



PROPERTY INFORMATION PACKAGE



Real Estate Auction

3 BR, 2 BATH, 1352 ft² HOME

20+/- Acres

6971 Squawfield Rd, Pittsford, MI 49271

Monday, August 19, 2024

Online bidding starts ending at 1pm

Open Houses:

Saturday, July 20 (1-3pm)

Monday, August 5 (5-7pm)

Tuesday, August 13 (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.



July 10, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located at **6971 Squawfield Road, Pittsford, MI** at public auction.

This is an online auction only, with the **bidding ending** on Monday, August 19, 2024 at 1:00 pm. **Open House inspections** will be held Saturday, July 20, 2024 (1-3PM), Monday, August 5, 2024 (5-7PM) and Tuesday, August 13, 2024 (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:
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

Exhibit A

Terms and Conditions of Online Only Real Estate Auction

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

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

Bidding increments are as follows:

\$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.

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," with no guarantees or warranties either expressed or implied, 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.

Buyers agree to accept this property with no prior Mechanical inspections. Buyers acknowledge there is no well and septic point of sale compliance document from Hillsdale County Health Department.

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 Information

County: Hillsdale

Township: Ransom Township

School District: Pittsford Area School District

Property Number: 30-16-003-200-005-03-8-2

Zoning: Agricultural Residential

Property Class: 101 Ag-Improved

Assessed Value: \$121,600.00

Taxable Value: \$115,101

Acreage: 20 (+/-)

House Square Footage: 1352 (+/-) ft²

House Features:

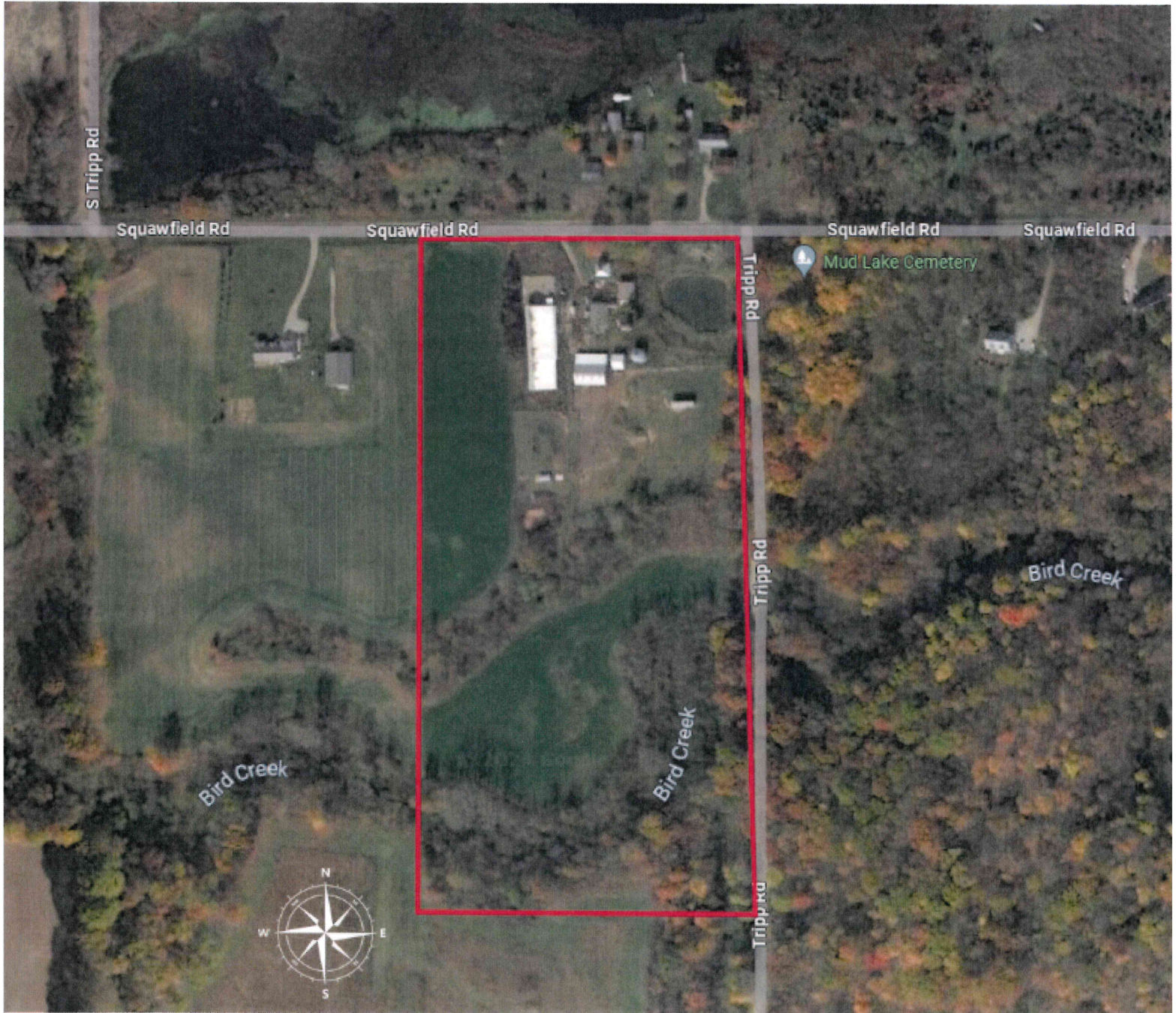
- 3 Bedroom, 2 Bath Home, built in 1910
- 338 ft² Michigan Basement/ Crawl Space
- 1,080 ft² Detached Garage built in 1993
- Forced Air w/ Ducts
- Water Well & Septic Sewer

Property Features:

- 8,580 (+/-) ft² Barn - General Purpose (Agriculture)
- 2,400 (+/-) ft² Barn - General Purpose (Agriculture)
- 1,288 (+/-) ft² Hog Barn – Farrowing (Agriculture)
- 176 (+/-) ft² Steel Grain Bin (Agriculture)
- 1,200 ft² Barn - General Purpose (Agriculture)
- 672 (+/-) ft² Farm Utility Buildings (Agriculture)
- 0 ft² Barn – General Purpose

