

## **PROPERTY INFORMATION PACKAGE**



## Shagena Meat Processing Real Estate & Equipment

11285 Schoolcrest Ave, Clare, MI 48617

Open Houses: Wednesday, June 4 from 11am-1pm & Monday, June 23 from 3pm-5pm

Online Auction Ending: Tuesday, June 24, 2025

Sale Manager: Neil Sheridan 517-749-7616

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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.



June 24, 2025

## Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the lender to sell property located at 11285 Schoolcrest Ave, Clare, MI 48617 at public auction.

This is an online auction only, with the bidding ending on Tuesday, June 24 at 1:00 PM. Please plan on attending one or both open houses on Wednesday, June 4 from 11:00 AM to 1:00 PM and Monday, June 23 from 3:00 PM to 5:00 PM.

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: Neil Sheridan 517-749-7616

Sincerely,

Bill Sheridan, CAI, AARE, GPPA Sheridan Realty & Auction Co.

Doug Sheridan, CAI Sheridan Realty & Auction Co.

Sheridan Realty & Auction Co. 740 S. Cedar St Mason, MI 48854 517-676-9800 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.

This property does sell subject to tenant rights. Seller has given all renters the right to stay in their homes until November 1, 2025 at the current rent rates. Buyer will assume lessor's position on lease. This does not guarantee the tenants will stay the entire period of the lease and there will be no Early Termination or penalty for leaving early. The buyer will not change rental rates or terms of the rental agreement during this period of time. The buyer will assume the monthly rental payment starting on the first day of the month after closing. There will be no daily proration. For example if the buyer closes on July 15, 2025 their first monthly rental payment will be to due them August 1, 2025. It is the buyer's responsibility to inform the tenants who the payment will be made out to and where the payment will be sent to.

Any security deposits the seller has will be paid to the new buyer at the closing table by personal check from seller.

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. 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.

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.

By agreeing to these terms, you give Sheridan Realty & Auction permission to send auction marketing emails to the address on the account.

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 Features**

11285 Schoolcrest Ave., Clare, MI 48617 Wise Township, Clare County

## Lot 1: Complete Meat Processing Plant and Two (2) Residential Buildings, One (1) Parcel

Parcel 3: .86 acres, One (1) commercial building and Two (2) Residential Buildings

Parcel ID: 051-035-210-12

Complete commercial butcher shop approx. 5000 sq. ft., new roof in 2017, steel.

2 residential buildings.

One home is a 2-bedroom, 2 bath-apartment, bottom level of building is storage. The second is a 24x32 apartment with 1-bedroom and 1-bathroom.

All equipment selling with real estate: compressors, condensers, hooks, coolers, rollers, slicers, grinders, mixers, saw, totes, etc. Everything you need to operate a butcher shop.

Water/Sewer: City sewer

School District: Clare Public Schools

This property does sell subject to tenant rights. Seller has given all renters the right to stay in their homes until November 1, 2025 at the current rent rates. Buyer will assume lessor's position on lease. This does not guarantee the tenants will stay the entire period of the lease and there will be no Early Termination or penalty for leaving early. The buyer will not change rental rates or terms of the rental agreement during this period of time. The buyer will assume the monthly rental payment starting on the first day of the month after closing. There will be no daily proration. For example if the buyer closes on July 15, 2025 their first monthly rental payment will be to due them August 1, 2025. It is the buyer's responsibility to inform the tenants who the payment will be made out to and where the payment will be sent to.

## Lot 2: Seven (7) Residential Homes, Two (2) Parcels

**Parcel 1:** .67 acres, Four (4) Residential Homes, all currently rented out for a total monthly income of \$1975.00

Parcel ID: 051-035-210-14

Water/Sewer: City sewer

School District: Clare Public Schools

821 Schoolcrest #1: 1969 Marlette Mobil Home 12x56, 1 bedroom, 1 bathroom, 20x30 garage with laundry and storage area

821 Schoolcrest #2: 1987 Commodore Manufactured Home, 3 bedroom, 2 bath, attached 26x26 garage, and 30x30 carport

821 Schoolcrest #3: 1987 Commodore Manufactured Home, 2 bedroom, 2 bathroom, with covered car port and a deck, 8x12 storage shed

819 Schoolcrest #1: 1989 Skyline Mobil Home, 2 bedroom, 2 bathroom with expand, 8x12 storage shed, 1 car garage

**Parcel 2-** .81 acres, Three (3) Residential Homes, all currently rented out for a total monthly income of \$1325.00

Parcel ID: 051-035-210-13

819 Schoolcrest #2: 1985 Springbrook Mobile Home, 2 bedroom, 1 bathroom, carport, deck and 8x12 storage shed

819 Schoolcrest #3: 1986 Commodore Manufactured Home with 12x32 addition, 2 bedroom, 2 bathroom, carport, deck, 8x12 storage shed

819 Schoolcrest #4: 20x32, 2-story barn styled house, 2 bedroom, 1 bathroom, carport, 8x12 shed new steel roof in 2011

All properties except 819 #1 have city sewer Water is 3 private 4" wells

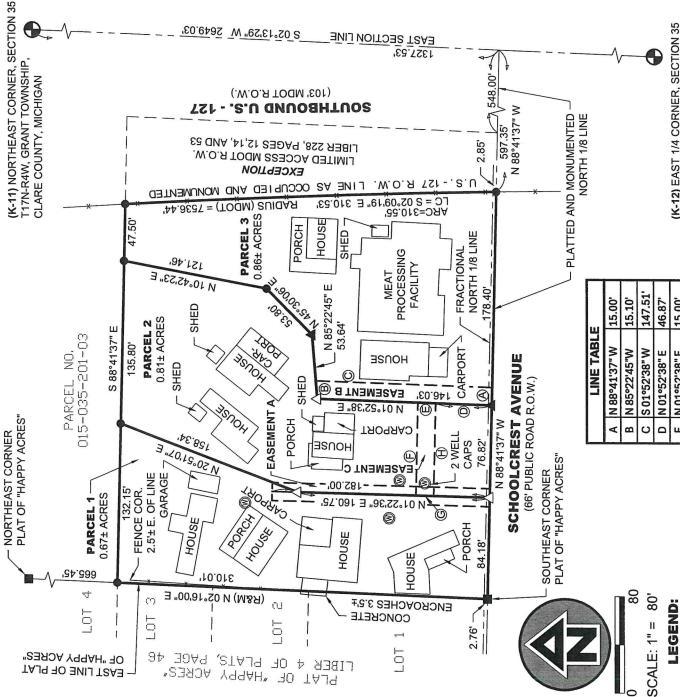


CLARE, CLARE COUNTY, MI T.17N.-R.4W., CITY SECTION 35,

on December 11, 2024 I surveyed the land described hereon; the relative positional precision of each corner in the survey is less than 0.15 feet plus 1 part per 5000; and, the requirements Section 3 of PA 132 of 1970, as amended, have been met. Daniel M. Martin, hereby certify to John Shagena that:

Parking Lot Location Detail: See Sheet 2 of 4 Property Descriptions: See Sheet 3 of 4 Easement Descriptions: See Sheet 4 of 4 Government Corner Witnesses: See Sheet 4 of

NOTE:
PARCEL 1, PARCEL 2, AND PARCEL 3
(AS SHOWN AND PROPOSED) ARE SUBJECT TO
MUNICIPAL APPROVAL PURSUANT TO THE LAND
DIVISION ACT, P.A. 591 OF 1996, AS AMENDED.



