

***PROPERTY
INFORMATION
PACKET***

**FIVE SITE CONDOMINIUMS
JACKSON COUNTY, MICHIGAN
AND
5 ACRE PARCEL AT 585 RUSSELL RD.
GRAYLING TOWNSHIP, MI. 49738**

**FEBRUARY 8, 2020
ONLINE, 8 A.M. (EST.)
www.crydermanauctions.com**

OFFERED BY:

**CHUCK CRYDERMAN & ASSOCIATES, L.L.C.
73600 CHURCH ST.
ARMADA, MI. 48005**

586 – 784-8890 FAX: 586 – 784-8894

crydermanauctions.com

Chuck Cryderman & Associates, L.L.C.
Gary M. Berry Auctioneer
73600 Church St.
Armada, MI. 48005
www.crydermanauctions.com
www.garymberry.com
586 – 784-8890
248 – 299-5959

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 the auction sale.

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.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

BUYER INFORMATION

VIEW THE PROPERTY

All of the properties that Chuck Cryderman & Associates, L.L.C. offer for sale are available for viewing. These vacant properties are available for public inspection. If you aren't available to view the property on any of the pre-established open house dates, we'd be pleased to arrange alternate viewing times for all qualified candidates.

REVIEW THE PROPERTY INFORMATION PACKAGE

If you have interest in bidding on a property, make sure that you review this Property Information Package from Chuck Cryderman & Associates, L.L.C. thoroughly. The complete package includes, among other things, property information, drawings, maps, assessor information, financial information, detailed contracts, etc. You may not bid on a property without reading and signing the Bidder's Agreement.

DO YOUR DUE DILLIGENCE

Feel free to hire an inspector or real estate appraiser before auction day to inspect the property that you intend to bid on so you can be confident about your buying decision. Acquire an understanding of the value of properties in the neighborhood, community, city or region that the property is located in. Feel free to have your lawyer review the Property Information Package. Chuck Cryderman & Associates, L.L.C. represents the Seller of the property exclusively. If you'd like exclusive Buyer Representation, you need to hire a Buyer Broker, or your lawyer, just like on any other regular real estate transaction.

ARRANGING FINANCING

When Chuck Cryderman & Associates, L.L.C. sells this property, it is for cash, with no conditions and closing on/or before March 8, 2020. This means that you will not be permitted to bid on a conditional basis. You must know prior to bidding that you are pre-approved for a mortgage from a bank or other financing source, or that you have the cash in hand. If you require financing assistance, call Chuck Cryderman & Associates, L.L.C. representative and we'll do our best to assist you.

When speaking with your lender about financing, always present him/her with the complete property information package. This will have all of the pertinent information that they will require to pre-approve you, less the price. If your lender forces you to put a price on the property, tell your lender the highest amount you'd be prepared to pay for the property and see if you can get approved. If you can get approved at your highest price,

then you know you can pay any number less than your approved number and perhaps just a little more, if you have to.

SPEAK WITH THE AUCTION COMPANY

Being honest with the Auction Company representatives about your level of interest in the property will increase your chances of buying the property. This property offered by Chuck Cryderman & Associates, L.L.C. is to be sold subject to confirmation, giving the Seller 48 hours to accept, counter or reject the bid. Based on this premise, we sell almost every property (well over 90%) that we market through the auction process. During the auction of any asset, a Seller has a price in mind of what he'd like to sell for and a Buyer has a price in mind of what he'd like to buy for. As a buyer, by being honest with the auction representatives about your level of interest in the property, we can pre-prepare the Seller for the actual sale result several days prior to the auction, therefore increasing your chances of buying the property for your price.

UNDERSTANDING THE SELLER

As a Buyer you should understand the Seller's level of motivation. In the case of a Chuck Cryderman & Associates, L.L.C. auction, our Sellers are always clear in their intentions to sell. At Chuck Cryderman & Associates, L.L.C. we select our customers carefully. Our Seller's aren't just giving the process a shot. Our Sellers have made substantial financial investments in the marketing effort and in preparing due diligence information for the sale, as applicable. For smaller properties this may be an investment of fewer than ten thousand dollars. For large and/or extraordinary properties requiring national and/or international exposure, this marketing investment may be tens of thousands, or hundreds of thousands of dollars. Either way, large property or small property, the Seller is demonstrating a higher commitment level to selling. Certainly a commitment (to sell) far beyond the act of hiring a local agent, placing a for sale sign on the front lawn and placing the listing in an MLS.

REGISTER TO BID

Prior to any bids being accepted by the Auctioneer, you must be register to bid for the property. This auction, Chuck Cryderman & Associates, L.L.C. will require you to sign a Bidder's Agreement that states that you have received, read completely and understand without question the terms and conditions. You may register to bid on the property at an open house, at our office, by fax, or in person at the registration desk just prior to the auction. There is no deposit requirement at registration.

BIDDING PLAN FOR AUCTION

Assuming you have some understanding of the property's value and a clear understanding of what you are prepared to pay for the property, don't be afraid to open the bidding at the auction with a strong beginning bid. One of the hardest parts of the auction for the Auctioneer is getting the 1st bid. By being the first bidder with a strong opening bid you will command respect from the Auctioneer right from the beginning of the auction. Most people at an auction will value the property similarly. However, the buyer is the 1st person to that number on that day. Further, your strong opening bid will set the pace of the auction quickly and others bidding against you may be intimidated by your bidding strategy.

ENDING THE AUCTION

Following the auction, if you are the high bidder, you will immediately sign the Purchase Agreement and provide a deposit for the specified amount. In a confirmation auction, if the property has not already been declared sold to you, the Seller has 48 hours to accept or reject your written offer.

