

Approximately 5801 Lyle Road

Clare & Gladwin Counties

160+/- of 320+/- Available Acres

Wooded & Trailed

Clare County
Gladwin County

Land Division Potential; 40's or
80's

Tax # 010-031-200-10

Section 31, Beaverton Twp

\$5,500 Per Acre

1/2 Mile

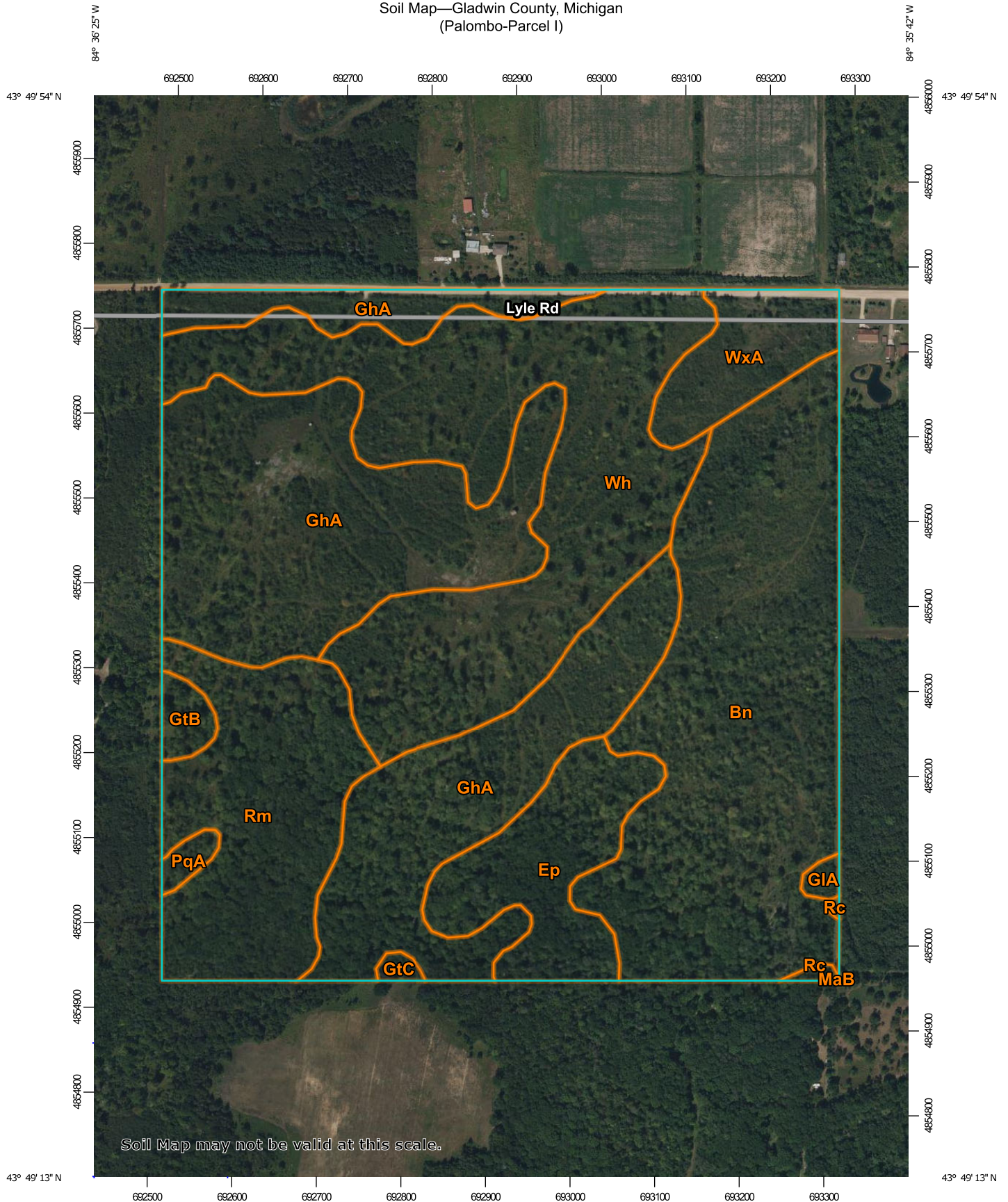
1/2 Mile

Google Earth

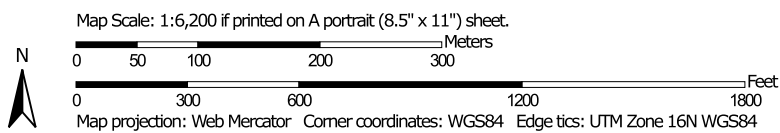
Image © 2025 Airbus



Soil Map—Gladwin County, Michigan (Palombo-Parcel I)