15.00° 77.36° 15.00° 77.23° N 88°41'37" W N 01°52'38" E T O I

= SET PK NAIL = FOUND CAPPED IRON

(K-12) EAST 1/4 CORNER, SECTION 35 T17N-R4W, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN

BEARINGS ESTABLISHED FROM: PLAT OF "HAPPY ACRES", LIBER 4 OF PLATS, PAGE 46 = FOUND 1/2" IRON
= WELL LOCATION
= FOUND CONCRETE MONUMENT
= RECORDED AS PER: PLAT OF "HAPPY ACRES"
= MEASURED AS £ 3

ENGINEERING PLANNING ENVIRONMENTAL SURVEYING

S. No. 4001071337

Daniel M. Martin, P. Job No. C-240443

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Sheet:

Third Street 116 S. www.laphamassoc.com ASSOCIATES (UNAUTHORIZED COPYING IS PROHIBITED) 2024 COPYRIGHT, LAPHAM

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Drawn by: DMM Revised: Scale: As Noted Checked: Date: Decemeber 12, 2024 Field:DMM

515 E. Fifth Street, P.O. Box 33

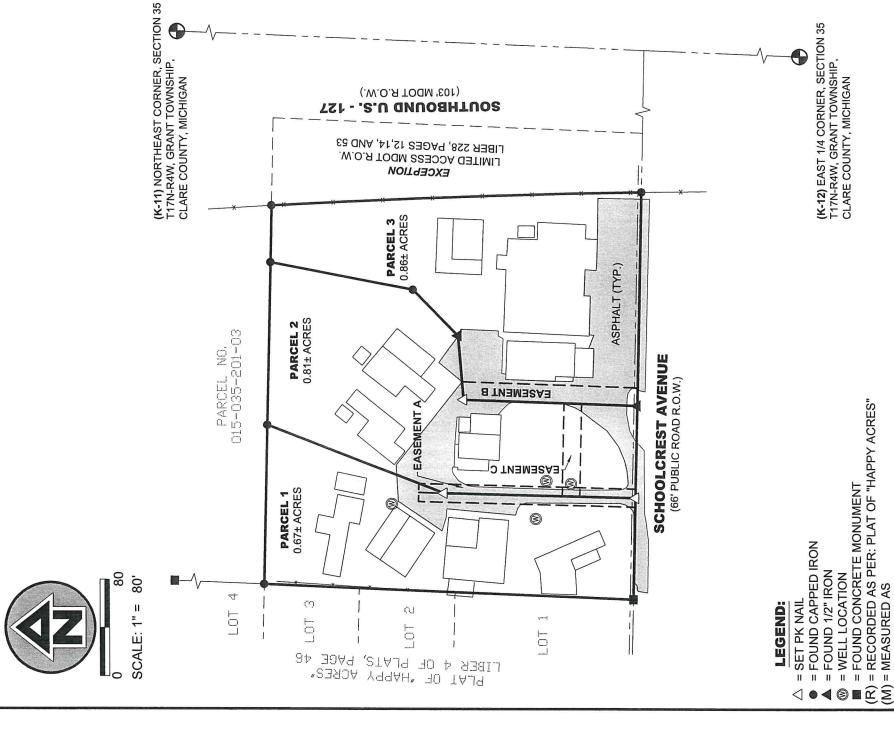
Clare, Michigan 48617 Ph. (989) 386-7774

West Branch, Michigan 48661 Ph. (989) 345-5030

## CERTIFICA

OF CLARE, CLARE COUNTY, MI SECTION 35, T.17N.-R.4W., CITY

# **Parking Lot Location Detail:**



(103' MDOT R.O.W.) SOUTHBOUND U.S. - 127

= WELL LOCATION = FOUND CONCRETE MONUMENT = RECORDED AS PER: PLAT OF "HAPPY ACRES" = MEASURED AS BEARINGS ESTABLISHED FROM: PLAT OF "HAI

ACRES", LIBER "HAPPY

ENGINEERING PLANNING ENVIRONMENTAL SURVEYING

515 E. Fifth Street, P.O. Box 33 Clare, Michigan 48617 Ph. (989) 386-7774

116 S. Third Street West Branch, Michigan 48661 Ph. (989) 345-5030

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Date: Decemeber 12, 2024 Scale: As Noted	Scale: As Noted	Drawn by: DMM
Field:DMM	Checked: \( \sum \mathcal{M} \)	Revised:

OF PLATS, PAGE 46

(K-12) EAST 1/4 CORNER, SECTION 35 T17N-R4W, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN

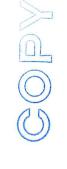


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Sheet:

Job No.



## CERTIFICATE

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

## **Property Descriptions:**

Part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, along said monumented North One-eighth line, 84.18 feet to the Southeast corner of the Plat of "HAPPY ACRES", as recorded in Liber 4 of Plats on Page 46, Clare County, Michigan Public Records; thence N02°16'00"E, along the East line of said Plat of "HAPPY ACRES", thence S88°41'37"E, parallel with said monumented North One-eighth line, 132.15 feet; thence S20°51'07"W, 158.34 feet; thence S01°22'36"W, 160.75 feet back to 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; thence continuing N88°41'37"W, the Point of Beginning. This property is subject to and goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement A on sheet 3 of 3). Containing 0.67 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 775.75 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; thence continuing N88°41'37"W, along said monumented North One-eighth line, 76.82 feet; thence N01°22'36"E, 160.75 feet; thence N20°51'07"E, 158.34 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 135.80 feet; thence S10°42'23"W, 121.46 feet; thence S45°30'06"W, 53.80 feet; thence S85°22'45"W, 53.64 feet; thence S01°52'38"W, 146.03 feet back to the Point of Beginning. This property is subject to and goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement A on sheet 3 of 3). This property also goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement B on sheet 3 of 3). This property is also subject to a 15 foot wide water line easement art of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of (see Easement C on sheet 3 of 3). Containing 0.81 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

## PARCEL 3

line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, N10°42'23"E, 121.46 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 47.50 feet to said Westerly right-of-way line; thence 310.55 feet along said Westerly right-of way line and a 7536.44 foot radius curve to the right having a chord bearing and distance of S02°09'19"E, 310.53 feet back to the Point of Beginning. This property is subject to a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement B on sheet 3 of 3). This property also goes 597.35 feet to the occupied and monumented Westerly right-of-way line of U.S.-127 and the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; thence continuing N88°41'37"W, along said monumented North One-eighth line, 178.40 feet; thence N01°52'38"E, 146.03 feet; thence N85°22'45"E, 53.64 feet; thence N45°30'06"E, 53.80 feet; thence Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13′29″W, along the East Section art of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of together with a 15 foot wide water line easement (see Easement C on sheet 3 of 3). Containing 0.86 acres, more or less, and upon or affecting said lands.



