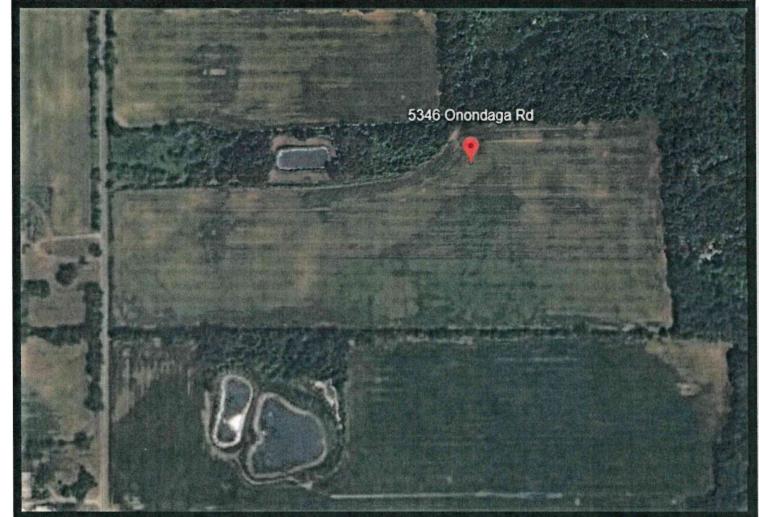
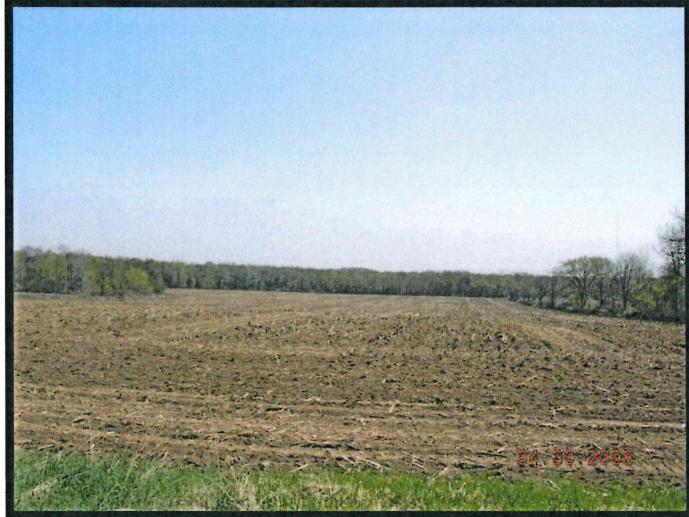




PROPERTY INFORMATION PACKAGE

Real Estate Auction



**2 Tracts / 170 +/- acres
Onondaga Rd.
Ingham County, MI**

Tuesday, September 10, 2024
Online bidding starts ending at 1pm

Table of Contents

Disclaimer

Letter of Introduction

Exhibit A

Property Information – Tract 1

Property Information – Tract 2

Location Maps

Photo Gallery

Government Information

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.



July 12, 2024

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction two properties located on Onondaga Rd. in Ingham County, MI at public auction.

This is an online auction only, with the bidding ending on Tuesday, September 10, 2024 at 1:00pm. Open House inspections will be held by appointment only.

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

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:
\$25,000 and up = \$1,000

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.

Both tracts are sold subject to an active farm lease through the 2025 growing season with NO proration. Seller will receive ALL 2024 rent; Buyer will receive ALL 2025 rent.

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 Tract 1

County: Ingham

Township: Onondaga Township, Sect 32

School District: Leslie Public Schools

Property Number: 33-13-13-32-400-001

Property Class: 101 Ag Improved

Assessed Value: \$211,300

Taxable Value: \$61,060

Acreage: 80 +/- acres

Property Features:

- 1,440 (+/-) ft² Barn – Bank (2 story) General Purpose (Agriculture)
- 1,008 (+/-) ft² Farm Utility Storage Sheds (Agriculture)

Soils: Riddles-Hillsdale Sandy Loams and Kibbie Loam

Taxes: \$2110.84 (\$ 750.65 – Summer '23) (\$1360.19 – Winter '23)