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TERMS and CONDITIONS

Sale of five site condominium units
Brookstone Site Condominium
Jackson, MI. 49203
AND
5 acre parcel at 585 Russell Road
Grayling Township, MI. 49738

This is an OnLine Only Auction on February 8, 2020
The Sale will begin at 8 A.M. (EST.)
from our web site at: www.crydermanauctions.com

TERMS OF SALE: There will be a 7% Buyers Fee added to your bid amount. At the conclusion of the sale the Purchaser will be required to sign a Purchase Agreement and give a 10% deposit toward the purchase price. Deposit may be in the form of cash, certified check, wire transfer, VISA, MasterCard or Discover. The Seller shall have 48 hours following the Auction Sale to accept, counter or reject the bid price. Closing shall take place thirty (30) days following the Auction Sale and is not subject to any contingency, including financing. Seller will provide a Policy of Title Insurance with standard exceptions, taxes will be prorated as paid in advance at the date of closing.

CHUCK CRYDERMAN & ASSOCIATES, L.L.C.
73600 Church St.
Armada, MI. 48005

586 – 784-8890

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 7% added to the high bid. The total of the high bid plus the 7% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$ 100,000.00
Add 7% Buyer's Premium:	\$ 7,000.00
<hr/>	
Contract Sales Price:	\$ 107,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the PURCHASE AGREEMENT.

BIDDER # _____

AGREEMENT TO BID

AUCTION SALE REAL ESTATE, February 8, 2020

There will be no minimum starting bid on the property that is part of this sale. Bidding is open to the public without regard to race, color, sex, or national origin.

AGENCY DISCLOSURE: AUCTIONEERS, CHUCK CRYDERMAN & ASSOCIATES, ACT AS EXCLUSIVE AGENTS FOR THE SELLERS. The duties that a Seller's Agent owes to the Seller include; promoting the best interests of the Seller; fully disclosing to the Seller all facts that might affect or influence the Seller's decision to accept an offer to purchase; keeping confidential the Seller's motivations for selling; presenting all offers to the Seller; disclosing the identities of all Buyers and all information about the willingness of those Buyers to complete the sale or to offer a higher price.

Any announcements made by the Auctioneers will take precedence over prior printed and oral statements and other printed materials. **The property is being sold "AS IS/WHERE IS" with no warranties express or implied as to the condition of the buildings or land, including any environmental concerns and lead-based paint concerns, which Purchaser agrees to waive any and all inspections. The Auctioneers, Realtors and Sellers will assume that the Buyer is relying on his or her own judgment and information regarding any of these properties.** At the conclusion of bidding, the successful Bidder must sign a Purchase Agreement, stating the bid price and terms of the sale. Taxes, as applicable, will be prorated to the day of closing, as if paid in advance.

The successful Bidder must deposit with the Auctioneers 10% of their Contract Price in the form of personal check, cashier's check or cash on the day of the sale. This is a NON-REFUNDABLE deposit and will be forfeited by the Purchaser should the Purchaser choose not to proceed with the closing after acceptance by the Seller of the bid price and terms. The deposit will be applied to the purchase price at the time of closing. All bids are subject to the approval of the Sellers within forty-eight (48) hours.

The Sellers will supply an Owner's Policy of Title Insurance with standard exceptions, to the successful Purchaser, Warranty Deed will be provided. The closing will take place within thirty (30) days of the Auction Date or as soon as possible with the understanding that "Time is of the Essence." Closing packages should be available approximately two (2) days prior to closing for review by the Purchaser and/or their Attorney. Closings will take place at the offices of Chuck Cryderman & Associates, L.L.C. or another designated location. Closings held for Purchasers at Title Company office are at the expense of the Purchaser. Immediate Possession will be available after the Closing.

The Sellers reserve the right to review any and all bids, to compare offers submitted with appraisals and/or market evaluations, waive irregularities and/or informalities and accept, reject or counter any or all bids as deemed in the best interest of the Sellers at their sole discretion.

NOTICE: THERE IS A 7% BUYER'S FEE TO BE ADDED TO THE BID PRICE FOR THIS PROPERTY. IMPORTANT NOTICE: THIS SALE IS NOT SUBJECT TO THE PURCHASER OBTAINING A MORTGAGE. ALL FINANCES MUST BE IN ORDER AND PURCHASER PREPARED TO CLOSE THIRTY (30) DAYS FOLLOWING THE DATE OF THE AUCTION. AUCTIONEERS AND REALTORS ACT AS EXCLUSIVE AGENTS FOR THE SELLERS.

Dated: _____

Bidder: _____ Address: _____

Phone Number: _____ Driver License No.: _____

PURCHASE AGREEMENT

1. AGREEMENT TO SELL: The undersigned Purchaser hereby agrees to purchase and the Seller agrees to sell the following land situated in the Township of _____, _____ County, Michigan, described as follows: _____, vacant land on _____ together with all improvements and appurtenances, if any, now on the premises, and to pay therefore the sum of _____ ----(\$ _____) ---- DOLLARS, subject to existing building and use restrictions, easements, and zoning ordinances upon the following conditions:
 - a) **CASH SALE.** Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
 - b) **EARNEST MONEY DEPOSIT** _____ --(\$ _____) ---dollars, which shall be held by Chuck Cryderman and Associates, L.L.C., or it's designated agent (including, if applicable the title company) and held under P.A. 299 of 1980, as amended, and applied to the Purchase Price when the sale is consummated.
 - c) The total Contract Purchase Price set forth above is, by agreement and as disclosed prior to commencement of the Auction seven per cent (7%) higher than the amount Bid by the Purchaser to reflect a "Buyer's Premium" for the property. Purchaser acknowledges that the payment of the "Buyer's Premium" does not constitute Chuck Cryderman & Associates, L.L.C., or any other affiliates as agent for the Purchaser.
 - d) Purchaser and Seller acknowledge and agree that this Agreement is **NOT CONTINGENT** upon Purchaser's ability to obtain financing and is **NOT CONTINGENT** on post-auction inspections.