ENVIRONMENTAL SURVEYING Third Street

Daniel M. Martin, P.S. No. 4001071337

of 4

Sheet: 3

C-240443

Job No.

515 E. Fifth Street, P.O. Box 33 Clare, Michigan 48617 Ph. (989) 386-7774

West Branch, Michigan 48661 Ph. (989) 345-5030 116 S.

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Drawn by: DMM Date: December 12, 2024 Scale: As Noted Checked: [2] Field:DMM

Revised:



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SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

## **Easement Descriptions:**

the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35, thence S02°13′29″W, along the East Section line, 1327.53 feet to the monumented North One-eighth line, 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence lying 7.50 feet on either side of the following described reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands. foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of centerline: N01°22'36"E, 182.00 feet to the point of ending of said easement. This easement is subject to restrictions,

A 15 foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N88°41'37"W, along said monumented North One-eighth line, 15.00 feet; thence N01°52'38"E, 146.03 feet; thence N85°22'45"E, 15.10 feet; thence S01°52'38"W, 147.51 feet One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 760.75 feet to the TRUE POINT OF back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13′29″W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41′37″W, along said monumented North One-eighth line, 775.75 feet; thence N01°52′38″E, 46.87 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N01°52′38″E, 15.00 feet; thence N88°41′37″W, parallel with said monumented North One-eighth line, 77.36 feet; thence S01°22'36"W, 15.00 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 77.23 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands. EASEMENT C
A 15 foot wide water line easement being part of the Northeast One-quarter of the Northeast One-quarter, Section 35,

# **Government Corner Witnesses:**

**(K-11)** NORTHEAST CORNER, SECTION 35 T17N-R4W, GRANT TOWNSHIP, CLARE COUNTY, MICHIGAN

WITNESSES:

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX N60°E 52.62' S. EDGE OF STOP SIGN POST AT BASE OF THE POST N50°E 39.13' FOUND N&T IN TOP OF WOOD GUARD RAIL SPACER S35°W 30.14' FOUND PK NAIL IN TOP OF WOOD GUARD RAIL POST N70°W 35.64' FOUND NAIL IN POWER POLE

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX N55°W 54.95' FOUND N&T IN 11" BALSAM FIR N35°W 54.80' FOUND N&T #9433 IN POWER POLE S20°E 58.90' FOUND N&T IN 10" ASH N25°E 48.43' FOUND N&T IN 14" ELM N70°E 24.51' FOUND N&T IN 16" ASH S35°E 22.57' FOUND N&T IN E. END 48" CMP 835°E 22.57' FOUND N&T IN E. ENU 48 CWIP 865°W 25.54' FOUND N&T IN W. END 48" CMP (K-12) EAST 1/4 CORNER, SECTION 35 T17N-R4W, GRANT TOWNSHIP, T17N-R4W, GRANT TOWNSH CLARE COUNTY, MICHIGAN WITNESSES:

Daniel M. Martin, P.S. No. 4001071337 Job No. C-240443 PLANNING ENVIRONMENTAL SURVEYING ENGINEERING APHAM SSOCIATES

of 4

Sheet: 4

515 E. Fifth Street, P.O. Box 33 Clare, Michigan 48617

Ph. (989) 386-7774

West Branch, Michigan 48661 Ph. (989) 345-5030 116 S. Third Street

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Date: Decemeber 12, 2024 Scale: As Noted	Scale: As Noted	Drawn by: DMM
Field:DMM	Checked: DM	Revised:

819 - 1 thru 5

		Seller's Di	sclosure S	statement	
Property Address:	319	Schoolcrost #821	82/0	82/3	MICHIGAN
		Street		City, Village o	r Township
		ement is a disclosure of the condition of the ning the property, known by the Seller. Un			

are of the architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.

Instructions to the Seller. (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: provides.)	The items	s below are	in working order	. (The items liste	ed below are included in the sale	of the propert	y only if	the purchase a	greement so
provided.)	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven			V	Available	Lawn sprinkler system			/_	Hvallable +
Dishwasher					Water heater Plumbing system				
Refrigerator					Fluinbing system				
Hood/fan						D			.1
Disposal					Water softener/conditioner	2			
TV antenna, TV rotor controls					Well & pump Septic tank & drainfield	~			***************************************
	3	33333	×		•				1
Electric system					Sump pump				_ }_
Garage door opener & remote				7	City water system				
Alarm System				7	City sewer system	N			
Intercom				1	Central air conditioning				X
Central vacuum				+	Central heating system				7
Attic fan				<b>ナ</b>	Wall furnace	7			
Pool heater, wall liner					Humidifier				'X'
& equipment				The second	Electronic air filter				+
Microwave				<u> </u>	Solar heating system				ブ
Trash compactor					Fireplace & chimney				+
Ceiling fan		-	_9_	+	Wood burning system				-
Sauna/hot tub Washer			-1/-		Dryer			$\rightarrow$	-
wasner								•	
Explanations (attach additional	sheets if	necessary):							
UNLESS OTHERWISE AGR	EED, ALL	HOUSEH	OLD APPLIANO	CES ARE SOLD	IN WORKING ORDER EXCEI	T AS NOTE	D WITH	OUT WARRA	ANTY
BEYOND DATE OF CLOSIN	IG.								
Property conditions, improve	ements &	additional	information:					.1	
1. Basement/Crawls	pace: Has	there been	evidence of water				yės	no	
If yes, please explain 2. Insulation: Describ	in: iClman								
Urea Formaldehyde	Foam Ins	ulation (UI	FFI) is installed?		unk	nown A	yes	no	
or resource.					<u></u>		yes_		
Approximate age if	known:			:61					
4. Well: Type of well Has the water been	tested?	ineter, age	and repair history	y, ii known):			yes	no	
		ts:							
								ER'S INITIAL	
							SELL	ER'S INITIAL	LO