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/20/2025
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bn	Brevort loamy sand	37.7	23.3%
Ep	Epoufette sandy loam	10.1	6.3%
GhA	Gladwin loamy sand, 0 to 2 percent slopes	49.6	30.7%
GIA	Gladwin loamy sand, loamy substratum, 0 to 2 percent slopes	0.4	0.3%
GtB	Grattan sand, 0 to 6 percent slopes	1.3	0.8%
GtC	Grattan sand, 6 to 12 percent slopes	0.4	0.2%
MaB	Mancelona sand, 2 to 6 percent slopes	0.0	0.0%
PqA	Pipestone sand, Erie-Huron Lake Plain, 0 to 3 percent slopes	0.7	0.4%
Rc	Roscommon soils	0.3	0.2%
Rm	Roscommon mucky loamy sand	17.9	11.0%
Wh	Wheatley loamy sand	37.4	23.1%
WxA	Selfridge loamy sand, 0 to 3 percent slopes	5.9	3.7%
Totals for Area of Interest		161.7	100.0%

Gladwin County, Michigan

GhA—Gladwin loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 6cgz

Elevation: 600 to 1,200 feet

Mean annual precipitation: 27 to 33 inches

Mean annual air temperature: 41 to 46 degrees F

Frost-free period: 80 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Gladwin and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladwin

Setting

Landform: Lake plains, outwash plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 20 to 40 inches of sandy material over calcareous sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 13 inches: loamy sand

H2 - 13 to 18 inches: sand

H3 - 18 to 28 inches: gravelly sandy loam

H4 - 28 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: F094AB020MI - Acidic Sandy Depression,
F099XY005MI - Cool Moist Sandy Depression
Hydric soil rating: No

Minor Components

Epoufette

Percent of map unit: 5 percent
Landform: Depressions on outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Gladwin, loamy substratum

Percent of map unit: 5 percent
Landform: Lake plains, outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Gladwin County, Michigan
Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

Bn—Brevort loamy sand

Map Unit Setting

National map unit symbol: 6cg3

Elevation: 600 to 1,600 feet

Mean annual precipitation: 22 to 34 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 70 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Brevort and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brevort

Setting

Landform: Till plains, lake plains, depressions, depressions

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 20 to 40 inches of sandy glaciofluvial deposits over loamy till

Typical profile

H1 - 0 to 10 inches: loamy sand

H2 - 10 to 30 inches: sand

H3 - 30 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Moderate (about 8.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Minor Components

Sims

Percent of map unit: 5 percent

Landform: Depressions on moraines, depressions on till plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: Yes

Roscommon

Percent of map unit: 5 percent

Landform: Depressions on lake plains, depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

Wh—Wheatley loamy sand

Map Unit Setting

National map unit symbol: 6ckq

Elevation: 600 to 1,200 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Wheatley and similar soils: 93 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wheatley

Setting

Landform: Depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: loamy sand

H2 - 8 to 24 inches: sand

H3 - 24 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: A/D

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Minor Components

Brevort

Percent of map unit: 4 percent

Landform: Till plains, lake plains, depressions, depressions

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Epoufette

Percent of map unit: 3 percent

Landform: Depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

Rm—Roscommon mucky loamy sand

Map Unit Setting

National map unit symbol: 6cbk

Elevation: 600 to 1,800 feet

Mean annual precipitation: 22 to 44 inches

Mean annual air temperature: 39 to 46 degrees F

Frost-free period: 70 to 150 days

Farmland classification: Farmland of local importance

Map Unit Composition

Roscommon and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Roscommon

Setting

Landform: Depressions on drainageways, depressions on lake plains, depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 7 inches: mucky loamy sand