Soil Types: Morley Clay Loam, Morley Clay, Sloan Silt Loam, Glynwood Blount Complex

Taxes: \$1,262.02 (2024 Summer)





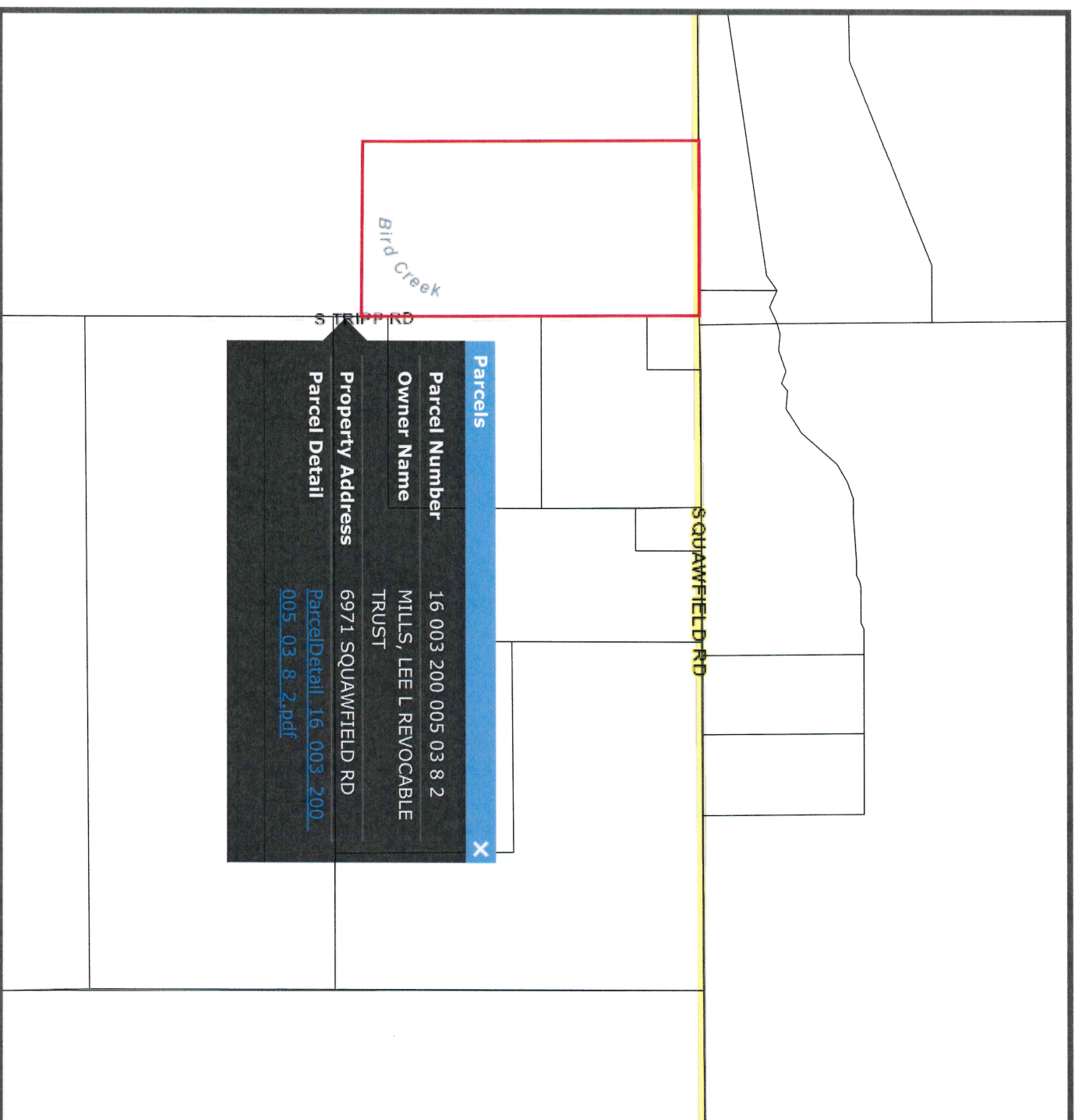
Hillsdale County GIS



Map Publication:
06/07/2024 3:06 PM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Hillsdale County expresses no warranty for the information displayed on this map document.