2. CONDITION OF PROPERTY: Purchaser acknowledges that he is purchasing this property in an AS-IS condition. Purchaser acknowledges he has had the opportunity to inspect the property; had the opportunity to have additional inspections of the property (FHA, VA, Inspection Service or municipal inspections); that neither Seller, Chuck Cryderman & Associates, L.L.C., or any other affiliates nor their salespeople have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that the information or descriptions contained in any advertising medium is not warranted or guaranteed and that Purchaser has not relied on any of this information or description in making this agreement.

3. POSSESION: The Seller shall deliver and the Purchaser shall accept possession of said property on the date of closing.

4. TITLE INSURANCE/DEFAULT: As evidence of title, Seller agrees to furnish Purchaser as soon as possible a commitment for Title Insurance in an amount not less than the purchase price and guaranteeing the title in the condition required for

performance of this order. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages. If this offer is accepted by Seller and if title can be conveyed in the condition required hereunder, the Purchaser agrees to complete the sale on/or before the date agreed. In the event of default by the Seller hereunder, the Purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such title policy within the time specified, the Purchaser agrees to complete the sale within the period as agreed. If the Seller is unable to remedy the title or obtain title insurance within the time specified the deposit shall be refunded forthwith in full termination of this agreement.

5. TAXES/ASSESSMENTS; All taxes and assessments which have become a lien upon the land and are due and payable whether recorded or not recorded, at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with DUE DATE basis of the municipality or taxing unit in which the property is located. For purposes of the agreement all real property taxes are to be considered paid in advance.
6. AGENCY: It is understood by the parties to this agreement that Chuck Cryderman & Associates, L.L.C., and any affiliates are acting as Seller's Agent in accordance with the licensing laws of the State of Michigan.
7. CLOSING: The closing of this sale shall take place at the offices of Chuck Cryderman and Associates, L.L.C., title agency or at a place designated by Chuck Cryderman and Associates, L.L.C. The closing shall take place on/or before March 8, 2020.
8. GENERAL PROVISIONS:
 - a) It is understood that no promises have been made other than those that are in writing and signed by all parties involved (no verbal agreements will be binding.) The covenants and conditions herein shall bind and inure to the benefits of the executors, administrators, successors and assigns of the respective parties. If the parties herein be more than one or if they be of the feminine sex, or a corporation or other business entity, such words and pronouns and other relative words shall be read as if written in the plural, feminine, and neuter, respectively.
 - b) Seller and Purchaser acknowledge they have been advised to retain an attorney to pass upon the marketability of the title to the property and to ascertain whether or not the provisions of this agreement have been strictly adhered to.

Purchaser and Seller acknowledge that Chuck Cryderman & Associates, L.L.C., any affiliate and Selling Broker may accept a fee other consideration for the placement of title insurance, mortgage, hazard or other casualty insurance and/or home warranty arising from this transaction and expressly consent thereto as such fees are allowed by law.

- c) The parties acknowledge and agree that facsimile signatures are legally enforceable and binding.
- 9. We hereby acknowledge that this offer constitutes the entire agreement between the parties.

Dated: February 8, 2020

PURCHASER:

BROKER'S ACKNOWLEDGEMENT OF DEPOSIT

Received from the above named Purchaser the deposit money as mentioned above to be applied as mentioned above.

CHUCK CRYDERMAN AND ASSOCIATES, L.L.C., BROKER

by: _____

The foregoing offer is accepted by Seller in accordance with the terms as stated above and by execution of this agreement Seller acknowledges receipt of a copy of this agreement.

Dated: February ____, 2020

SELLER:

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed

acceptance of the foregoing Agreement to Purchase.