H2 - 7 to 60 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 10 percent

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: A/D

Ecological site: F094AB023MI - Wet Sandy Depression

Hydric soil rating: Yes

Minor Components

Markey

Percent of map unit: 5 percent

Landform: Moraines, till plains, lake plains, outwash plains, depressions, depressions, depressions, depressions

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Croswell

Percent of map unit: 5 percent

Landform: Moraines, outwash plains, till plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Au gres

Percent of map unit: 5 percent

Landform: Till plains, outwash plains, lake plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

Ep—Epoufette sandy loam

Map Unit Setting

National map unit symbol: 6cgs

Elevation: 600 to 1,200 feet

Mean annual precipitation: 27 to 33 inches

Mean annual air temperature: 41 to 46 degrees F

Frost-free period: 80 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Epoufette and similar soils: 93 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Epoufette

Setting

Landform: Depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 12 to 40 inches of sandy material over calcareous sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 9 inches: sandy loam

H2 - 9 to 15 inches: loamy sand

H3 - 15 to 26 inches: gravelly sandy loam

H4 - 26 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 25 percent

Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: A/D

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Minor Components

Gladwin

Percent of map unit: 7 percent

Landform: Lake plains, outwash plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

WxA—Selfridge loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2whvw

Elevation: 540 to 830 feet

Mean annual precipitation: 28 to 38 inches

Mean annual air temperature: 45 to 52 degrees F

Frost-free period: 135 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Selfridge and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Selfridge

Setting

Landform: Wave-worked till plains, nearshore zones (relict), water-lain moraines, glacial drainage channels, deltas

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Parent material: Sandy and loamy glaciolacustrine deposits over loamy till

Typical profile

Ap - 0 to 9 inches: loamy sand

E - 9 to 17 inches: sand

Bw - 17 to 27 inches: sand

Bt1 - 27 to 30 inches: sandy loam

2Bt2 - 30 to 35 inches: clay loam

2Cg - 35 to 79 inches: clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: About 6 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Sodium adsorption ratio, maximum: 1.0

Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F099XY005MI - Cool Moist Sandy Depression

Hydric soil rating: No

Minor Components

Belleville

Percent of map unit: 5 percent

Landform: Nearshore zones (relict), wave-worked till plains, water-lain moraines, glacial drainage channels, deltas

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Microfeatures of landform position: Open depressions

Down-slope shape: Concave, linear

Across-slope shape: Concave

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Parkhill

Percent of map unit: 3 percent

Landform: Wave-worked till plains, deltas, glacial drainage channels, water-lain moraines, nearshore zones (relict)

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Microfeatures of landform position: Open depressions

Down-slope shape: Linear, concave

Across-slope shape: Concave

Ecological site: F099XY013MI - Wet Lake Plain Flats

Hydric soil rating: Yes

Capac

Percent of map unit: 2 percent

Landform: Nearshore zones (relict), wave-worked till plains, water-lain moraines, glacial drainage channels, deltas