CERTIFIED TO:
LEE MILLS
475 N. MAPLE RD. #15
SALINE, MI. 49176

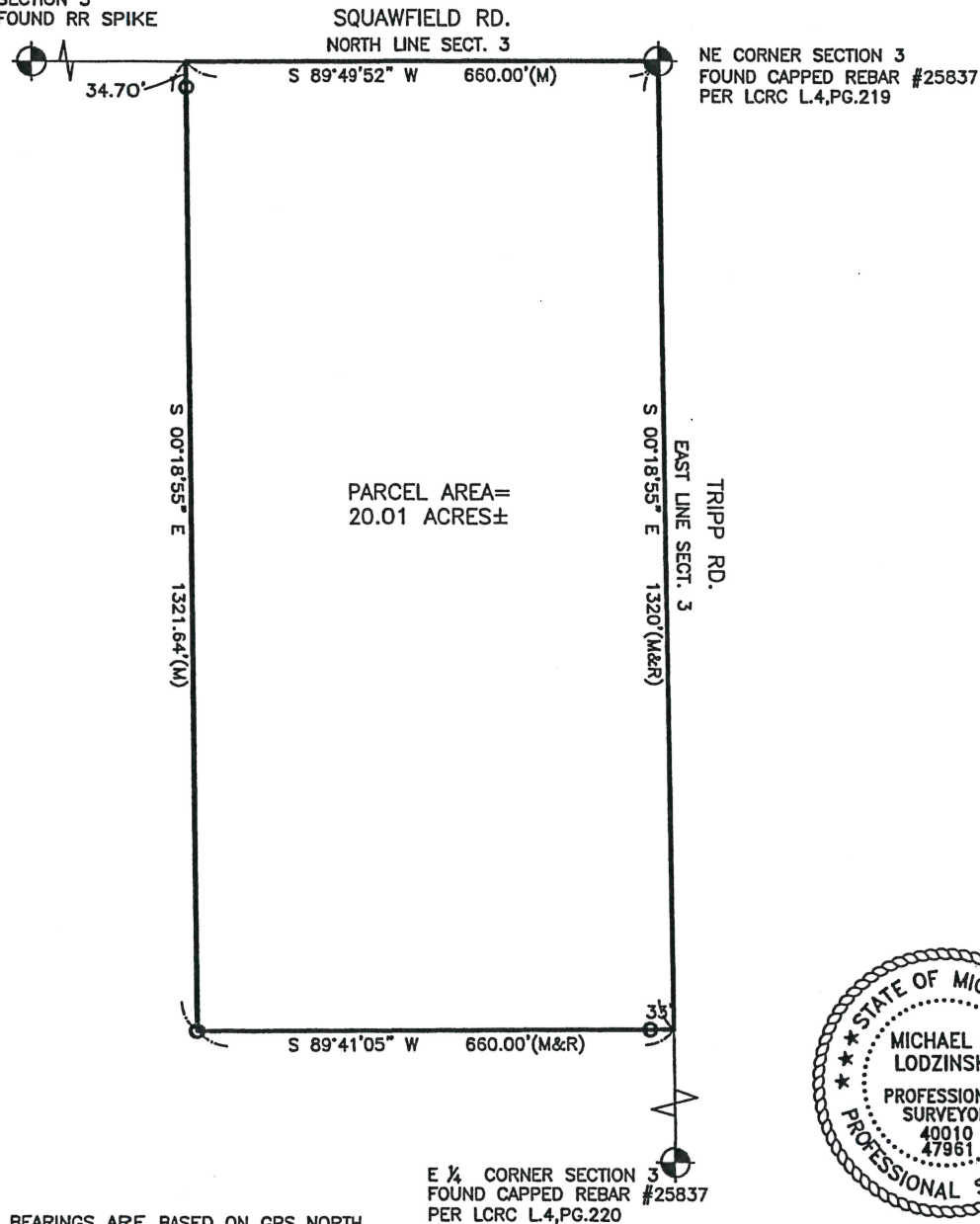
MAP OF SURVEY

PARCEL ADDRESS: 6971 SQUAWFIELD RD. PITTSFORD, MI. 49271
PARCEL ID: 30-16-003-200-005-03-8-2

LEGAL DESCRIPTION PER DEED L.1153.PG.11:

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF RANSOM,
COUNTY OF HILLSDALE, AND STATE OF MICHIGAN, AND PARTICULARLY DESCRIBED
AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWN 8 SOUTH, RANGE
2 WEST; THENCE SOUTH ALONG THE EAST LINE OF SECTION 3 AND THE
CENTERLINE OF TRIPP ROAD 1320 FEET; THENCE WEST 660 FEET; THENCE NORTH
TO THE NORTH LINE OF SECTION 3 AND THE CENTERLINE OF SQUAWFIELD ROAD;
THENCE EAST TO THE POINT OF BEGINNING.

N 1/4 CORNER
SECTION 3
FOUND RR SPIKE



Michael J. Lodzinski, P.S. #4001047961

I HEREBY CERTIFY THAT I HAVE SURVEYED
AND MAPPED THE PARCEL(S) HEREON
DESCRIBED AND THAT THE RELATIVE
POSITIONAL PRECISION OF EACH CORNER IS
WITHIN THE LIMITS ACCEPTED BY THE
PRACTICE OF PROFESSIONAL SURVEYING AND
THAT ALL REQUIREMENTS OF P.A. 132 OF
1970, AS AMENDED, HAVE BEEN COMPLIED
WITH.

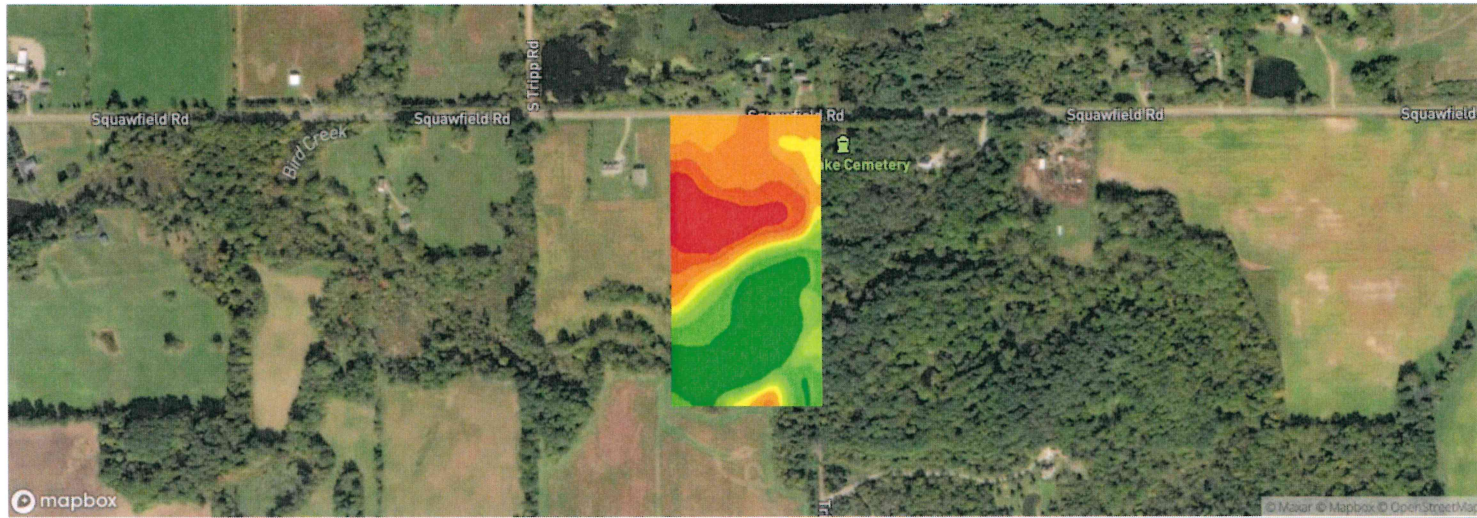
Job No.: 23s01943
Drawn by: MJL
Checked by: MJL
Date: 08/25/23
Scale: 1" = 200'
Page: 1 of 1