PAGE 1 OF 2

819 I thrux Seller's Disclosure Statement **エマー は3** City, Village or Township Property Address: 5. Septic tanks/drain fields: Condition, if known: Heating system: Type/approximate age: 7. Plumbing system: Type: copper\_ galvanized other Any known problems? 8. Electrical system: Any known problems? 9. History of Infestation, if any: (termites, carpenter ants, etc.) 10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. Unknown If yes, please explain: 11. Flood Insurance: Do you have flood insurance on the property? unknown yes no 12. Mineral Rights: Do you own the mineral rights? unknown Other Items: Are you aware of any of the following: Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown yes no Any encroachments, easements, zoning violations or nonconforming uses? unknown yes no 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or homeowners' association that has any authority over the property? unknown yes no 4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown 5. Settling, flooding, drainage, structural, or grading problems? unknown 6. Major damage to the property from fire, wind, floods, or landslides? unknown 7 Any underground storage tanks? unknown 8. Farm or farm operation in the vicinity; or proximity to a landfill airport shooting range, etc.? unknown 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown 10 Any outstanding municipal assessments or fees? unknown Any pending litigation that could affect the property or the Seller's right to convey the property? unknown If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: The Seller has lived in the residence on the property from (date) to (date) The Seller has owned the property since (date) The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent. 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. BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28,721 TO 28.732 IS AVAILABLE TO THE PUBLIC BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY. BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE, BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED. MICHIGA n U Seller Date: Seller Date Buyer has read and acknowledges receipt of this statement. Buyer Date: Buyer Date: Time Disclaimer: This form is provided as a service of Michigan Realtors. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

PAGE 2 OF 2

FORM H JUN/06



09:49 AM DB: City Of Clare 2025

051-035-210-12

Property Class: 201

2025 Est. T.C.V.

SHAGENA JOHN & MARGARET

CITY OF CLARE-CLARE CO

11285 SCHOOLCREST AVE CLARE, MI 48617

PARCEL 3

Map #:

PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35,

T17N-R4W, CITY OF CLARE, CLARE COUNTY, STATE OF

MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE S02°13'29"W, ALONG THE EAST SECTION

LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W,

ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE,

597.35 FEET TO THE OCCUPIED AND MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF

U.S.-127 AND THE TRUE POINT OF BEGINNING OF

THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N88°41'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE

MONUMENTED NORTH ONE-EIGHTH LINE,

178.40 FEET; THENCE N01°52'38"E, 146.03 FEET; THENCE N85°22'45"E, 53.64 FEET;

THENCE N45°30'06"E, 53.80 FEET: THENCE

N10°42'23"E, 121.46 FEET; THENCE S88\*41'37"E, PARALLEL WITH SAID MONUMENTED

NORTH ONE-EIGHTH LINE, 47.50 FEET TO SAID WESTERLY

RIGHT-OF-WAY LINE; THENCE 310.55 FEET ALONG SAID WESTERLY RIGHT-OF WAY LINE AND

A 7536.44 FOOT RADIUS CURVE TO THE RIGHT HAVING A

CHORD BEARING AND DISTANCE OF S02°09'19"E, 310.53 FEET BACK TO THE POINT OF

BEGINNING. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE

EASEMENT FOR INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY PURPOSES (SEE

EASEMENT B ON SHEET 3 OF 3). THIS PROPERTY ALSO GOES

TOGETHER WITH A 15 FOOT WIDE WATER LINE EASEMENT (SEE EASEMENT C ON SHEET 3 OF

3). CONTAINING 0.86 ACRES, MORE OR TESS, AND

BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, ZONING,

GOVERMMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY,

UPON OR AFFECTING SAID LANDS.

Land Value Estimates for Land Table C-EST.COMMERCIAL - EASTSIDE

\* Factors \*

Description Frontage Depth Front Depth Rate %Adj. Reason

66.00 230.00 1.0000 0.0000 0 100\*

Value 0

EASTSIDE C 20001- 43560 SQ 37462 SqFt 1.50000 75 LOCATION

42,145 . 42,145

45,564

\* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =

Cost Est. for Res. Bldg: 1 Single Family 1 PLUS STORY Cls D Blt 190

(11) Heating System: Forced Air w/o Ducts

Ground Area = 640 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 640

Other Additions/Adjustments

Deck

Treated Wood 219 4,148 3,443 \*83% Good

Total:

84,378

Water/Sewer

 Public Water
 1
 1,158
 625

 Public Sewer
 1
 1,158
 625

Totals: 90,842 50,257

Notes: BARN CONVERTED INTO LIVING

ECF (2001 COMMERICAL) 0.800 => TCV: 40,206

Cost Est. for Res. Bldg: 2 Single Family MODULAR Cls CD Blt 2005

(11) Heating System: Forced Air w/ Ducts

DB: City Of Clare 2025

09:49 AM Parcel Number: 051-035-210-12 Page: 2 Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Blt-in Gar. 960 Total: 74,554 56,661 Other Additions/Adjustments Porches WPP 680 9,853 7,488 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 31,843 24,201 Carports Aluminum 384 5,080 2,184 \*43% Good Totals: 121,330 90,534 Notes: ECF (2001 COMMERICAL) 0.800 => TCV; 72,427 Cost Est. for Res. Bldg: 3 Single Family RANCH Cls CD Blt 2010 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF.  ${\tt Phy/Ab.Phy/Func/Econ/Comb.~\%~Good=54/100/100/100/54}$ **Building Areas** Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Porches CCP (1 Story) 140 3,452 1,864 CCP (1 Story) 110 2,768 1,495 Totals: 6,220 3,359 Notes: COMM BLDG ECF (2001 COMMERICAL) 0.800 => TCV: 2,687 Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950 Costs are taken from the Markets - Convenience cost schedules. <<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 294 Base Rate for Upper Floors = 99.04 (10) Heating system: Forced Air Furnace Cost/SqFt: 8.96 100% Adjusted Square Foot Cost for Upper Floors = 108.00 Total Floor Area: 4,343 Base Cost New of Upper Floors = 469,044 Reproduction/Replacement Cost = 469,044

Eff.Age:40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 36 /100/80 /100/28.8 Total Depreciated Cost = 135,085

ECF (2001 COMMERICAL)  $0.800 \Rightarrow TCV \text{ of Bldg: } 1 =$ 108,068

Replacement Cost/Floor Area= 108.00 Est. TCV/Floor Area= 24.88

DB: City Of Clare 2025

03113 121						
Parcel Number:	051-035-210-1	2			Page: 3	
Total Estimated	True Cash Va	lue of Comr	mercial/Industrial	Buildings =	108,068	
2025 Est. T.C.V	. 051-035-210	-12		=	265,533	
Est. TCV/Total	Floor Area =	43.51				
2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	80,794	3.10		
2025 New E	q. Adjustment	Loss	Additions	Tax Adjustment	Losses	
132,800	0	0	0	83,298	0	
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	83,298	83,298	0	

