

# Land Bank Sale

Parcel ID 3214-019-004-00

3484 N. Van Dyke  
Filion, MI 48432

Minimum Bid

Past Taxes \$ 1,109.54

Maintenance \$ 1,840.00

Demo, Cleanup \$0

Land Bank Admin Fee \$250

Boundry Survey \$0

(Copy Attached)

Total Purchase Price \$ 3,199.54



**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 Township of Lincoln in Huron County, Michigan described as follows:

Legal Description: Sec 19, Town 17N, Range 13E. COM 135 FT S OF NW COR OF SEC 19 & RNG TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.

Also known as: Property No. 3214-019-004-00 Address: 3484 N. Van Dyke Rd.

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 Township of Lincoln County of Huron and State of Michigan,

SEC 19 T17N R13E COM 135 FT S OF NW COR OF SEC 19 & RNG TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.

Parcel Number: 3214-019-004-00

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 AU	0	06/25/2020	QC	21-NOT USED/OTHER	1707:462	DEED	0.0
KEELING JOHN R	HURON COUNTY TREASURER	0	04/02/2019	OTH	21-NOT USED/OTHER	1666:109	DEED	0.0
KEELING JOHN R & WALDEN J	KEELING JOHN R	0	02/03/2014	QC	21-NOT USED/OTHER	1489:596	DEED	0.0
WALTER	KEELING	11,900	03/01/1986	WD	03-ARM'S LENGTH	472/265	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status			
3484 N VAN DYKE RD	School: BAD AXE PUBLIC SCHOOLS		DEMOLITION	06/21/2019	19000766				
Owner's Name/Address	P.R.E. 0%								
HURON COUNTY LAND BANK AUTHORITY 250 EAST HURON AVENUE BAD AXE MI 48413	MAP #: 14 19 101 003								
	2025 Est TCV 0								
	Improved	X	Vacant	Land Value Estimates for Land Table .					
	Public Improvements			* Factors *					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
						0.130 Acres	0	100	0
						0.13 Total Acres	Total Est. Land Value =		0
Tax Description	Dirt Road								
Sec 19, Town 17N, Range 13E. COM 135 FT S OF NW COR OF SEC 19 & RNG TH S 30 FT; TH E 167 FT; TH N 32 FT; TH W 34 FT; TH N 23 FT; TH W 50 FT; TH S 25 FT; TH W 83 FT TO POB.	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
Comments/Influences	Topography of Site								
Liber/Page(s): 447:0021, 447:0383, 472:0265	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	EXEMPT	EXEMPT	EXEMPT		
				2024	EXEMPT	EXEMPT	EXEMPT		
				2023	0	0	0		
				2022	0	0	0		

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

