



NOTICE OF STATE-OWNED LAND FOR SALE

By authority of Act 451, P.A. 1994, as amended.

NOTICE IS HEREBY GIVEN that, State-owned land located in **Greendale Township, Midland County**, is available for sale.

LAND TRANSACTION CASE NUMBER 20040293

The Following Property is offered for sale:

Part of the SW 1/4 of NE 1/4 of Section 29 described as: Comm. at a point on the center line of Salt River Road that is distant 527 feet W of the E 1/8 line of Section 29, thence N 349 feet, thence W 120 feet, thence S 355 feet to the center line of Salt River Road, thence NE'ly along center line of said road to the point of beginning, T14N, R02W, Greendale Township, Midland County. 0.97 Acre.

Tax ID: 56-030-029-100-300-00

Sale Price ~~\$12,450.00~~ REDUCED TO \$10,000.00

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims regarding fitness for purpose, ingress and egress, conditions, and/or any covenants or restrictions of the property.

CONDITIONS OF SALE:

- 1) A deposit of ten percent (10%) in the form of a personal / cashier's check or money order, payable to the State of Michigan must accompany offer to purchase. The balance of the sale price is due forty-five days from date of invoice.
- 2) Offers less than the price indicated or offers other than cash will not be accepted.
- 3) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.
- 4) The Michigan Department of Natural Resources policy prohibits sale of State lands to organizations which are discriminatory on the basis of race, color, national origin, religion, disability, age, sex, height, weight or marital status. Appropriate documentation may be required.

Requests for property information and required offer to purchase forms may be directed to the address below or accessed directly on the DNR Web site at <http://www.michigan.gov/landforsale>

**OFFICE OF LAND AND FACILITIES
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948**

Telephone: 517-373-1240
FAX: 517-335-1880

SEALED BID AUCTION CASE # 20040293

Property Information

Size:	0.97 acre.
Frontage & Access:	120 feet of frontage on Salt River Road.
Topography & Drainage:	The parcel consists of relatively level land.
Cover:	The primary plant cover for the site is secondary Maple trees and scattered Oak and Poplar trees, along with some low brush growth.
Soils:	Pipestone Sand is the primary soil type, and may require alternate septic alternatives other than a standard private tank and drain field, if the site is to be developed into a residential site.
Environmental Concerns:	None noted.
Utilities:	Electric and Telephone service is located on the property in an unimproved manner.
Improvements:	None of value noted.
Zoning:	R-1 Residential. Requires one full acre to develop for a residential site, due to this site being 0.97 acre, the township supervisor assured the appraiser that a variance for a residential site would be approved by the local municipality, as long as all set-back requirements were maintained.
State Reservations:	The State retains rights to aboriginal antiquities.
Other:	There is a vacated block crawl-space foundation already constructed on the site.
SALE PRICE:	\$12,450.00 Reduced to \$10,000.00