

Land Bank Sale

Parcel ID 3251-433-001-00

E. Hopson St.
Bad Axe, MI 48413

Minimum Bid

Past Taxes \$ 699.32

Maintenance \$ -

Demo, Cleanup \$0

Land Bank Admin Fee \$250

Boundry Survey \$750

(Copy Attached)

Total Purchase Price \$ 1,699.32



OFFER TO PURCHASE REAL ESTATE
BY AUTHORITY OF PUBLIC ACT 258 OF 2003

The Huron County Land Bank Authority is the title owner of certain parcels of real estate, which are being offered for sale pursuant to MCL 124.757 (1).

PROPOSED PURCHASER: {Enter name and address of person(s) or entity making offer}

TERMS OF OFFER: {Enter the terms, price, etc. of the proposed offer}

The undersigned hereinafter designated as the purchaser hereby offers and agrees to purchase land and premises situated in the City of Bad Axe in Huron County, Michigan described as follows:

Legal Description: Sec 19, Town 16N, Range 13E. BLOCK 33 ALL OF BLOCK 33 NOT SUBDIVIDED ROBERT PHILIPS FIRST ADD TO VIL, NOW CITY OF BAD AXE.

Also known as: Property No. 3251-433-001-00 Address: E. Hopson St.

Together with all improvements and appurtenances including all light fixtures, shades, venetian blinds, curtain rods, drapery hardware, storm windows and doors, screens, awnings and antenna, if any, if they are located on the premises: subject to existing restrictions of record, easements for public utilities and driveways and zoning ordinances, and to pay the sum of:

The seller, the Huron County Treasurer acting as the chairperson for the Huron County Land Bank Authority makes no warranties expressed or implied regarding the condition of the land or the premises. The property is sold as-is with no warranties. These premises have not been inspected by the County of Huron or any other public agency. The seller is not aware of the condition of these premises.

Purchaser shall receive a Deed for the subject property pursuant to Public Act 258 of 2003. Purchaser shall not receive a Seller's Disclosure statement pursuant to Act 92 of 1993 because the disclosure requirements do not apply as set forth in MCL 565.953 (3)(c), as amended.

If purchaser is desirous of obtaining title insurance, he or she shall do so at his or her own expense. Purchaser shall pay all recording fees.

Dated: _____, _____, 20__

IN THE PRESENCE OF:

Purchaser

The foregoing offer is accepted and the Seller agrees to sell said premises upon the terms stated.

By the execution of this instrument, Seller acknowledges the receipt of a copy of this agreement.

IN THE PRESENCE OF:

Seller

**DEED PURSUANT TO ACT 258 OF 2003
(Huron County Land Bank Deed)**

The grantor Debra McCollum, Huron County Treasurer, acting as the chairperson for the Huron County Land Bank Authority, whose address is 250 E. Huron Ave., Huron County Building, Room 204, PO Box 69, Bad Axe, MI 48413, pursuant to MCL 124.757 (1), conveys in fee simple interest to :

whose address is:

The following described premises situated in the City of Bad Axe County of Huron and State of Michigan,

SEC 19 T16N R13E BLOCK 33 ALL OF BLOCK 33 NOT SUBDIVIDED ROBERT PHILIPS FIRST ADD TO VIL, NOW CITY OF BAD AXE.
Parcel Number: 3251-433-001-00

for the sum of _____
subject to easements and building restrictions of record and those enumerated special assessments and liens set forth in MCL 211.78k(5)(c), as amended.
This transfer is exempt pursuant to MCL 207.505(h)(I) and MCL 207.526(h)(I)

Dated this ____ day of _____, 20__.

Debra McCollum,
Huron County Treasurer

State of Michigan
County of Huron

The foregoing instrument was acknowledged before me this the ____ day of _____ 20__
By Debra McCollum, Huron County Treasurer.

Notary Public Huron County, Michigan
My Commission expires:

Instrument drafted by:
Huron County Treasurer
250 E. Huron Ave.
PO Box 69
Bad Axe, MI 48413

When recorded return to: Grantee
Send subsequent tax bills to: Grantee

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HURON COUNTY TREASURER	HURON COUNTY LAND BANK	0	11/17/2023	OTH	21-NOT USED/OTHER	1832:738	DEED	0.0
CHURCH OF TODAY UNITY WAR	HURON COUNTY TREASURER	0	02/10/2023	OTH	10-FORECLOSURE	1812:587	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
E HOPSON ST										
Owner's Name/Address		School: BAD AXE PUBLIC SCHOOLS								
HURON COUNTY LAND BANK 250 E HURON AVE BAD AXE MI 48413		P.R.E. 0%								
Tax Description		MAP #: 21 19 261 001								
Sec 19, Town 16N, Range 13E. BLOCK 33 ALL OF BLOCK 33 NOT SUBDIVIDED ROBERT PHILIPS FIRST ADD TO VIL, NOW CITY OF BAD AXE.		2025 Est TCV 1,000(Value Overridden)								
Comments/Influences		Improved <input type="checkbox"/> X Vacant		Land Value Estimates for Land Table .						
Liber/Page(s): 454:0142		Public Improvements		* Factors *						
		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Gravel Road		0.040 Acres 0 100 0						
		Paved Road		0.04 Total Acres Total Est. Land Value = 0						
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	500	0	500		420C
					2024	500	0	500		420C
					2023	400	0	400		400S
					2022	400	0	400		400S
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