LODZINSKI & ASSOCIATES, LLC

P.O. BOX 129
SOMERSET CENTER, MI 49282
Phone: (517) 320-1087

E-Mail: Lodzinski@comcast.net

1 field, 21 acres in Hillsdale County, MI












All fields

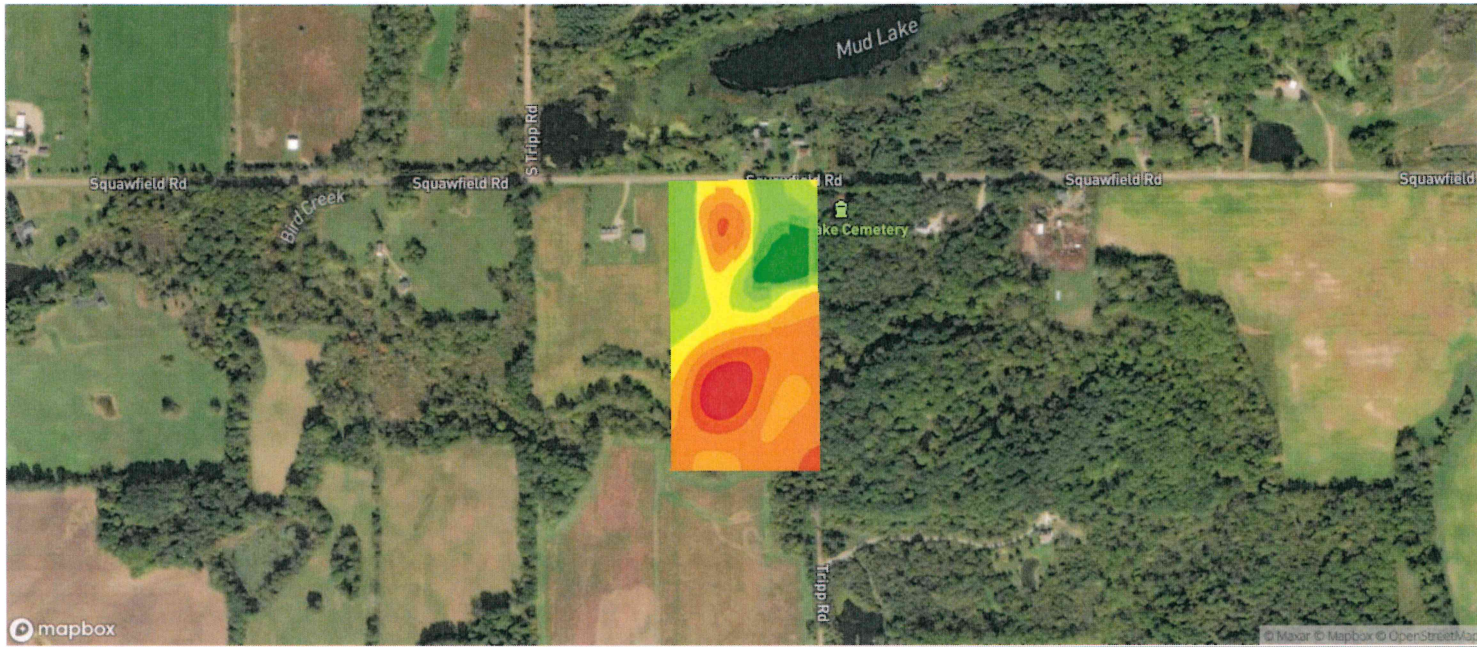
21 ac.

Avg. Elevation

1,025.25 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,047.71 ft - 1,053.50 ft	2.53	12.19%
	1,041.91 ft - 1,047.71 ft	1.85	8.9%
	1,036.11 ft - 1,041.91 ft	3.00	14.45%
	1,030.31 ft - 1,036.11 ft	2.51	12.1%
	1,024.52 ft - 1,030.31 ft	1.02	4.94%
	1,018.72 ft - 1,024.52 ft	0.84	4.04%
	1,012.92 ft - 1,018.72 ft	1.34	6.48%
	1,007.12 ft - 1,012.92 ft	2.42	11.66%
	1,001.33 ft - 1,007.12 ft	5.23	25.24%

1 field, 21 acres in Hillsdale County, MI



Source: Harmonized Landsat and Sentinel-2

All fields








21 ac.