Property Information Tract 2

County: Ingham

Township: Onondaga Township, Sect 33

School District: Leslie Public Schools

Property Number: 33-13-13-33-300-001

Property Class: 102 Ag Vacant

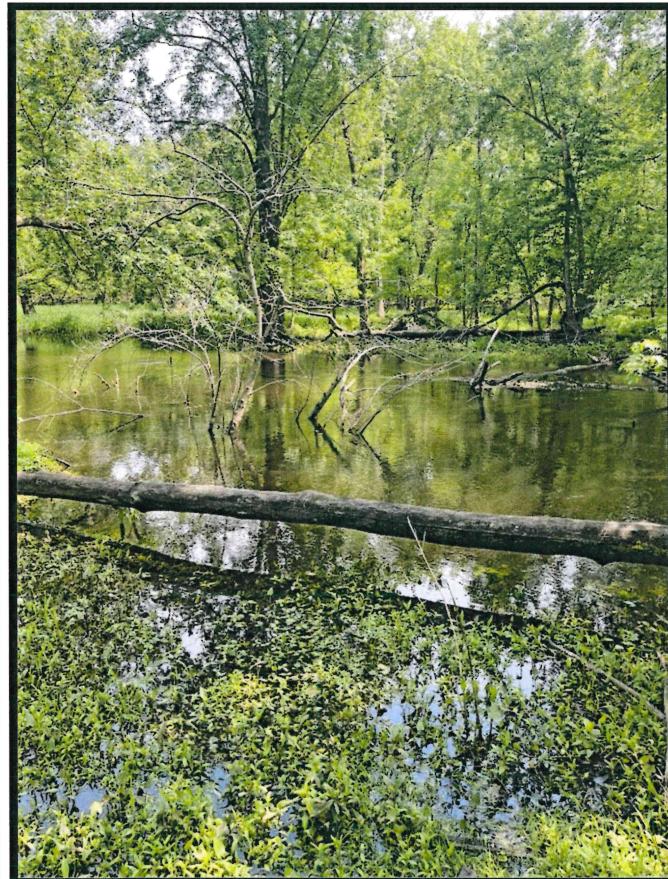
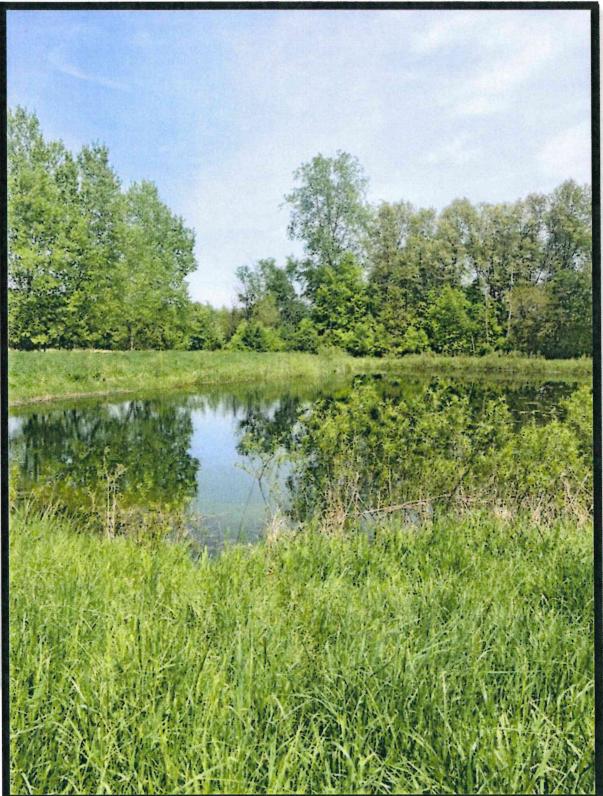
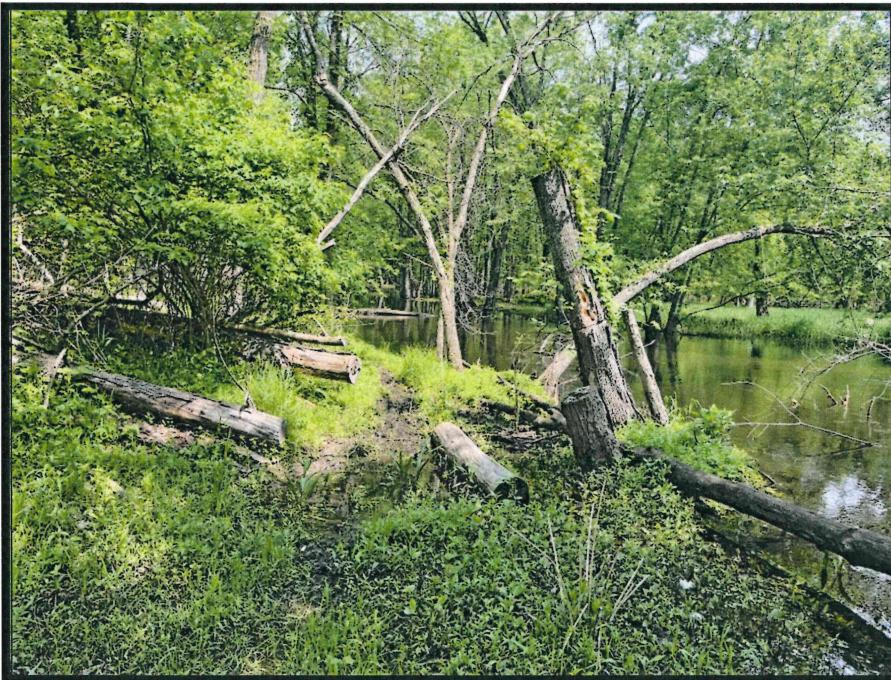
Assessed Value: \$187,700