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY007MI - Lake Plain Flats

Hydric soil rating: No

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

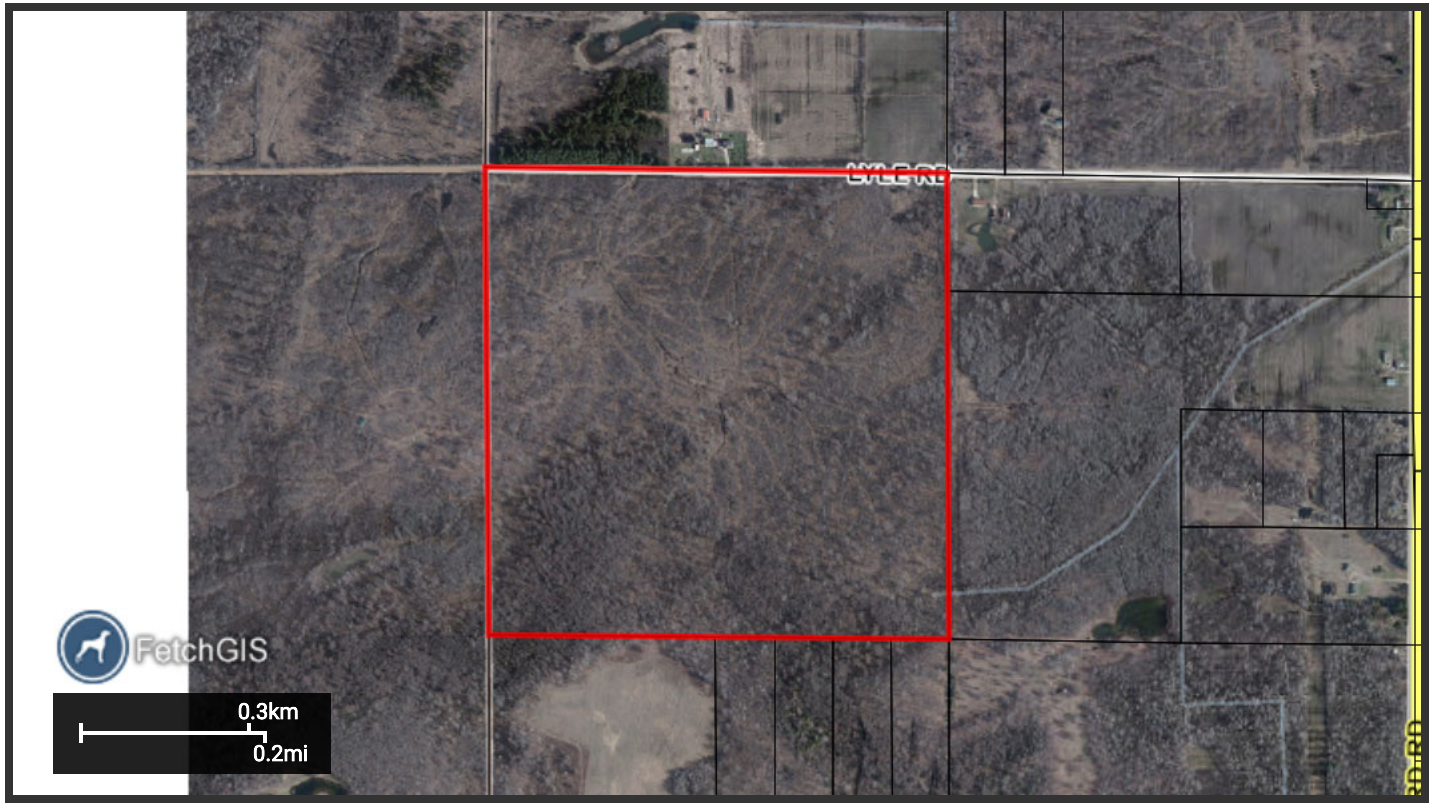


Gladwin County GIS

Parcel Report: 010-031-200-001-10

1/20/2025

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Property Address

W LYLE RD

--, --, --

Owner Address

PALOMBO FAMILY IRREV TRUST

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29400 VAN DYKE STE #201

WARREN, MI 48093

Unit:

010

Unit Name:

BEAVERTON TOWNSHIP

General Information for 2024 Tax Year

Parcel Number:	010-031-200-001-10	Assessed Value:	\$232,000
Property Class:	102	Taxable Value:	\$83,800
Class Name:	AG VACANT	State Equalized Value:	\$232,000
School Dist Code:	26010		
School Dist Name:	BEAVERTON SCH DIST		

PRE 2023: 100%

PRE 2024: 100%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$193,300	\$193,300	\$79,810
2022	\$170,100	\$170,100	\$76,010

Land Information

Acreage: 156.57

Zoning:

Tax Description

SEC 31 T17N R2W NW FRL 1/4

Sales Information

Sale Date: 02-23-2017

Sale Price: 0

Instrument: QC

Grantor: PALOMBO SALVATORE D & KATHRYN A

Grantee: PALOMBO FAMILY IRREV TRUST

Terms of Sale: 14-INTO/OUT OF TRUST

Liber/Page: 1235/983

Sale Date: 03-12-2003

Sale Price: 0

Instrument: QC

Grantor: PALOMBO FELICE & LUCIA

Grantee: PALOMBO FELICE & LUCIA

Terms of Sale: 15-LADY BIRD

Liber/Page: 660/278

Tax History *Total Due as of settlement date

Tax Details 2017 Winter

W LYLE RD (Property Address)

