake Management</a>	
<a href="#">Home Toxics Center</a>	<a href="#">734-222-3950 (Hotline)</a>
<a href="#">Waste Knot</a>	<a href="#">734-222-6821</a>
<a href="#">Soil Erosion Control - Water Resources</a>	



## Contact Us

220 North Main  
Ann Arbor, MI 48104  
[Contact Us](#)  
[Find Us](#)

## Helpful Links

[Board of Commissioners](#)  
[Committees](#)  
[Departments](#)  
[Events & Meetings](#)  
[Freedom of Information Act \(FOIA\)](#)  
[Recreation & Facilities](#)

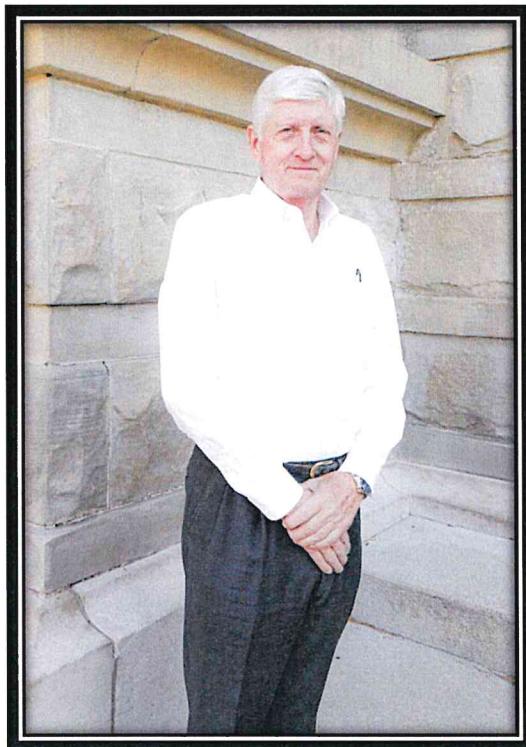
## Using this Site

[Home](#)  
[Site Map](#)  
[County Directory](#)  
[Accessibility](#)  
[Copyright Notices](#)  
[Privacy Policy](#)

[Select Language](#) ▼

## 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!



**Bill Sheridan**

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

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

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