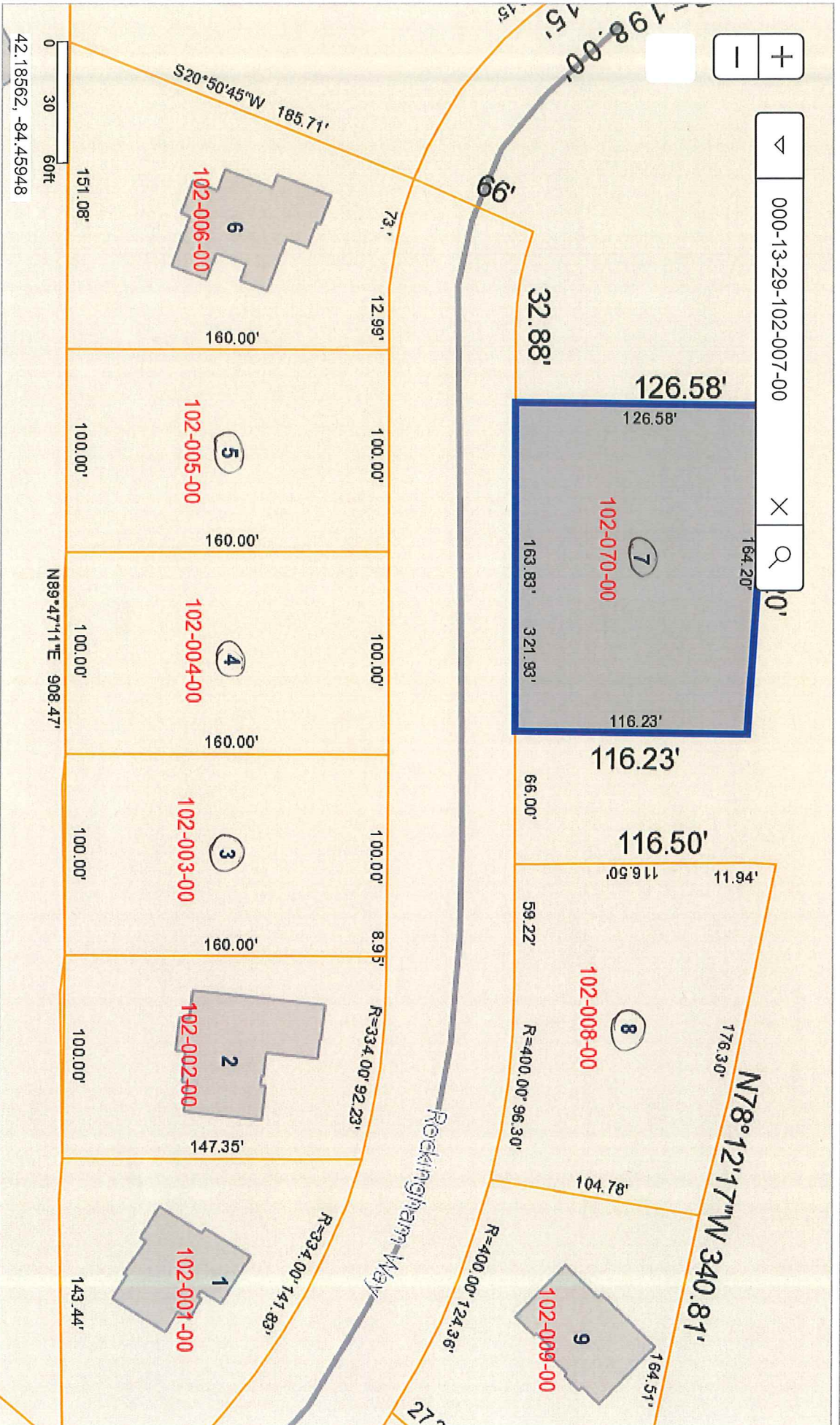
Dated: February ____, 2020

PURCHASER:



JACKSON COUNTY, MI

PARCEL VIEWER

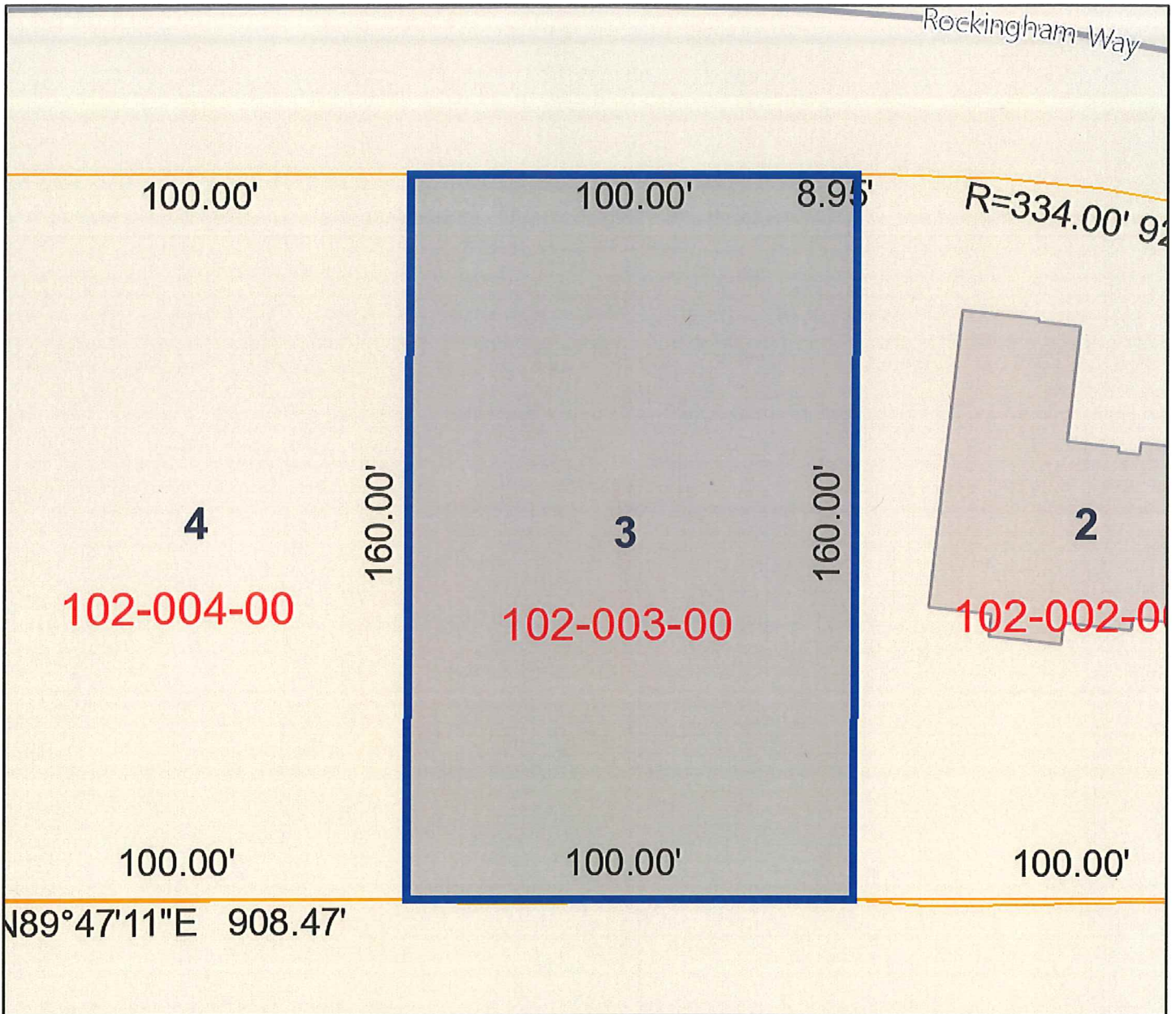


Units 3, 4, 5, 7 AND 8



Parcel Report - Parcel ID: 000-13-29-102-003-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

Tax Description:

UNIT 3 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.