rcel
Number:
051-035-210-13

03/24/2025

0			0	0	0	2022				Clare
0			0	0	0	2023	2022 INSPECTED	KW 08/16/2022	The Equalizer. Copyright (c) 1999 - 2009. R	Licen
0			0	0	0	2024		İ	TREASE.	611-631-291-16
40,3120			71,100	44,600	26,500	2025	en What	Who When	E E	
/ Taxable r Value	Tribunal/ Other	Board of Review	Assessed Value	Building Value	Land Value	Year	lain	Flood Plain		10
							on ped	Level Rolling High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland		
			1				phy of	Topography Site		FINE
2,327 4,029 8,073	120 79 240 79 Cash Value =	True	24.54 21.25 Land Improvements	Total Estimated Lan		Wood Frame	Standard Utilities Underground Utils.	Standar	LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W ALONG SAID MONUMENTED NORTH ONE-EIGHTH	LINE, 1
Cash Value 182 1,535	% Good 79 79	Size 36 304	Rate 6.39 6.39	Cost Estimates ste	ement Concre	Land Improvement Description D/W/P: 4in Concre D/W/P: 4in Concre	C C	Sewer Electric Gas Curb	STATE OF MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35: THENCE S02°13'29"W, ALONG THE EAST SECTION	STATE O MICHIGA NORTHEA THENCE SECTION
52,926 lon. 52,926	e calculati Value =	00 100  he total acreage calcometer total Est. Land Value	+ 6	10001- 43560 SQ 35284 S 11nes that do not contr Front Feet, 0.81 Total	1 0 0	* denotes : 146 Actual	oad ewer k	Paved Road Storm Sewer Sidewalk Water	PARCEL 2  PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35, T17N-R4W, CITY OF CLARE, CLARE COUNTY,	PARCEL PART OI NORTHEZ T17N-R
0 (		40*	0 1.0000 0.0000 0	0	8(		pad Road	Dirt Road	Tax Description	Tax L
Value 0	ŭ	0/0		Depth	Fro	Description	nents	Public Improvements		······
	IDE	IAL - EASTSIDE	Table C-EST.COMMERCIAL	for Land	ue Estimates	Land Value	d Vacant	X Improved	MI 48617	CLARE
					247.04	TCV/TFA: 24	TCV 142,293	2025 Est	SHAGENA JOHN	SHAGE
								MAP #:	Owner's Name/Address	Owner
			,				0/0	P.R.E. 0%	ru	
						OLS	CLARE PUBLIC SCHOOLS	School: CL	SCHOOLCREST AVE	SCHOC
Status		e Number	Date	ling Permit(s)	-1 Building	꾸	COMMERCIAL-IMPROVE Zoning:	Class: COM	Property Address	Prope
Prent. Trans.	Verified By		Liber & Page	Terms of Sale	Inst. I	Sale Date	Sale Price		ntor Grantee	Grantor
03/24/2025		Printed on				CITY OF CLARE-CLARE CO		Jurisdiction:	Parcel Number: 051-035-210-13 Ju	Parce

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

							Unsupported Len: Cntr.Sup:	Chimney:
						Lump Sum Items:		ĺ
						2000 Gal Septic	(10) Floor Support	X Asphalt Shingle
						1000 Gal Septic	(C)	СТ
						Water Well	Doors	Hip
					7.00	Public Water		
		1					Recreation SF	(3) Roof
00	30,600	100 => TCV:	ERICAL) 0.8	ECF (2001 COMMERICAL) 0.800 => TCV:	NOCCES.		(9) Basement Finish	X Storms & Screens
č	38,230	49,291	Totals:		NO the contract of the contrac	Vent Fan	X Concrete Floor	
4	9,544		216		Cost	Ceramic Tile Wains	Treated Wood	X Double Glass
		hed)	Inch (Unfinished)	Siding Foundation: 42 In	Class: C Exterior: Si	Ceramic Tile Floor		
N	1,882	2,727	ц		Appliance Allow.	Extra Sink	0	X Vinyl Sash X Double Hung
1			1		Built-Ins	Extra Toilet	(8) Basement	Metal Sash
57 ~	1,13/	1,648 1.384	4 £		Treated Wood	No Plumbing	Height to Joists: 0.0	Wood Sash
1	i i				í	Softener, Manual	Slab: 0 S.F.	Few Small
7	787	1,140	36		Porches	Softener, Auto	0	Many
				stments	Other Additions/Adjustments	1 3 Fixture Bath	(7) Excavation	(2) Windows
5	23,945	30,311	Total:	יום און טיקטייי	SCOTA	Average Fixture(s)		<pre>Insulation</pre>
d	Depr. Cost	COST New	51Ze		Stories Exterior	(13) Plumbing		X Vinyl
1		See West	).	1	Building Areas	Many X Ave. Few	X Drywall	Brick
			0/100/69		Phy/Ab.Phy/Func/Econ/Comb. %	No. of Elec. Outlets	(6) Ceilings	Wood/Shingle
				Floor Area = 192 SF	(11) Heating System:	X Ex. Ord. Min		(1) Exterior
2010	Blt	Cls C	TRAILER	ldg: 1 Single Family		No./Qual. of Fixtures	Other: carpeted	u
			And the second s	AND THE PROPERTY OF THE PROPER	Security System	200 Amps Service	Kitchen:	2nd
	Carport Area: Roof:			Estimated T.C.V: 30,600	Central Vacuum	(12) Electric	(5) Floors	lst Floor
	ınt Garage:	E.C.F. Bsmnt	×	Total Base New: 49,291 Total Depr Cost: 38,250	Sauna	Wood Furnace	Doors: Solid X H.C.	Room List
r:	No Conc. Floor:	No		Area:	Standard Range	NO Heartily/COOTTING	Lg X Ord Small	
	Storage Area: 0	Sto	•	Effec Age: 31	Microwave	Heat Pump	Size of Closecs	Condition: Good
	% Good: 79	۵ %			Oven	Forced Heat & Cool	6	
	216	Are	al American and American	()	Jacuzzi repl.Tub	Wall/Floor Furnace	Ex X Ord Min	Yr Built Remodeled
	Mech. Doors: 1	Mech.		Wood Stove	Intercom	Space Heater	Trim & Decoration	TRAILER
		Fin-		Heat Circulator	Vented Hood	Electric Wall Heat	Paneled Wood T&G	Building Style:
Inch	Foundation: 42	Fou			Unvented Hood	Elec. Ceil. Radiant	Plas	
)et	Common Wall: Detache	Com	***************************************	Prefab 1 Story	Hot Tub	Electric Baseboard	(4) Interior	X Wood Frame
	Brick Ven.: 0	700	1	Exterior 1 Story	Bath Heater	Forced Hot Water		A-Frame
ng		Wood	44 Treated	Two Sided	Garbage Disposal	Forced Air	0 Front Overhang	Town Home
	Car Capacity: Class: C	Story)	36 CCP (1	Interior 2 Story —	Cook Top	Wood Coal Steam		Mobile Home
	r Built:	Year	Area Type	Story	1 Appliance Allow.	X Gas Oil Elec.	X Eavestrough	X Single Family
	(17) Garage	Porches/Decks (1)	(16) Porche	(15) Fireplaces	(15) Built-ins	(11) Heating/Cooling	(3) Roof (cont.)	Building Type