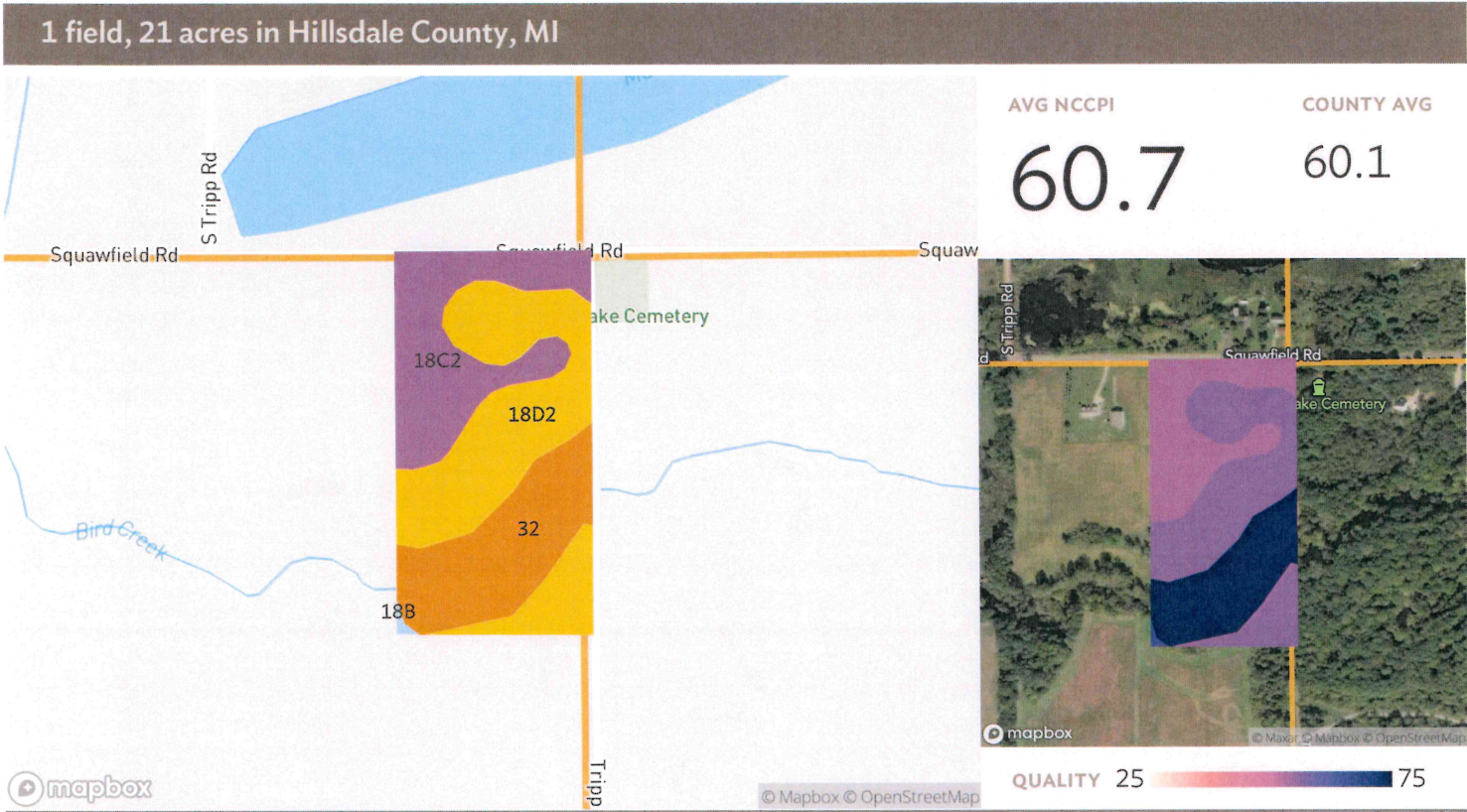
Avg. NDVI

43.38

Date

03/29/2024

	NDVI RANGE	ACRES	PERCENT AREA
	32.17 - 34.97	1.13	5.43%
	34.97 - 37.77	1.66	7.99%
	37.77 - 40.58	5.75	27.74%
	40.58 - 43.38	3.26	15.71%
	43.38 - 46.18	2.37	11.42%
	46.18 - 48.98	2.11	10.17%
	48.98 - 51.78	2.68	12.92%
	51.78 - 54.58	0.72	3.47%
	54.58 - 57.38	1.07	5.15%



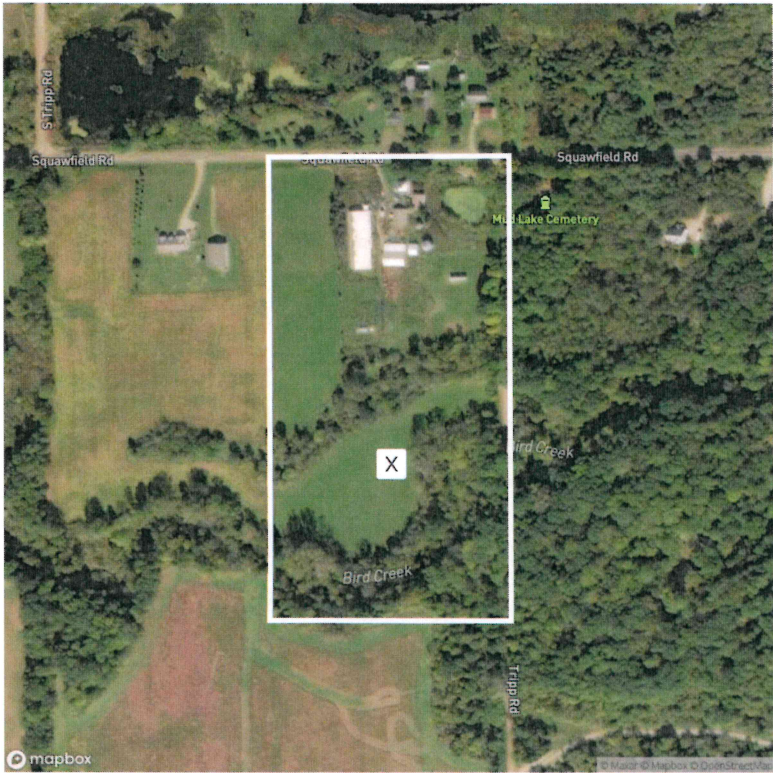
Source: NRCS Soil Survey

All fields

21 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
18D2	Morley clay loam, 12 to 18 percent slopes, eroded	9.21	44.4%	4	55.7
18C2	Morley loam, 6 to 12 percent slopes, eroded	5.99	28.9%	3	53.3
32	Sloan silt loam, 0 to 1 percent slopes, frequently flooded	5.46	26.4%	3	77.0
18B	Glynwood-Blount complex, 1 to 6 percent slopes	0.07	0.4%	2	65.8
		20.73			60.7

1 field, 21 acres in Hillsdale 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.

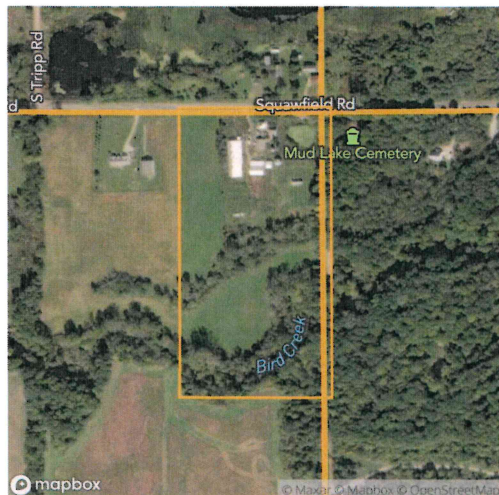
Source: FEMA National Flood Hazard Layer

All fields

21 ac.

