



## NOTICE OF SEALED BID AUCTION OF STATE-OWNED LAND

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

**NOTICE IS HEREBY GIVEN** that State-owned land located in **Alpena Township, Alpena County**, will be auctioned by Sealed Bid.

**LAND TRANSACTION CASE NUMBER 57629**

**The Following Property is offered for sale:**

*Alpena Twp, T30N, R08E, S10, NW1/4 of SW1/4, That part of Govt Lot 4 comm at a meander post in the center of US-23 Hwy, thence S 43°30' E 144.9 ft to the POB, th S 43°30' E, 907.5 ft to the shore of Squaw Bay, th N 49°6' E on shore line 375.6 ft, th N 37°54' W, 100 ft, th S 51°24' W, 9.75 ft, th N 49°55' W 703.4 ft to the centerline of Squaw Bay Rd., th S 89°40' W on said centerline 301.9 ft, th South 80.6 ft to the POB.*

6.26 acres

Tax ID# 011-010-000-356-00

**Minimum Bid** \$15,500.00

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All bids **must** be received or postmarked no later than August 6, 2007 to be considered.

The bid opening will take place at the Michigan Department of Natural Resources, Office of Land and Facilities, 8<sup>th</sup> Floor, Stevens T. Mason Building, 530 W. Allegan St., Lansing, Michigan, on August 21, 2007. 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.

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### CONDITIONS OF SALE:

- 1) A bid deposit of 10% of the bid amount is required with each sealed bid, with the balance due in 45 days.
- 2) Bids less than the minimum 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 sheets and required bid forms may be directed to the address below or accessed directly on the Michigan DNR website at [www.michigan.gov/landforsale](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 PARCEL #57629

### Property Information

Size:	6.3 acres. Irregularly shaped.
Location:	South of City of Alpena from U.S. 23, east on Partridge Point Road.
Frontage & Access:	Frontage and access on Squaw Bay Road and Partridge Point Road. 376 ft of extended marshy frontage on Squaw Bay due to Great Lakes water levels.
Topography & Drainage:	Low. Poorly drained.
Cover:	Mixed conifers and brush.
Soils:	Unknown
Environmental Concerns:	None noted by appraiser.
Utilities:	Unknown
Improvements:	None noted by appraiser.
State Reservations	The State retains rights to aboriginal antiquities.
Mineral Rights:	Minerals included in sale.
Minimum Bid Accepted:	\$ 15,500.00