Parcel Report - Parcel ID: 000-13-29-102-003-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

Tax Description:
 UNIT 3 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



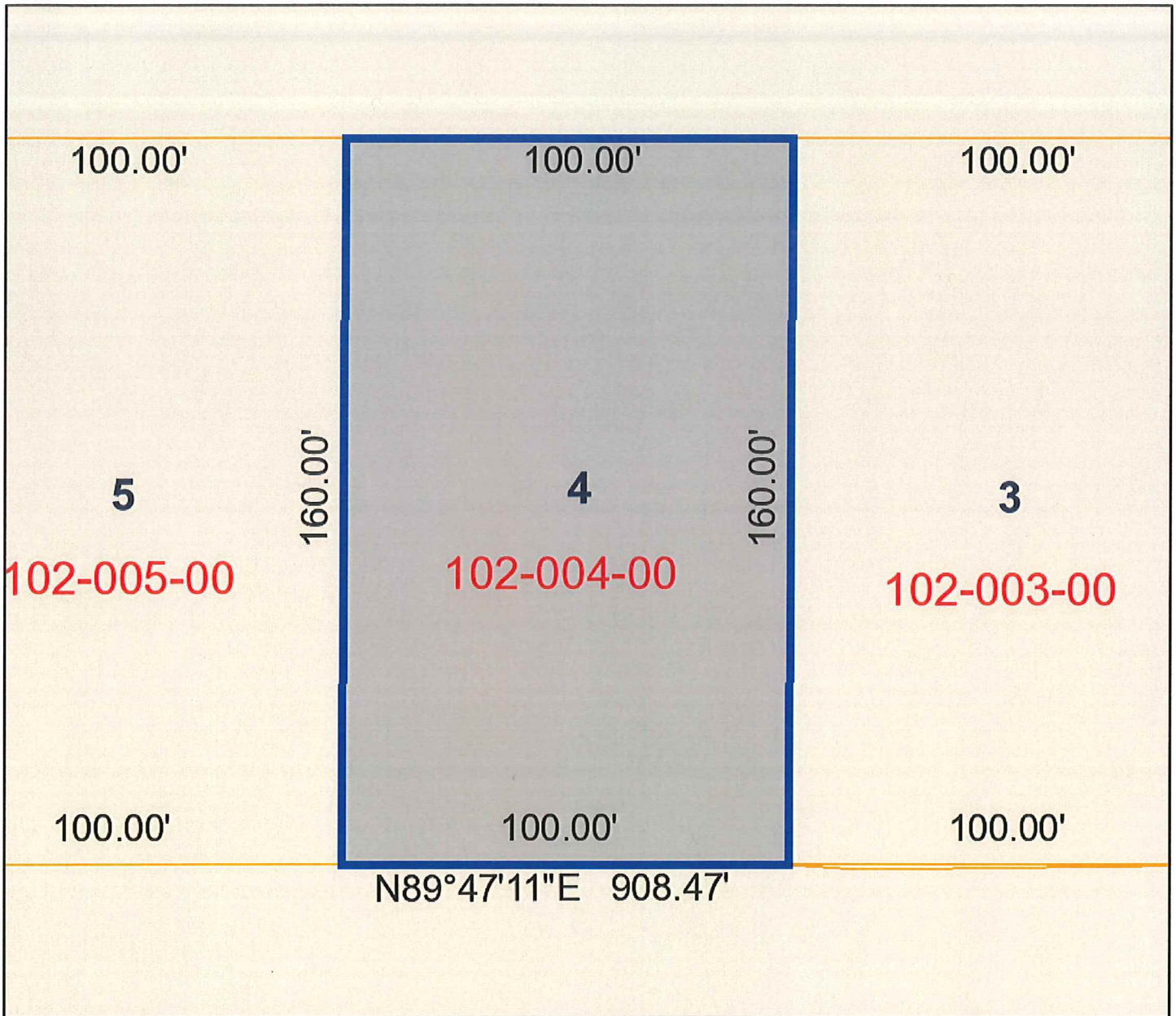
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Parcel Report - Parcel ID: 000-13-29-102-004-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

Tax Description:
 UNIT 4 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



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Parcel Report - Parcel ID: 000-13-29-102-004-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