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

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Chimney:		Asphalt S	Flat	Hip	Gable	(3) Roof			Double Glass	Casement	Horiz. Sl	Double Hung	Vinyl Sash	Wood Sash	Few	Many Avg. X	(2) Windows	Insulation	Vinyl	Brick	Wood/Shingle Aluminum/Vinvl	(1) Exterior		2nd	Basement 1st Floor	Room List		Condition:	2010 0	+	TRAILER		Wood Frame	A-Frame	Duplex	Town Home	Single	Building Type
	,	Shingle	Shed	Mansard	Gambrel		& ocreens	rs	288		Slide	ng	ם מ		Small	Large Avg.	-	Ā			gle Vinvl	)r	ns	oor	nt nt			Good		Remodeled	эгуте:	•	me			ď	Family	/pe
Unsupported Len: Cntr.Sup:	11.:	(10) Floor Support		Doors		tion	(9) Basement Finish		Treated Wood	Stone	Poured Conc.	Conc. Block	(8) Basement	Height to Joists: 0.0		Crawl: 0 S.F.	atic			X Drywall	(6) Ceilings		Other:	Kitchen:	(5) Floors	Doors: Solid X H.C.	Lg X Ord Small	Size of Closets	Ex X Ord Min	& Decotacton		Paneled Wood T&G	threttor		0 Other Overhang	0 Front Overhang	X Eavestrough	(3) Roof (cont.)
	Lump Sum Items:	2000 Gal Septic	1000 Gal Septic	Water Well	Public Sewer	Public Water	(14) Water/Sewer	Vent Fan	Ceramic Tub Alcove	Ceramic Tile Wains	Ceramic Tile Floor	Separate Shower	Extra Toilet	No Plumbing	Solar Water Heat	oftener,	1 3 Fixture Bath	Average Fixture(s)	(13) Plumbing	Many X Ave. Few	No. of Elec. Outlets	X Ex. Ord. Min	No./Qual. of Fixtures	200 Amps Service	(12) Electric	Central Air Wood Furnace	No Heating/Cooling	Heat Pump	Forced Heat & Cool	Space Heater	Electric Wall Heat	Radiant (in-floor)	Electric Baseboard	Forced	X Forced Air w/o Ducts	2	X Gas Oil Elec.	(11) Heating/Cooling
												Notes:	Aluminum	Carports	Porches	Appliance Allow.	Treated Wood	Deck	Stories Exterior	Building Areas	Phy/Ab.Phy/Func/Econ/Comb.	(11) Heating System:	Cost Est. for Res. B	Security System	Central Vacuum	Self Clean Range Sauna	Standard Range	Microwave	Owen	Jacuzzi Tub	Intercom	Unvented Hood	Hot Tub	Vent Fan	Garbage Disposal		1 Appliance Allow.	(15) Bullt-ins
										100 miles	ECF (2001 CO							Schencs	r Foundation	1	/Comb. % Good=54/100/100/100/54	Forced I	ldg: 2		ed T.C.V:	Total Base New: 12,980 Total Depr Cost: 7,009	Floor Area: 0		Direct-Vented Gas	Wood Stove		Prefab 2 Story		Exterior 2 Story		S	Interior 1 Story	100
											(2001 COMMERICAL) 0.800 =>	TOCATS: To			13	1 2	320 5		Size Cost		100/100/54		TRAILER C			980 E.C.F. 09 X 0.800	A STATE OF THE STA									12 CPP	Area Type	(16) Porches/Decks
											=> TCV: 5,607	12,300			330 178	2,727 1,473	5,558 3,001		Cost New Depr. Cost				Cls C Blt 2010	NOOT. WE dill III dill		Bsmnt Garage:	No Conc. Floor:		% Good:	Mech. Doors:	Auto. Doors:	Foundation:	Common Wall:	Stone Ven.:	Exterior:	Class:	Year Built: — Car Capacity:	-

cntr.Sup:
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

						Cntr.Sup:	
						Unsupported Len:	Chimney:
					Lump Sum Items:	To: sts.	
					2000 Gal Septic		X Asphalt Shingle
					1000 Gal Septic	kout Doors	r tac oned
					Water Well		
					Public Sewer	Walkout Doors (B)	
					Public Water	CION	(2) NOOT
					(14) Water/Sewer		3
					-	(9) Basement Finish	X Storms & Screens
40,00	. 000 -/ ICV:	(2001 COMMERICAL) 0.800 =/	ECF (2001 COM		Vent Fan	X Concrete Floor	Patio Doors
AF 007		NEDTCAT 1 O		Notes:	Ceramic Tite Watis	Treated Wood	X Double Glass
36,339	01,0/9	Totals:				Stone	Casement
3,745	5,428	378		Aluminum	Tile		Horiz. Slide
				Carports	EXTRA SINK	Conc Block	Y Double Hung
1,882	2,727	1		Appliance Allow.	Extra Toilet	(8) Basement	X Vinvl Sash
					No Plumbing		Wood Sash
4,005	5,804	342		Treated Wood	Solar Water Heat	ָל ל	2
					Softener, Manual		Few
2,050	2,971	48		WCP (1 Story)	Softener, Auto	S.F.	×
				Porches	2 Fixture Bath	Basement: 384 S.F.	Many Large
The state of the s			stments	Other Additions/Adjustments	1 3 Fixture Bath	(7) Excavation	(2) Windows
44,677	64,749	Total:			Average Fixture(s)		x insuracton
		384	Bas		(13) Plumbing		X Vinyi
Depr. Cost	Cost New	Size	Foundation	Stories Exterior	1 1	S S S S S S S S S S S S S S S S S S S	
		1	,	District Services	1 V 3		Aluminum/Vinyi
		00/100/69	o/0 F	Phy/Ab. Phy/Func/Econ/Comb.	No. of Elec. Outlets	(6) Ceilings	Wood/Shingle
			Floor Area =	(II) Heartily Dyscem: Forced	X Ex. Ord. Min		(+) D\$CQF+CF
C BIC 2010	CTS	TRALLER	Forced Air w/ Ducts	(11) Heating System: Force	O./ Magt. Of ETXCA	Other:	-
1	1			11 11 11 11 11 11 11 11 11 11 11 11 11		Other: Carpeted	3 Bedrooms
ROOI: ALUMINUM	ROC			Security System	200 Amps Service	Kitchen:	2nd Floor
Carport Area: 3/8	Car	87	Estimated T.C.V: 45,087	Central Vacuum	(12) Electric	(3) FIGORS	1st Floor
- 1	X 0.800			Trash Compactor		- 1	Basement
Bsmnt Garage:	E.C.F.			Sauna	Wood Furnace	Doors: Solid X H.C.	Room List
1			Floor Area: 384	self Clean Bange	Control Dir	The voice sugar	
No Conc. Floor:	No	_	Effec. Age: 31	Standard Bange	No Heating/Cooling	< O > 2	Collarcton: Good
Storage Area:	Sto	**********	O	Microwave	Heat Pump	Size of Closets	†
% GOOD .	% :		1 H H H H H H H H H H H H H H H H H H H	סמכתבבד דפובי דמים	Forced Heat & Cool	> 000	
Area.	Are	1.19004140	Direct-Vented Gas	Jacuzzi rapi Tiib	Wall/Floor Furnace	4	Yr Built Remodeled
Mech Doors:	Med		Mood Stove	Tachazai Thib	Space Heater	Trim & Decoration	TRAILER
Auto Doors:	E 11	********	Beised Hearth	Tataram Hood	Electric Wall Heat		Building Style:
Foundation:	F O	*Majora such	Prefab 2 Story	Unvented Hood	Radiant (in-floor)	Daneled Wood Tag	
COMMICTI WALL:	E C		Prelab I Story	Hot Tub	Elec. Ceil. Radiant	Drywall	
Stone ven.:	250	***********		Vent Fan	Electric Baseboard	(4) Interior	X Wood Frame
Brick Ven.:	Bri	, , , , , , , , , , , , , , , , , , ,	Exterior 1 Story	Bath Heater	Forced Hot Water		A-Frame
Exterior:	200	יד במרכת	12.	Garbage Disposal	Forced Air		Duplex
Class:	Mood /	3/2 TYP 5	2nd/Same Stack	Dishwasher		0 Front Overhang	
	Ct Ossiel	- "	Interior 2 Story	Cook Top	Wood Coal Steam	X Eavestrough X Insulation	Mobile Home
Vear Built.	<	7 100	cior 1 story	וון מחול מחול ו			
(17) Garage	Porches/Decks (1	(16) Porch	(15) Fireplaces	(15) Built-ins	(11) Heating/Cooling	(3) Roof (cont.)	Building Type