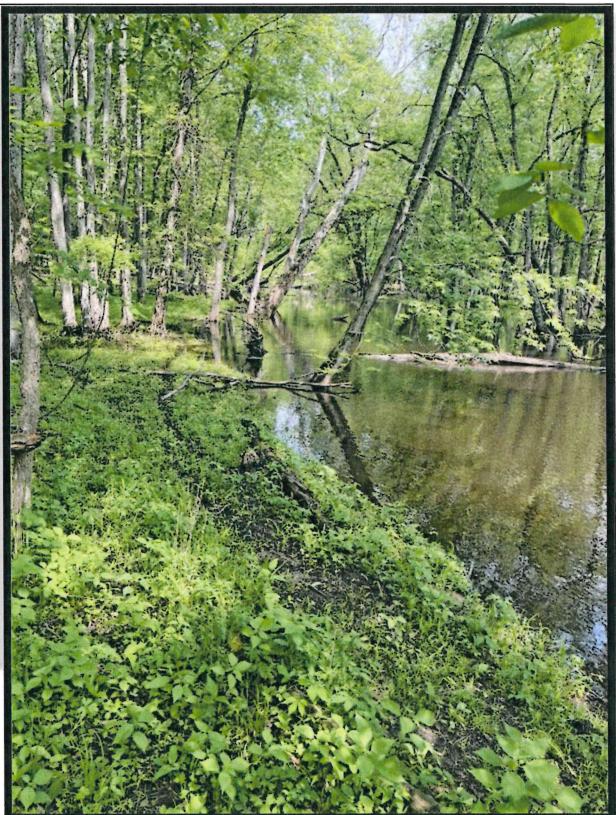
Taxable Value: \$45,917

Acreage: 90 +/- acres

Soils: Kibbie Loam, Cohoctah Silt Loam, Oshtemo Sandy Loam, Colwood-Brookston Loams, Riddles-Hillsdale Sandy Loam, Spinks Loamy Sand and Brady Sandy Loam

Taxes: \$1,587.34 (\$564.48 - Summer '23) (\$1,022.86 – Winter '23)