Parcel Number: 010-031-200-001-10



Item 1 of 1

0 Images / 1 Sketch

Property Owner: PALOMBO SALVATORE D TRUST

Summary Information

- > Residential Building Summary
- Year Built: 2007

- Full Baths: 1

- Sq. Feet: N/A
- Bedrooms: 3

- Half Baths: 0

- Acres: 156.570
- > Assessed Value: \$232,000 | Taxable Value: \$83,800

Owner and Taxpayer Information

Owner	PALOMBO SALVATORE D TRUST	Taxpayer	SEE OWNER INFORMATION
	29400 VANDYKE AVE #201		
	WARREN, MI 48093		

General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	010 BEAVERTON.010
School District	BEAVERTON RURAL SCHOOLS	Assessed Value	\$232,000
MAP #	No Data to Display	Taxable Value	\$83,800
USER NUMBER IDX	0	State Equalized Value	\$232,000
USER ALPHA 1	No Data to Display	Date of Last Name Change	03/27/2022
USER ALPHA 3	BC 2024	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
USER ALPHA 2	BC 2024	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 03/19/2016

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$193,300	\$193,300	\$79,810
2022	\$170,100	\$170,100	\$76,010
2021	\$116,000	\$116,000	\$73,582

Land Information

Zoning Code	Total Acres	156.570
Land Value	Land Improvements	\$2,230
Renaissance Zone	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

SEC 31 17 2W NW FRL 1/4

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	Not Available
Date Created	01/01/0001	Unallocated Div.s Transferred	Not Available
Acreage of Parent	0.00	Rights Were Transferred	No
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
02/23/2007	\$0.00	QC	PALAZZO	PALOMBO SALVATORE D TRUST	21-NOT USED/OTHER	831 / 811	1235/983
09/15/2003	\$40,000.00	WD	SCHULTZ RHONDA & REBECCA	PALOMBO SALVATORE D	03-ARM'S LENGTH	693 /18	20 ACRES
03/12/2003	\$0.00	QC	PALOMBO FELICE & LUCIA	PALOMBO SALVATORE D	21-NOT USED/OTHER	6602/78	40 ACRES
02/28/2003	\$0.00	QC	CALITO MARIA L	PALOMBO SALVATORE D	21-NOT USED/OTHER		20 ACRES

Building Information - 0 sq ft OUTBUILDING(S) (Residential)

General

Floor Area	0 sq ft	Estimated TCV	\$4,882
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	0 sq ft		
Year Built	2007	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	D
Effective Age	20 yrs	Tri-Level	No
Percent Complete	100%	Heat	No Heating/Cooling
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	No Data to Display
1st Floor Rooms	7	Sewer	No Data to Display
2nd Floor Rooms	0	Style	OUTBUILDING(S)
Bedrooms	3		

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

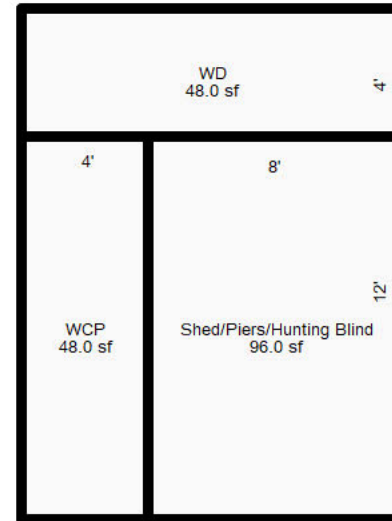
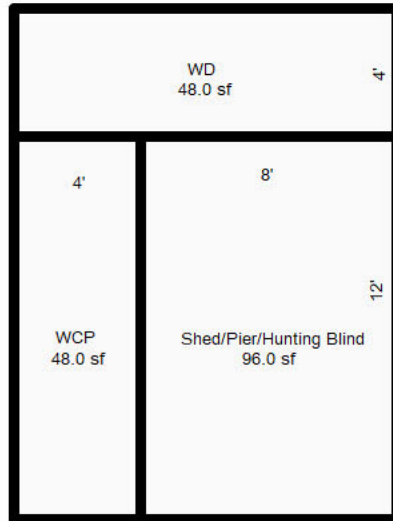
Plumbing Information

3 Fixture Bath	1
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Deck Information

Treated Wood	48 sq ft
Treated Wood	48 sq ft
Treated Wood w/Roof	48 sq ft
Treated Wood w/Roof	48 sq ft

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Sketch by Apex Sketch