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

Grantor Gra	Grantee		Sale	Sale	Inst.	Terms of Sale		ח	Verified		Pront.
		,	- C	מכמ	17/20		# # #	C	LY.		
			-								
Property Address	Class:	: COMMERCIAL-IMPROVE Zoning:	IMPROV.		R-1 Buil	Building Permit(s)	Da	Date Nu	Number	Status	Ji
SCHOOLCREST AVE	School:	1: CLARE PUBLIC	IC SCHOOLS	STOC							
	P.R.E.	. 0%	-								
Owner's Name/Address	MAP #:							1000	The second of th		
	2025	Est TCV	214,148	TCV/TFA: 1	158.39						
CLARE MI 48617	X Im	Improved Vac	Vacant	Land Val	Land Value Estimates	tes for Land Table	e C-EST.COMMERCIAL	1	EASTSIDE		and the second s
	Pul	Public					cors *				
	Imp	Improvements		Description		Depth	nt Depth Rate	%Adj.	Reason	_	Value 0
Tax Description	Di	Dirt Road Gravel Road		EASTSIDE	EASTSIDE C 20001-	43560 SQ 29	185 SqFt 1.50000	1		4:	43,778
PARCEL 1 PART OF THE NORTHEAST ONE-QUARTER OF NORTHEAST ONE-OUARTER, SECTION 35,	TER OF THE	Paved Road Storm Sewer		* denotes 66 Actua	tes lines tual Fron	denotes lines that do not cont 66 Actual Front Feet, 0.67 Tota	contribute to the total acreage calculation. Total Acres	total ac	he total acreage calcu Total Est. Land Value		43,778
T17N-R4W, CITY OF CLARE, CLARE COUNTY,	COUNTY,	Water		Land Imp	Land Improvement Cost	Cost Estimates					
MICHIGAN, DESCRIBED AS: COMMENCING AT	T THE	Electric		Description	otion	Ť D	Rate 6 39		Size % Good	d Cash	n Value
THENCE SO2°13'29"W, ALONG THE EAST	EAST Curb			D/W/P: 4	4in Concrete	te (	6.39			. حي	586
SECTION TO THE TO THE TOTAL TO		Street Lights			4in Concrete	י נדי ס פ	n		138 74	L3, H2	689°T
LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37	137"W	Standard Utilities Underground Utils.	ies ls.	U/W/ #:	Tot.	al Estimated	Land Improvements	True	Value	11 4	5,098
TIME.		Topography of Site									
	Le <sup>3</sup> Ro	Level Rolling									
いまり	High	, di		-							
	Swi	Swamp									
	Wood. Pond	Wooded Pond		· ·							
	Wa Ra	Waterfront Ravine		BOT TO COMPANY OF THE ASSESSMENT OF THE ASSESSME							
***	F10	Flood Plain		Year	Land Value	Building Value	Assessed Value	Boar Re	Board of Trib Review	Tribunal/ Other	Taxable Value
	Who	When	What	2025	21,900	85,200	107,100				74,939C
	sserata KW	- 1	INSPECTED	2024	0	0	0				0
The Equalizer. Copyright (c) 1999 - Licensed To: City of Clare, County of	2009. KW	08/30/2022 INSI	INSPECTED	2023	0	0	0				0
Clare, Michigan			6	2022	0	0	0				0
		THE RESERVE AND PARTY AND PARTY AND PARTY AND PARTY AND PARTY.		the bosonies of the contract o		and the same of the same of the same and the	The same name of the same of t				The second name of the second

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

ECF (2001 COMMERICAL) 0.800 => TCV:
Totals:
Wall
Siding Foundation: 42 Inch
Stories Exterior Foundation Other Additions/Adjustments
1
<pre>Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69</pre>
d Air w/ Ducts
Cost Est. for Res. Bldg: 1 Single Family TRAILER
Floor Area: 0
Class: C
Wood Stove
Heat Circulator
Prefab 1 Story
rior
Znd/Same Stack 230 CPP
Interior 1 Story Area Type Interior 2 Story 12 CPP
replaces