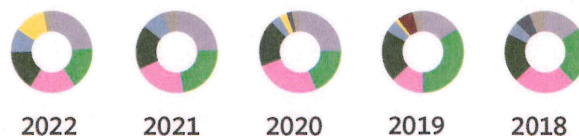
FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	20.73	100.0%
			20.73	

1 field, 21 acres in Hillsdale County, MI



All fields

21 ac.



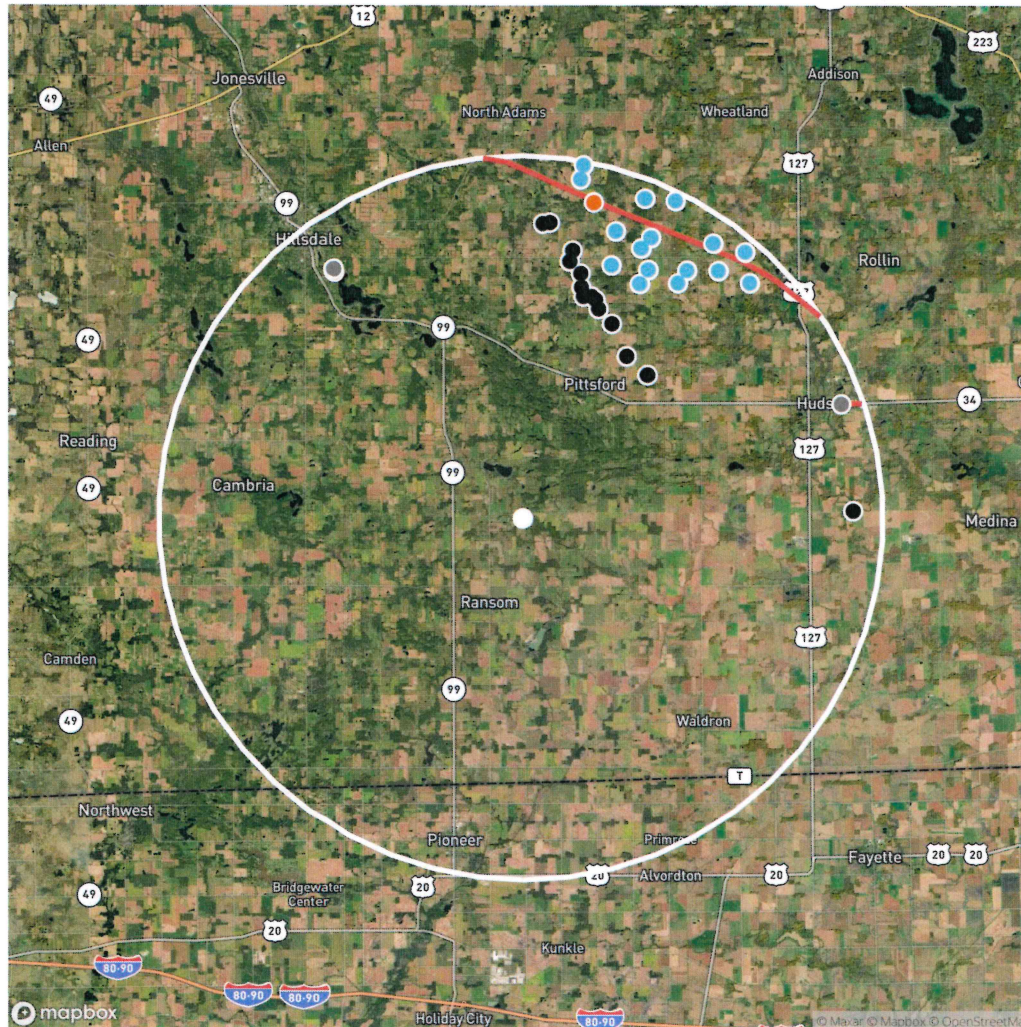
	2022	2021	2020	2019	2018
Non-Cropland	23.6%	24.3%	24.5%	15.5%	15.4%
Grass/Pasture	17.0%	23.3%	19.2%	34.7%	23.0%
Alfalfa	18.2%	20.4%	25.6%	12.8%	24.4%
Forest	16.1%	17.5%	18.6%	20.5%	19.4%
Developed	9.4%	9.4%	3.9%	5.1%	5.3%
Corn	12.4%	-	2.9%	1.2%	-
Crop Undetermined	-	-	2.1%	-	6.2%
Fallow	-	-	-	6.2%	-
Other	3.2%	5.0%	3.2%	4.0%	6.3%



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, 21 acres in Hillsdale County, MI