Tax Description:
 UNIT 4 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



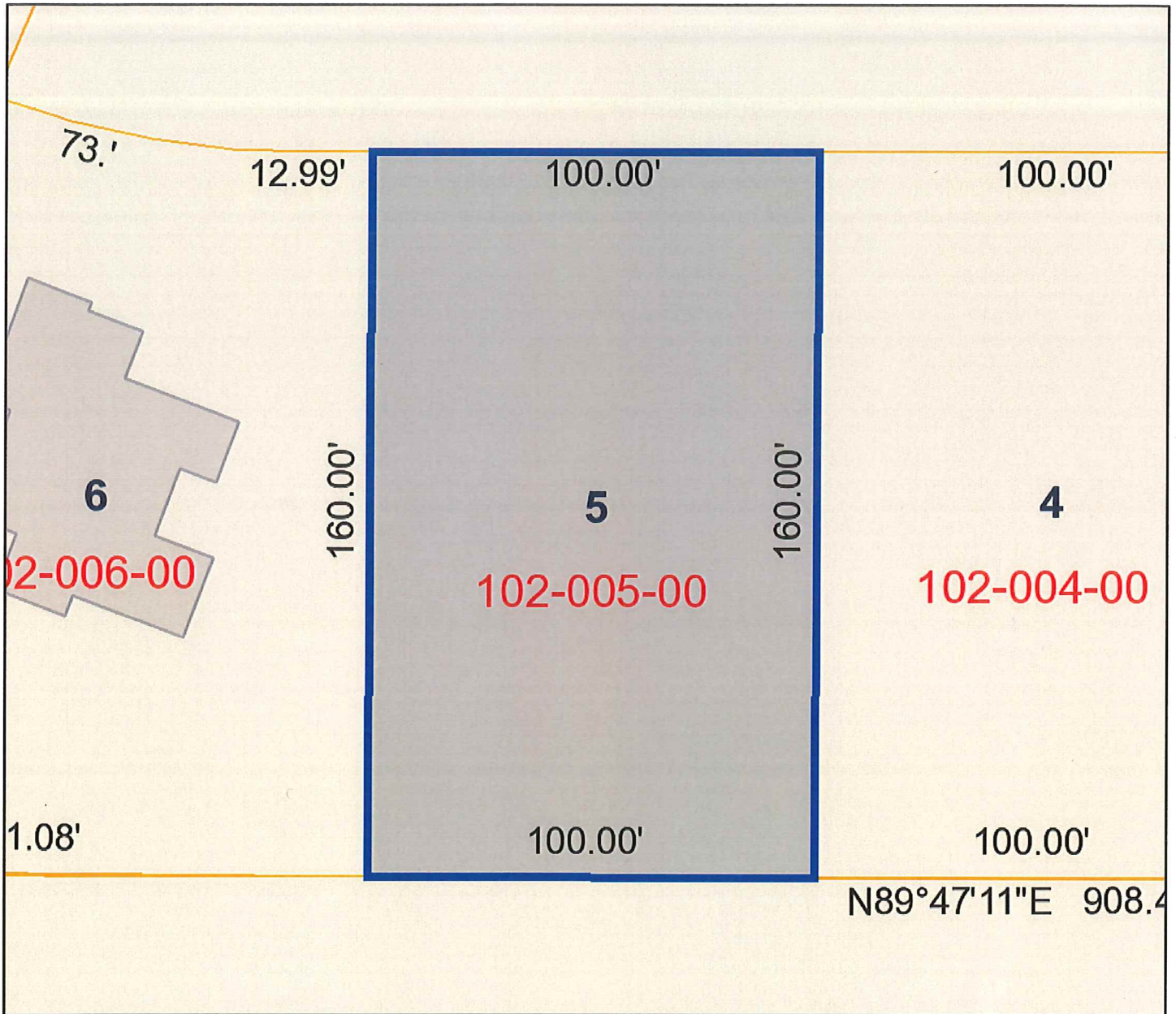
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Parcel Report - Parcel ID: 000-13-29-102-005-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

Tax Description:
 UNIT 5 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



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Parcel Report - Parcel ID: 000-13-29-102-005-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.37
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$11,000	\$11,000	\$11,000
Assessed Value	\$11,000	\$11,000	\$11,000

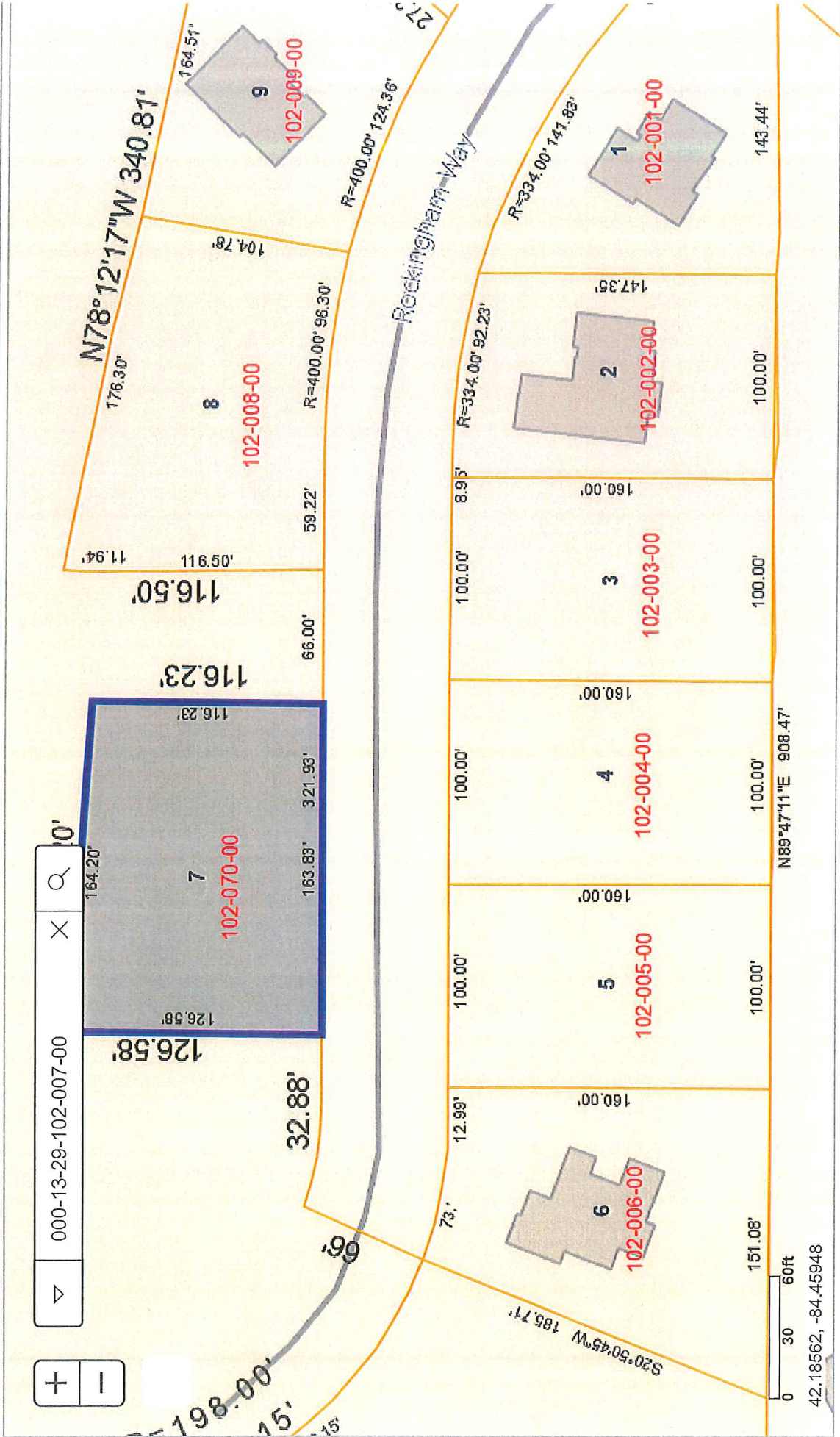
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 UNIT 5 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