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

Chimney:	,	X Asphalt Shingle	Flat Shed	Hip Mansard	X Gable Gambrel	(3) Roof	O COTTILIO	Y Storms & Screens		x Double Glass	Cocomont	Horiz slide	A AFTIAT CAST		Motol Cash	2		X Avg. X Avg.	Many Large	(2) Windows	> + # C # C # C # C # C # C # C # C # C #	Y Then ation	Y Vinyl	Dried Attitute Attive	Mood/Sningle		(1) Exterior	3 Bedrooms	2nd	1st Floor	Basement	Room List			Condition: Good	-	Yr Built Remodeled	HODOLAN	MODITAR	- 1		X Wood Frame	D F F GINC	Pufrex	Dimlex Dimlex	Mobile Home	X Single Family	Building Type	The second secon
Unsupported Len: Cntr.Sup:	THE PERSON NAMED OF CO.	(10) Floor Support		Walkout Doors	Living	tion	(2) Dasement Fritzii		X Concrete Floor	Treated Wood	0 1	Polited Conc	- 1	(8) Basement		Height to Joists: 0.0	Slab: 0 S.F.	Crawl: 1352 S.F.		(/) Excavacton	-1			X Drywall	(b) cerrings		- Ochet:	Other: carpeted	Kitchen:	10)	(5) Floors	Doors: Solid X H.C.		Lo X Ord Small	Size of Closets	3	d Fx X Ord Min	Trim & Decoration		Paneled Wood T&G	X Drywall Plaster	(4) INCELIOI		o other overnang	Front	Insul		(3) Roof (cont.)	
	Lump Sum Items:	2000 Gal Septic	1000 Gal Septic	Water Well	Public Sewer	Public Water	(14) Water/Sewer	VEHC FAII	Ceramic Tub Alcove	Ceramic Tile Wains	Ceramic Tile Floor	Separate Shower	Extra Sink	Extra Toilet	No Plumbing	Solar water Heat		SOTTEMET, AUTO		Fixture	Average Fi	(TO) ETUINOTING	Dlimbing	Many X Ave. Few	No. of Elec. Outlets	A EX.	03.5	No./Qual. of Fixtures	200 Amps Service	(12) Electric	(13)	Wood Furnace	Central Air	No Heating/Cooling	Heat Pump	Forced Heat & Cool	Wall/Floor Furnace	Space Heater	Electric Wall Heat	Radiant (in-floor)	Elec. Ceil. Radiant	Electric Baseboard	Forced Hot Water	X Forced Air w/ Ducts	Forced Air w/o Ducts	MOOD	011	(11) Heating/Cooling	
						Notes:		Aluminum	Carports	Appliance Allow.	Built-Ins	Door Opener	Base Cost	C Exterior:	Garages	CPP	CPP	CPP	Porches	Other Additions/Adjustments		1 Story Siding	Stories Exterior	Building Areas	Phy/Ab.Phy/Func/Econ/Comb. %	Ground Area = 1352 SF		Cost Est, for Res. Bldg: 2	Security System	Central Vacuum	Trash Compactor	Sauna	Self Clean Range	Standard Range	Microwave	Oven	Jacuzzi repl.Tub	Jacuzzi Tub	Intercom	Vented Hood	Unvented Hood	Hot Tub		Bath Heater	Garbage Disposal	Dishwasher	1 Appliance Allow.	(15) Bullt-ins	
					ECF. (2001 COM									Siding Foundation: 42 ]						stments		Crawl Space	r Foundation		Comb. % G	Floor Area	ir w/	ldg: 2 Single Family		EStimated T.C.V: 144,4/2		Total Base New : 228,595	Area: 1,35	Effec. Age: 21	a			Wood Stove		Heat Circulator	Prefab 2 Story	S		Exterior 1 Story	Two Sided	2nd/Same Stack	Interior 1 Story	ac	1
					ECF (2001 COMMERICAL) 0.800		Totals:	650		щ		2	676	Inch (Unfinished)		650	364	25	)			1,352	Size C		100/100/79	SF.		MODULAR		7/1	>	۲ ۲									**********			650 CPP	364 CPP	25 CPP	Area Type	(10) Forches/Decks	13 11 J = ==== (D)
					=> TCV:	,	228,595	9,334	) )	2,727		1,078	27,385			9,802	5,653	1 / 0	1		171,907		Cost New					Cls C		Roof:	Carport	0 800 Bsmnt		No Co	Stora	% GOO	Area:	Mech.	Auto.	Finis	Found	Commo	Stone	Brick	Exterior:	Class:	Year	1	-
				al across de	144,4/2	2	180,590	1,3/4	1	2,154		852	21,634		0.450400	1, 144	4,466		1		135,806		Depr. Cost	The state of the s				Blt 2010			rt Area:	Garage:		No Conc. Floor: 0	Storage Area: 0	% Good: 79	676	Doors: 0	Auto. Doors: 2	Finished ?:		Common Wall: Detache	Stone Ven.: 0	Brick Ven.: 0	ior: Siding	Class: C	Built:	(1/) Garage	

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family	X Eavestrough		1 Appliance Allow.	1 Story	Area Type	Year Built:
Mobile Home	X Insulation	Wood Coal Steam	Dishwasher	2nd/Same Stack	240 Treated Wood	Class:
Duplex	Other	Y Forced Air w/o Ducts	Garbage Disposal	Two Sided		Exterior:
V Wood Frame	(4) Interior	Forced Hot Water	Vent Fan	erior 2		Stone Ven.:
	Plas	Elec. Ceil. Radiant	Unvented Hood	Prefab 2 Story		Foundation:
Building Style:	Paneted Wood 1&G	Electric Wall Heat	Vented Hood	Heat Circulator		
RANCH	Trim & Decoration	Space Heater	Jacuzzi Tub	Wood Stove		Mech. Doors:
Yr Built Remodeled	Ex X Ord Min	Wall/Floor Furnace		Direct-Vented Gas		
	Size of Closets	Heat Pump	Oven	Class: C		% Good: Storage Area:
COMMITCION. GOOD	Lg X Ord Small	No Heating/Cooling	Standard Range	Effec. Age: 6		
Room List	Doors: Solid X H.C.	Central Air Wood Furnace	Self Clean Range Sauna	9 € † • ••	06 E.C.F.	Bsmnt Garage:
Basement 1st Floor	(5) Floors	(12) Electric	Trash Compactor Central Vacuum	Estimated T.C.V: 8,276	;	Carport Area: 256
2nd Floor	Kitchen: Other: Carpeted	200 Amps Service	Security System	ANN ANN AND AND AND AND AND AND AND AND		MOOF. DEGINERIGIN
(1) Exterior		X Ex. Ord. Min	(11) Heating System: Forced	: Forced Air w/ Ducts	RANCH	S C BIE ZOIO
Wood/Shingle	(6) Ceilings	No. of Elec. Outlets	Ground Area = 0 SF Floor Phv/Ab.Phv/Func/Econ/Comb.	<pre>'Comb. % Good=94/100/100/100/94</pre>	00/100/94	
Brick	X Drywall	Many X Ave. Few	Building Areas			
X Vinyl X Insulation		(13) Plumbing	Other Additions/Adjustments	stments		, , ,
(2) Windows	(7) Excavation	1 3 Fixture Bath	Treated Wood		240 4,	4,603 4,327
۲	Basement: 0 S.F.	2 Fixture Bath Softener, Auto	Built-Ins Appliance Allow		1 2.	2.727 2.563
Few		Softener, Manual				
Wood Sash	Height to Joists: 0.0	No Plumbing	Aluminum		256 3,676 Totals: 11,006	3,676 3,455 L1,006 10,345
X Vinyl Sash	(8) Basement	Extra Toilet Extra Sink	Notes:	FCF (2001 COM	FOF 12001 COMMERICALL D 800 => TOV:	CV. 8.276
X Double Hung Horiz. Slide	Conc. Block Poured Conc.	Separate Shower				
	Stone	Ceramic Tile Wains				
X Double Glass Patio Doors	Treated Wood X Concrete Floor	Ceramic Tub Alcove				
X Storms & Screens	(9) Basement Finish	(14) Water/Sewer				
(3) Roof	tion	Public Water				
Ге	Living Doors	Public Sewer				
Hip Mansard	No Floor SF	Water Well 1000 Gal Septic				
X Asphalt Shingle	(10) Floor Support	2000 Gal Septic				
Chimney.	Joists:	Lump Sum Items:				
	Cntr.Sup:					

cntr.Sup:
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

## **Property Images**













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## 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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