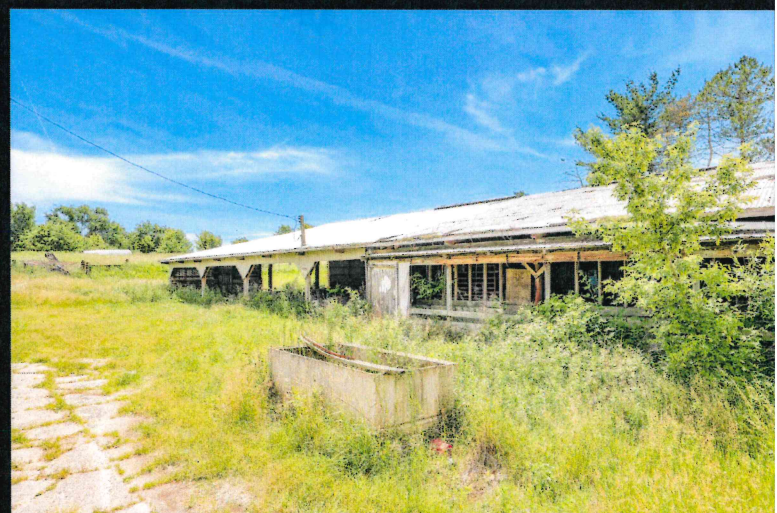
Field 1 - 20.73 acres

Legend

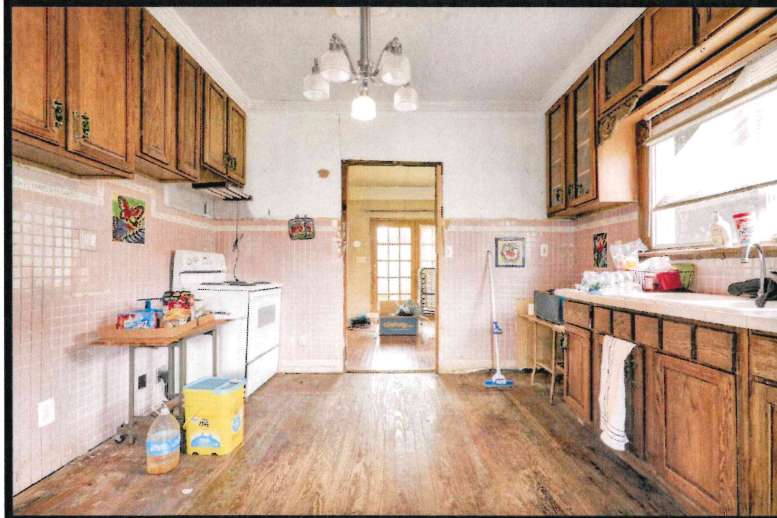
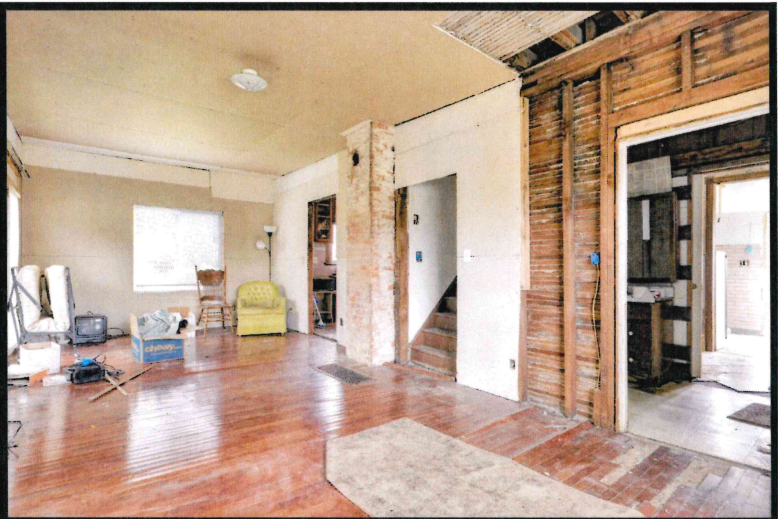
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

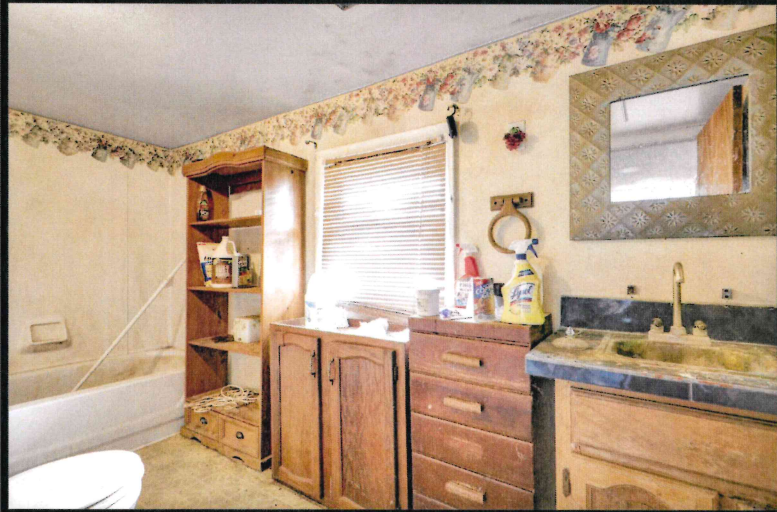
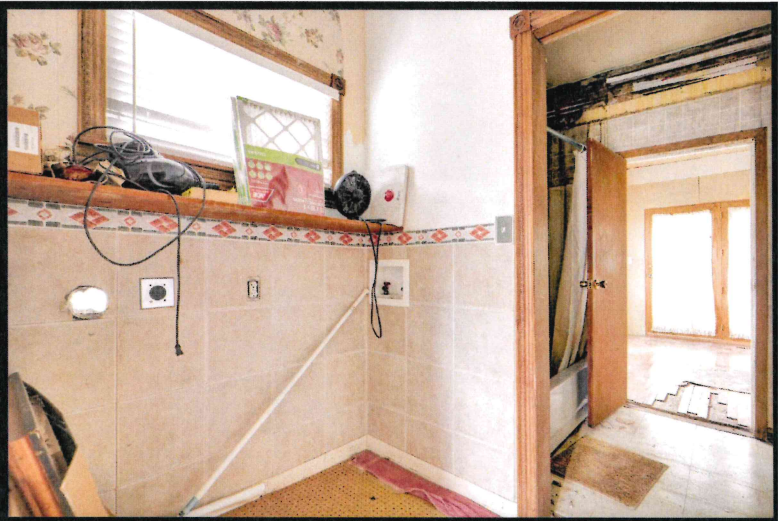
Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	2	8.57
Substation	2	8.64
Oil/Gas Well	15	5.27
Wind Turbine	16	7.26
Transmission Line	4	8.88











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

Property Address: 6971 Squawfield Rd. Pittsford MI 49271

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

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

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

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

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

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

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

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

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

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

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

SELLER(S)

x Amelia's successor trustee
Lee L Mills Trust

DATE: 4/25/24

REALTOR®

W. L. Smith Assoc. Broker
SHERIDAN Realty & Auction Co

DATE: April 25, 2024

Deanne Bunn 7/2/24

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



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



Property Address: 6971 Squawfield Rd. Pittsford, ME. 49271

Lead Warning Statement

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

I. Seller's Disclosure

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

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

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

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

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

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

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

Date: X 4/25/24 Seller(s) X Angela Mills successor trustee
Lee Mills 4th St

II. Agent's Acknowledgment

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

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

Date: 4-25-24 Agent: WLS Shugart Associate Broker
Deanne Bern 7/2/24

III. Purchaser's Acknowledgment

____ (A) Purchaser has received copies of all information listed above.
____ (B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.