GOVERNMENT INFORMATION

Onondaga Township, Ingham County, Michigan



Elected Officials

Phil Hutchison – Supervisor

Office: (517) 628-2654

Hours: Wednesday 9AM – 12PM in the office and 1PM – 4PM by appointment

supervisor@onondagatownship.org

Marcie Seavolt – Clerk

Office: (517) 628-2654

Tuesday and Thursday 4:30PM – 7PM, or by appointment

clerk@onondagatownship.org

Sara Ammerman – Treasurer

Office: (517) 628-2654

Hours: Monday 4PM – 7PM, or by appointment

treasurer@onondagatownship.org

Appointed Staff

Ruth Scott, MMAO, MCPPE – Assessor

Office: (517) 740-7989

rscott@sunriseassessingservices.com

Milan Rakich – Building Inspector

Cell: (517) 525-2888

clerk@onondagatownship.org

Daniel R. Plyler – Mechanical Inspector

Cell: (517) 331-3905

clerk@onondagatownship.org

Jessica Casler, MMAO, MCPPE – Assessor

Office: (517) 740-7983

jcasler@sunriseassessingservices.com

Matthew Wood – Electrical Inspector

Home: (517) 599-3913

clerk@onondagatownship.org

Patrick Clone – Park Manager

Home: (517) 490-6512

Jessica Fisher – Deputy Clerk

Office: (517) 628-2654

jfisher@onondagatownship.org

Larry Craft – Plumbing Inspector

Home: (517) 740-8604

clerk@onondagatownship.org

Rodger Hector – Zoning Administrator

Office: (517) 628-2654

zoning@onondagatownship.org

Board of Appeals

Marcie Seavolt

George Balzer

Planning Commission Chairman: Matt Austin

Board of Review

Susan Gray

Michael Fickies

Ian Klages

Park Advisory Board

Rhiannon Schindewolf-DeShais – Park Board Chair

Email: rhiannon_schindewolf@yahoo.com

Patrick Clone

Matthew DeShais

Russ Bodell

Planning Commission

Matt Austin – *Chairman*

Term Expires: 11/20/2024

Loyce Hake – *Member*

Term Expires: 11/20/2026

Richard Hoskins –*Member Term*

Expires:11/20/2024

Brandy Tinkey – *Member*

Term Expires: 11/20/2025

Jody Munn – *Member*

Term Expires: 11/20/2026

Judith Reese – *Secretary*

Term Expires: 11/20/2025

John Myers – *Board Liaison*

Term Expires: 11/20/2024

Trustees

Pete Garner

John Myers

U.S. Senators:



Debbie Stabenow
DEMOCRATIC



Gary C. Peters
DEMOCRATIC



U.S. Representatives:



Elissa Slotkin
DEMOCRATIC



2 fields, 172 acres in Ingham County, MI

Ingham County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	81.24	1,961.67	165,000.00	APN: 131332400001	KOWALSKI FARMS LLC; (01/31/2022)	[REDACTED]	N 1/2 OF SE 1/4 OF SEC. 32, T1NR2W -80 A.
2	90.42	1,475.19	184,500.00	APN: 131333300001	KOWALSKI FARMS LLC; (01/31/2022)	[REDACTED]	THAT PT. OF N 1/2 OF S 1/2 OF SEC W OF GRAND RIVER ON SEC 33 T1NR2W -90 A.

171.66


2 fields, 172 acres in Ingham County, MI
AVG ACREVALUE (\$/AC.)
\$5,441
COUNTY AVG (\$/AC.)
\$5,865
TOTAL VALUE
\$933,974
AVG NCCPI
64.1
COUNTY AVG
52.2


Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$2,412** in additional revenue.


ECONOMIC ATTRIBUTES

Ingham County is a high tax county.
This land is in a low livestock demand area.
Expected Corn Basis: -\$0.12

