

# Land Bank Sale

Parcel ID 3251-470-006-00

139 W. Butler St.  
Bad Axe, MI 48413

Minimum Bid  
Past Taxes \$ 5,318.34

Maintenance \$ -  
Demo, Cleanup \$0  
Land Bank Admin. \$250

Boundry Survey \$0  
(Copy Attached)

Total Purchase Price \$ 5,568.34



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

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

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

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

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

Legal Description: Sec 24, Town 16N, Range 12E. LOT 6 FRANK W HUBBARD'S 1ST ADD CITY BAD AXE, MICH.

Also known as: Property No. 3251-470-006-00 Address: 139 W. Butler St.

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

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

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

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

Dated: \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_

IN THE PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Purchaser

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

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

IN THE PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Seller

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

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

whose address is:

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

SEC 24 T16N R12E LOT 6 FRANK W HUBBARD'S 1ST ADD CITY BAD AXE, MICH.

Parcel Number: 3251-470-006-00

for the sum of \_\_\_\_\_

subject to easements and building restrictions of record and those enumerated special assessments and liens set forth in MCL 211.78k(5)(c), as amended.

**This transfer is exempt pursuant to MCL 207.505(h)(I) and MCL 207.526(h)(I)**

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Debra McCollum,  
Huron County Treasurer

State of Michigan  
County of Huron

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

\_\_\_\_\_  
Notary Public Huron County, Michigan  
My Commission expires:

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

**When recorded return to: Grantee**

**Send subsequent tax bills to: Grantee**

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HURON COUNTY TREASURER	HURON COUNTY LAND BANK AU	0	08/24/2021	OTH	21-NOT USED/OTHER	1756:672	DEED	0.0
COOK ANNE	HURON COUNTY TREASURER	0	06/30/2020	OTH	21-NOT USED/OTHER	1707:491	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status	
139 W BUTLER ST	School: BAD AXE PUBLIC SCHOOLS		DEMOLITION	03/03/2020	20000205		
	P.R.E. 0%		DECK/PORCH	10/30/2015	15002043		
Owner's Name/Address	MAP #: 20 24 248 012						
HURON COUNTY LAND BANK AUTHORITY 250 EAST HURON AVENUE BAD AXE MI 48413	2025 Est TCV 0						
	Improved	X	Vacant	Land Value Estimates for Land Table .			
Tax Description	Public Improvements		* Factors *				
Sec 24, Town 16N, Range 12E. LOT 6 FRANK W HUBBARD'S 1ST ADD CITY BAD AXE, MICH.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Rate %Adj. Reason	Value
Comments/Influences	Topography of Site		0.280 Acres 0 100				
Liber/Page(s): 372:0152, 392:0606	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.28 Total Acres Total Est. Land Value = 0				
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT
				2024	EXEMPT	EXEMPT	EXEMPT
				2023	0	0	0
				2022	0	0	0

The Equalizer. Copyright (c) 1999 - 2009.  
Licensed To: County of Huron, Michigan

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