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

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

Date: _____ Purchaser(s) _____

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

____ Address: _____
initials

Date: _____ Seller(s) _____

Date: _____ Purchaser(s) _____

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

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

Seller's Disclosure Exemption Form

Property Address:

6971 Squaw Field Rd. Pittsford, MI 42971

Street

City, Village, Township

Applicability of seller disclosure requirements

The seller disclosure requirements apply to the transfer of any interest in real estate consisting of not less than 1 or more than 4 residential dwelling units, whether by sale, exchange, installment land contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with proposed improvements by the purchaser or tenant, or a transfer of stock or an interest in a residential cooperative.

Seller Disclosure Requirement Exceptions

The seller disclosure requirements do not apply to any of the following situations below. Sellers must initial the appropriate exception that applies to their situation and sign this form at the bottom. If exceptions (a) through (i) DO NOT apply to the seller's property, the seller must then fill out the Seller's Disclosure Statement to comply with the Michigan Seller Disclosure Act, Act 92 of 1993.

☐

a) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.

☐

b) Transfers to a mortgagee by a mortgagor or successor interest who is in default, or transfers to a beneficiary of a deed of trust by a trustor or successor in Interest who is in default.

☐

c) Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other Instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.

☒

d) Transfers by a nonoccupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

☐

e) Transfers from 1 cotenant to 1 or more other cotenants.

☐

f) Transfers made to a spouse, parent, grandparent, child, or grandchild.

☐

g) Transfers between spouses resulting from a judgment of divorce or a judgement of separate maintenance or from a property settlement agreement incidental to such a judgment.

☐

h) Transfers or exchanges to or from any governmental entity.

☐

i) Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 399.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

If I do not qualify for any of these exemptions; accordingly, the Act states I shall provide the Buyer with a completed Seller Disclosure Statement

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

Angela S. Mills

Sellers Name

Angela S. Mills Successor trustee
Lee L. Mills Trust

Sellers Signature

4/25/24

Date

Deanne Beam


7/2/24

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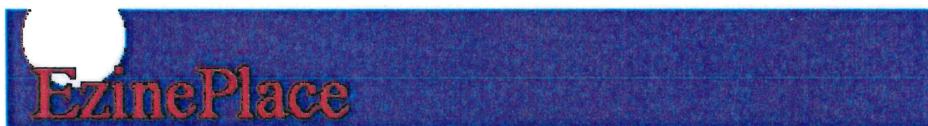
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GOVERNMENT INFORMATION

Ransom Twp, Michigan

 Address: 8900 Burt Rd
Pittsford, Michigan 49271-9776
Phone (517) 567-8562

Population	911	
Sq. Miles		
Form Govt.		
Meeting		
County	Hillsdale	
U.S. Rep	Nick Smith-R (7)	rep.smith@mail.house.gov
State Sen	Philip Hoffman-R (19)	senphoffman@senate.state.mi.us
State Rep	Steve Vear (58)	svear@house.state.mi.us
Clerk	Rick Johnson	517-567-8562
Supervisor	Vincent Smith	
Treasurer	Theodore Kneebush	
Trustee	Robert Billman	
	George Clark	



[Back to Ransom Twp Main Page.](#)

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Hillsdale County has teamed with Amalgam LLC for our latest GIS Interactive Web Mapping Application.

Click link or image below to view parcel information.

FetchGIS Interactive Web Application



Hillsdale County Equalization & Land Information/GIS
Equalization Director - Nicolas Wheeler



mail: nwheeler@co.hillsdale.mi.us

Deputy Director - Lisa Bernath

Description Analyst/GIS Technician - Julie Beeker
j.beeker@co.hillsdale.mi.us

Clerk/Assistant Description Analyst - Vacant

Staff Appraiser - Anita Myers
a.myers@co.hillsdale.mi.us

Telephone: (517) 439-9166

Equalization Office Information

County Office Building
33 McCollum St.
Room 223
Hillsdale, MI 49242

Monday-Friday
8:30 a.m.-5:00 p.m.

[Holidays/Closures](#)

Assessment Services

Assessment Services Information. More details and contact information about each township, city and village can be found below. Click to view a printable list of the [Hillsdale County Assessors](#).

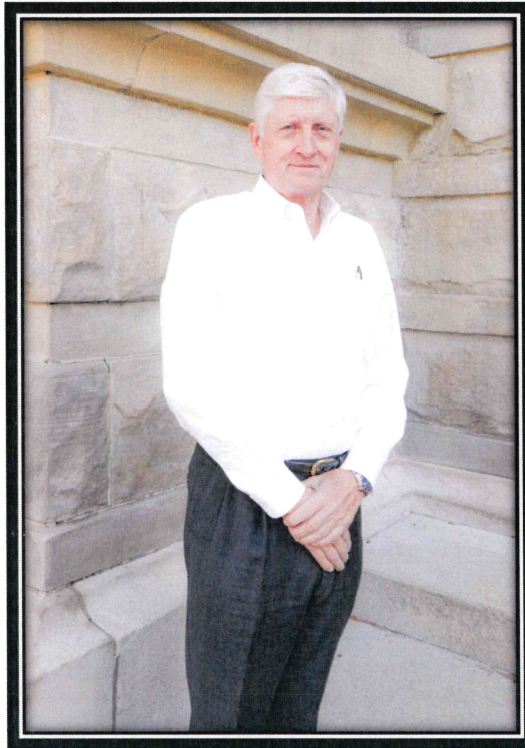
➤ [Assessment Services & Board of Review Dates](#)



GIS Online Maps

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

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Fax: (517) 676-4440

Email: bill@sheridanauctionservice.com

Website: www.sheridanauctionservice.com