PHYSICAL ATTRIBUTES

Annual Precipitation: 34.30 inches
Annual GDD: 2546

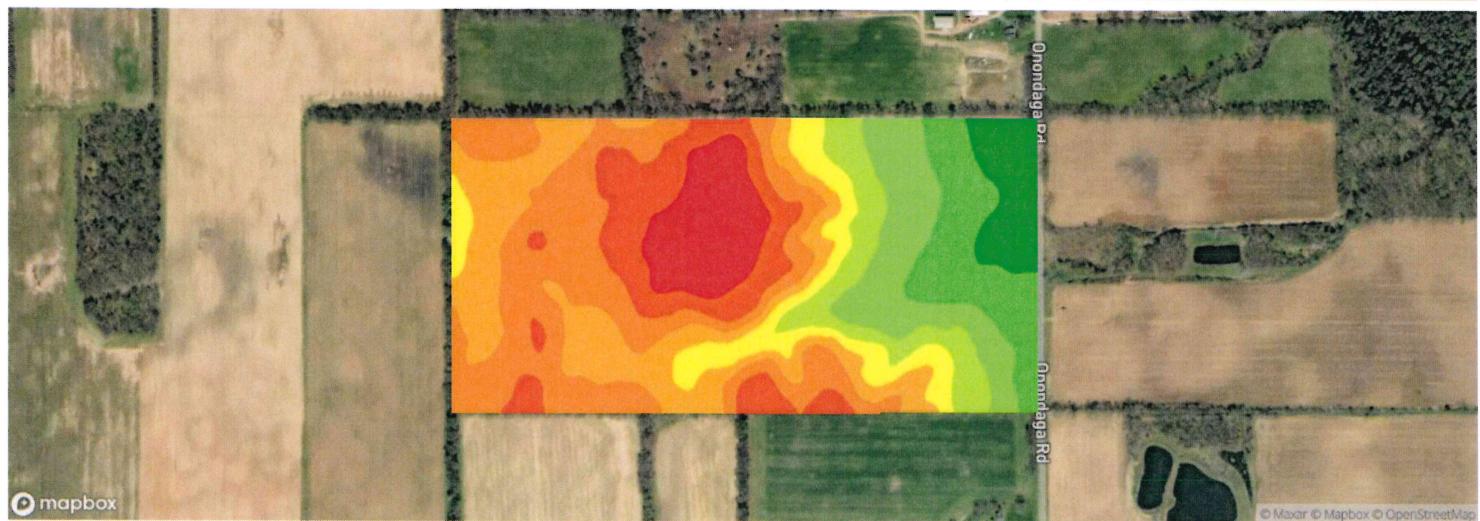
LAND USE

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

FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	Avg NCCPI	CARBON POTENTIAL (\$)	Avg Acrevalue (\$/AC.)
1	90.42	42.42748 -84.55493	2.26%	50% Soybeans, 39% Non-Cropland, 5% Corn, 5% Forest, 1% Other	61.6	\$1,270	\$4,591
2	81.24	42.42744 -84.56539	5.20%	54% Soybeans, 14% Corn, 13% Grass/Pasture, 10% Alfalfa, 8% Other	66.8	\$1,141	\$6,387
171.66		3.65%			64.1	\$2,412	\$5,441

Interested in farmland financing options? You may be eligible for a Farmer Mac loan. Click [here](#) to learn more.

2 fields, 172 acres in Ingham County, MI

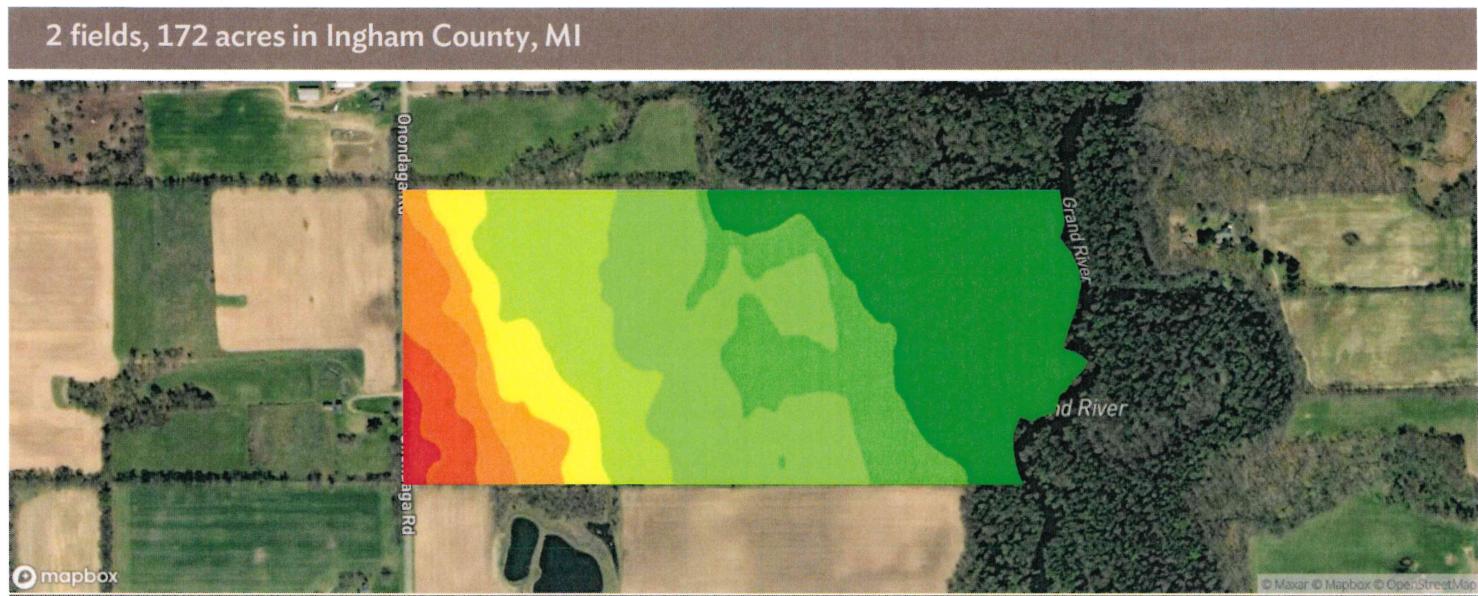

Field 2

81 ac.