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JACKSON COUNTY, MI PARCEL VIEWER





JACKSON COUNTY, MI

PARCEL VIEWER



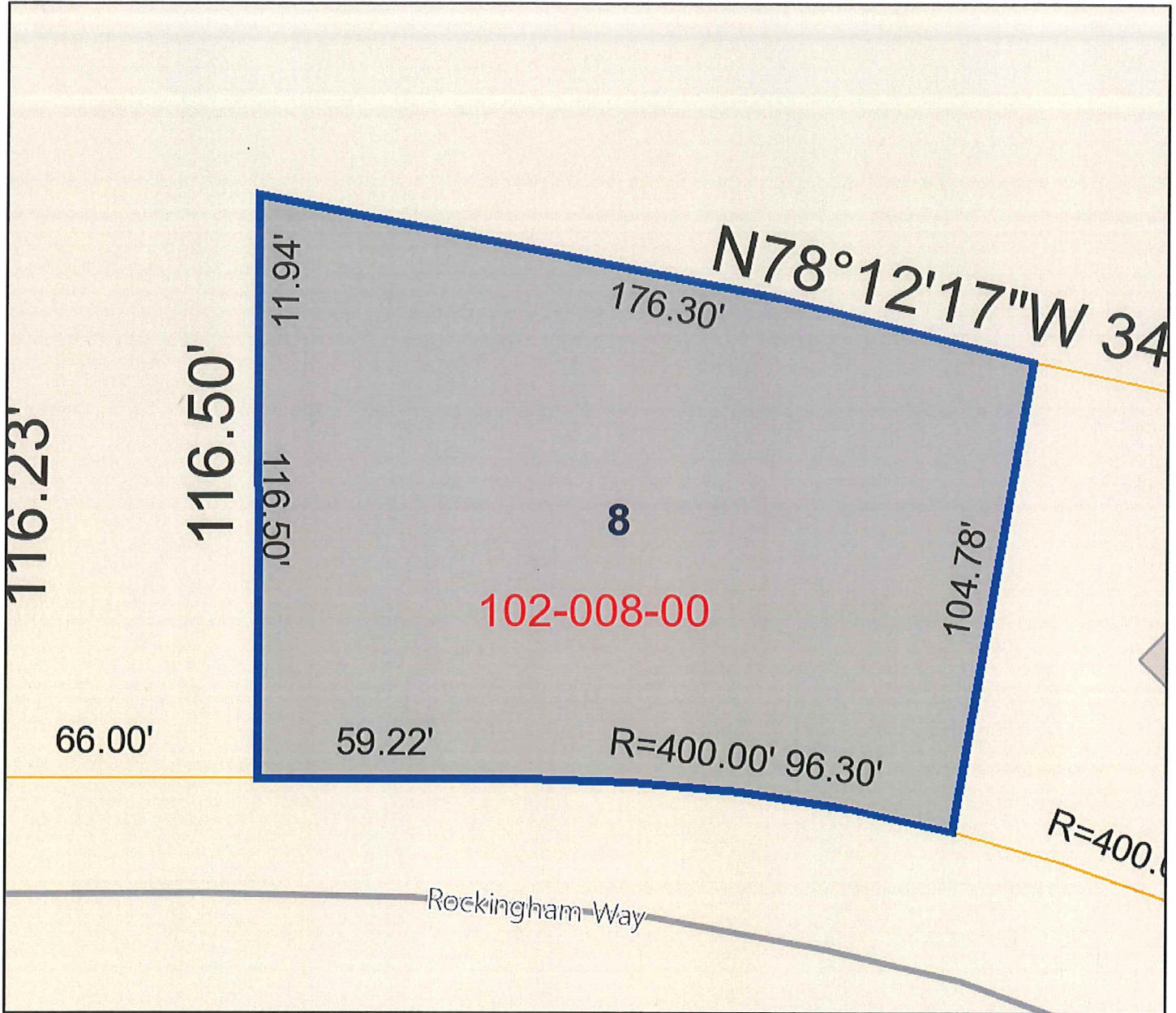
▼ 000-13-29-102-070-00 × 🔍





Parcel Report - Parcel ID: 000-13-29-102-008-00

11/8/2019



Owner Name DWW INVESTMENTS LLC
Owner Address 44311 REYNOLDS DR
 CLINTON TOWNSHIP, MI 48036
Homestead 0
Parcel Address ROCKINGHAM WAY
 JACKSON, MI 49203
Property Class 401 - RESIDENTIAL
Status Active
Acreage 0.43
Gov't Unit Summit
Tax Unit Summit
School District JACKSON PUBLIC SCHOOL
Liber/Page 2066-0768