Avg. Elevation

967.51 ft

ELEVATION RANGE	ACRES	PERCENT AREA
992.23 ft - 1,000.83 ft	6.54	8.05%
983.63 ft - 992.23 ft	9.90	12.19%
975.04 ft - 983.63 ft	19.47	23.96%
966.44 ft - 975.04 ft	14.22	17.5%
957.85 ft - 966.44 ft	6.31	7.77%
949.25 ft - 957.85 ft	5.65	6.96%
940.66 ft - 949.25 ft	7.79	9.59%
932.06 ft - 940.66 ft	7.32	9.01%
923.46 ft - 932.06 ft	4.04	4.97%

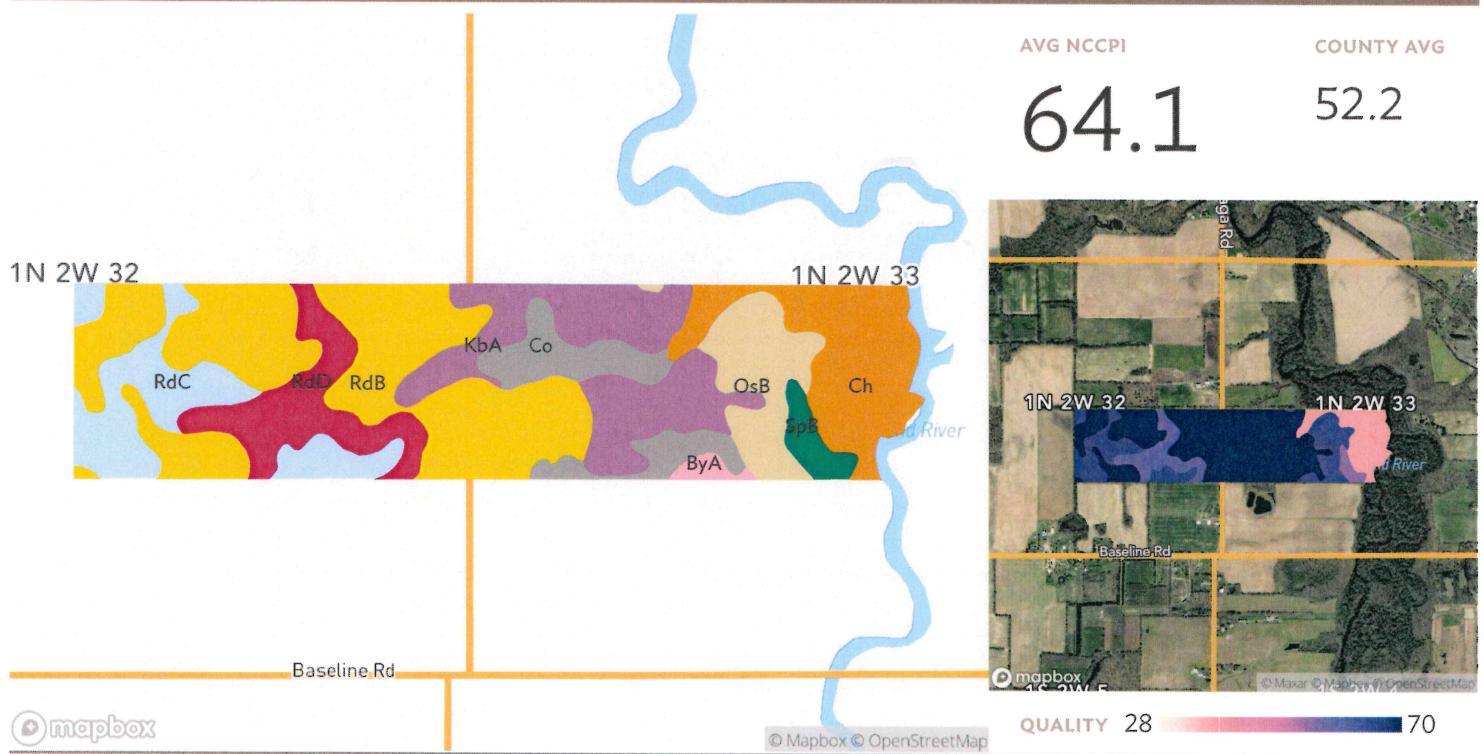

Field 1

90 ac.