	2017	2018	2019
Taxable Value	\$12,800	\$12,800	\$12,800
Assessed Value	\$12,800	\$12,800	\$12,800

Tax Description:
 UNIT 8 BROOKSTONE SITE CONDOMINIUM SPLIT ON 05/09/2005 FROM 000-13-20-352-029-00; 000-13-19-477-018-00; 000-13-29-101-002-00 AND 000-13-29-151-003-00



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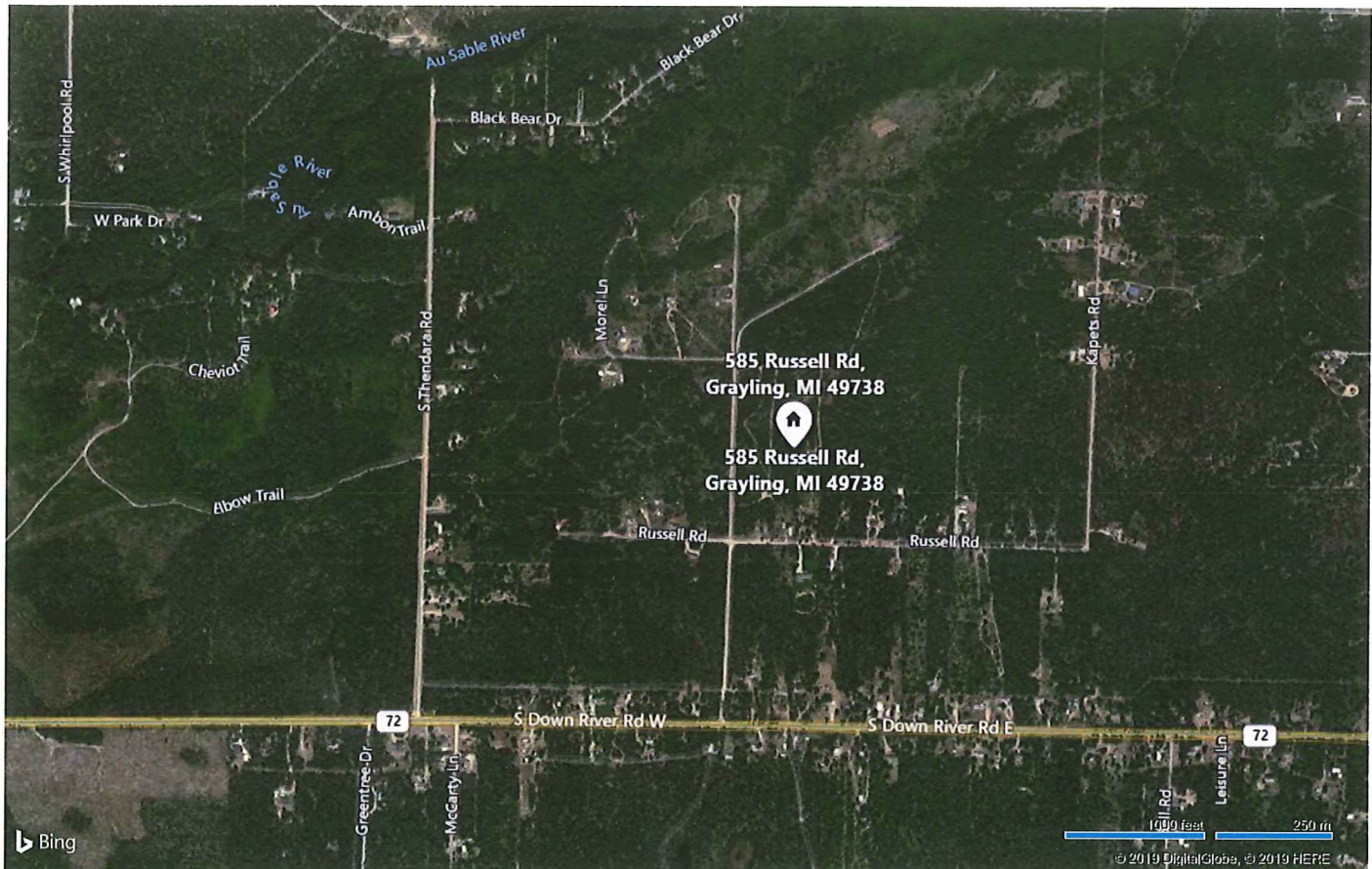
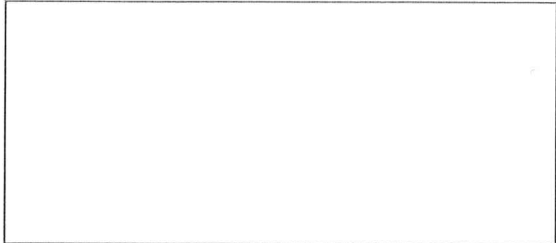
Jackson County, MI

11/8/2019

The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



585 Russell Rd, Grayling, MI 49738



**585 Russell Road
Grayling, MI, 49738**



Pick out your home and move it in. Well, septic, and full 14 x 70 slab already on the property. Electric all ready to hook in. Enjoy 5 acres of beautiful woods with trails already cleared throughout.

Exterior Features

Lot Size: 5.0 Acres

Utilities

Water: Well Installed

Sewer: Septic Installed

School Features

School District: Crawford/Ausabl

General Features

County: Crawford

Tract or Subdivision: T26N R2W

Current Taxes: 601

Zoning: 401

School District

Crawford AuSable Schools

Map