Avg. Elevation

900.80 ft

ELEVATION RANGE	ACRES	PERCENT AREA
934.92 ft - 941.15 ft	1.03	1.14%
928.70 ft - 934.92 ft	2.78	3.08%
922.48 ft - 928.70 ft	4.36	4.82%
916.25 ft - 922.48 ft	4.27	4.72%
910.03 ft - 916.25 ft	6.11	6.76%
903.80 ft - 910.03 ft	12.71	14.06%
897.58 ft - 903.80 ft	20.36	22.52%
891.36 ft - 897.58 ft	12.51	13.83%
885.13 ft - 891.36 ft	26.29	29.08%

2 fields, 172 acres in Ingham County, MI


All fields

172 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ RdB	Riddles-Hillsdale sandy loams, 2 to 6 percent slopes	54.50	31.7%	2	69.7
■ KbA	Kibbie loam, 0 to 3 percent slopes	27.85	16.2%	2	71.2
■ Ch	Cohoctah silt loam	22.16	12.9%	5	37.9
■ RdC	Riddles-Hillsdale sandy loams, 6 to 12 percent slopes	19.49	11.4%	3	65.2
■ RdD	Riddles-Hillsdale sandy loams, 12 to 18 percent slopes	15.71	9.2%	4	60.1
■ OsB	Oshtemo sandy loam, 0 to 6 percent slopes	13.62	7.9%	3	64.8
■ Co	Colwood-Brookston loams	13.40	7.8%	2	74.7
■ SpB	Spinks loamy sand, 0 to 6 percent slopes	3.55	2.1%	3	54.4
■ ByA	Brady sandy loam, 0 to 3 percent slopes	1.38	0.8%	2	64.9

5346 ONONDAGA RD ONONDAGA, MI 49264 (Property Address)

Parcel Number: 33-13-13-32-400-001



Item 1 of 2

1 Image / 1 Sketch

Property Owner: KOWALSKI FARMS LLC

Summary Information

> Assessed Value: \$211,300 | Taxable Value: \$61,060

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

Owner

KOWALSKI FARMS LLC
ROHLFS CHRISTINE
3880 LONE PINE DR #7
HOLT, MI 48842

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2024

Property Class

101 AGRICULTURAL-IMPROVED Unit

13 ONONDAGA TWP

School District

LESLIE PUBLIC SCHOOLS

\$211,300

MAP

No Data to Display

\$61,060

USER NUM IDX

0

\$211,300

USER ALPHA 1

Not Available

07/26/2017

FIELDWORK

Not Available

Notes

Not Available

Historical District

Not Available

Census Block Group

Not Available

USER ALPHA 2

Not Available

Exemption

No Data to Display

Principal Residence Exemption Information

Homestead Date

No Data to Display

Qualified Agricultural	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$185,400	\$185,400	\$58,153
2022	\$165,000	\$165,000	\$55,384
2021	\$161,200	\$161,200	\$53,615

Land Information

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

Land Value

\$410,120

Land Improvements

80.000

\$0

Renaissance Zone	No	Renaissance Zone Expiration	No Data to Display
ECF Neighborhood Lot Dimensions/Comments	1001.ONONDAGA AG No Data to Display	Mortgage Code Neighborhood Enterprise Zone	No Data to Display No
Lot(s)		Frontage	Depth
No lots found.			
		Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

N 1/2 OF SE 1/4 OF SEC. 32, T1NR2W -80 A.

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
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

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

Building Information - 1440 sq ft Barn - Bank (2 Story) - General Purpose (Agricultural)

Type	Barn - Bank (2 Story) - General Purpose	Class	D,Frame
Floor Area	1,440 sq ft	Estimated TCV	\$5,831
Perimeter	112 ft	Height	10 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	60 yrs

Building Information - 1008 sq ft Farm Utility Storage Sheds (Agricultural)

Type	Farm Utility Storage Sheds	Class	D,Pole
Floor Area	1,008 sq ft	Estimated TCV	\$696
Perimeter	132 ft	Height	10 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	60 yrs

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

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5346 ONONDAGA RD ONONDAGA, MI 49264 (Property Address)

Parcel Number: 33-13-13-32-400-001



Item 1 of 2

1 Image / 1 Sketch

Property Owner: KOWALSKI FARMS LLC

Summary Information

> Assessed Value: \$211,300 | Taxable Value: \$61,060

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

Owner

KOWALSKI FARMS LLC
ROHLFS CHRISTINE
3880 LONE PINE DR #7
HOLT, MI 48842

Taxpayer

SEE OWNER INFORMATION

Legal Description

N 1/2 OF SE 1/4 OF SEC. 32, T1NR2W -80 A.

Other Information

Recalculate amounts using a different Payment Date

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

Enter a Payment Date

7/12/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$1,360.19	\$1,360.19	12/11/2023	\$0.00
2023	Summer	\$750.65	\$750.65	08/10/2023	\$0.00
2022	Winter	\$1,246.76	\$1,246.76	12/12/2022	\$0.00
2022	Summer	\$714.91	\$714.91	09/08/2022	\$0.00
2021	Winter	\$1,266.21	\$1,266.21	12/13/2021	\$0.00
2021	Summer	\$690.30	\$690.30	08/23/2021	\$0.00
2020	Winter	\$1,247.38	\$1,247.38	12/21/2020	\$0.00
2020	Summer	\$683.26	\$683.26	08/17/2020	\$0.00
2019	Winter	\$1,351.29	\$1,351.29	01/02/2020	\$0.00
2019	Summer	\$670.83	\$670.83	08/12/2019	\$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.

26.0' bank Barn
780 sf

30.0'

42.0' No Wall Equip Shelter
1008 sf

24.0'



Item 1 of 3

3 Images / 0 Sketches

Property Owner: KOWALSKI FARMS LLC**Summary Information**

> Assessed Value: \$187,700 | Taxable Value: \$45,917

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information***Show Purchase Options**

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information**Owner**

KOWALSKI FARMS LLC
 ROHLFS CHRISTINE
 3880 LONE PINE DR #7
 HOLT, MI 48842

Taxpayer

SEE OWNER INFORMATION

Legal Description

THAT PT. OF N 1/2 OF S 1/2 OF SEC W OF GRAND RIVER ON SEC 33 T1NR2W -90 A.

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

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

Enter a Payment Date

7/12/2024

Recalculate**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$1,022.86	\$1,022.86	12/11/2023	\$0.00
2023	Summer	\$564.48	\$564.48	08/10/2023	\$0.00
2022	Winter	\$937.58	\$937.58	12/12/2022	\$0.00
2022	Summer	\$537.61	\$537.61	09/08/2022	\$0.00
2021	Winter	\$952.18	\$952.18	12/13/2021	\$0.00
2021	Summer	\$519.10	\$519.10	08/23/2021	\$0.00
2020	Winter	\$938.02	\$938.02	12/21/2020	\$0.00
2020	Summer	\$513.81	\$513.81	08/17/2020	\$0.00
2019	Winter	\$1,016.18	\$1,016.18	01/02/2020	\$0.00
2019	Summer	\$504.46	\$504.46	08/12/2019	\$0.00

Load More Years

ONONDAGA RD ONONDAGA, MI 49264 (Property Address)

Parcel Number: 33-13-13-33-300-001



Item 1 of 3

3 Images / 0 Sketches

Property Owner: KOWALSKI FARMS LLC**Summary Information**

> Assessed Value: \$187,700 | Taxable Value: \$45,917

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information***Show Purchase Options**

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2022 March Board of Review and the 2022 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information**Owner**

KOWALSKI FARMS LLC
ROHLFS CHRISTINE
3880 LONE PINE DR #7
HOLT, MI 48842

Taxpayer**SEE OWNER INFORMATION****General Information for Tax Year 2024**

Property Class	102 AGRICULTURAL-VACANT	Unit	13 ONONDAGA TWP
School District	LESLIE PUBLIC SCHOOLS	Assessed Value	\$187,700
MAP #	No Data to Display	Taxable Value	\$45,917
USER NUM IDX	0	State Equalized Value	\$187,700
USER ALPHA 1	Not Available	Date of Last Name Change	07/31/2017
FIELDWORK	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date**

No Data to Display

Qualified Agricultural	June 1st	Final
2023	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$170,200	\$170,200	\$43,731
2022	\$184,500	\$184,500	\$41,649
2021	\$180,000	\$180,000	\$40,319

Land Information

Zoning Code	Total Acres	90.000
Land Value	\$375,399	\$0

Renaissance Zone	No	Renaissance Zone Expiration	No Data to Display
ECF Neighborhood	1001.ONONDAGA AG	Date	
Lot Dimensions/Comments	No Data to Display	Mortgage Code	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

THAT PT. OF N 1/2 OF S 1/2 OF SEC W OF GRAND RIVER ON SEC 33 T1NR2W -90 A.

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
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/21/2014	\$0.00	QC	KOWALSKI, EDWARD & PHYLLIS	KOWALSKI FARMS LLC	21-NOT USED/OTHER	2014-004137

****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.

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!



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