

**IDENTIFICATION OF PROPERTY AND SUMMARY OF FACTS**

**LOCATION:** The subject is in the western portion of Michigan's Upper Peninsula, approximately 200 miles northwest of the Mackinac Bridge, 7 miles southwest of City of Houghton on an asphalt paved roadway in Adams Township, Houghton County, Michigan. The property is commonly known as the former Camp Kitwen, 42530 M-26 Highway, Painesdale, Michigan

**PARCEL ID NUMBERS:** 001-001-001-17 & 001-186-001-75

**OWNER OF RECORD:** State of Michigan (see page A-122 of the addendum).

**TYPE OF PROPERTY:** Formerly Camp Kitwen, a state owned prison camp

**PROPERTY RIGHTS APPRAISED:** Fee Simple Estate

**LAND AREA:** 86.378± Acres

**ZONING:** None; Adams Township is an unzoned community and has no zoning.

**CONCLUSION OF HIGHEST AND BEST USE:** Open recreational land use (as vacant land)  
Open recreational land use (as improved – No contributing value to existing improvements).

**MARKET CONDITIONS:** Stable

**ESTIMATED VALUE VIA THE INCOME APPROACH:** Not applicable

**ESTIMATED VALUE VIA THE COST APPROACH:** Not applicable

**ESTIMATED VALUE VIA THE SALES COMPARISON APPROACH:** \$75,000

**FINAL VALUE ESTIMATE:** \$75,000

**ANY PERSONAL PROPERTY INCLUDED IN VALUE:** None

**ANY FRACTIONAL INTEREST INVOLVED IN APPRAISAL:** No

**SUMMARY OF PROPERTY FACTS (continued)**

**ESTIMATED REASONABLE  
EXPOSURE AND  
MARKETING PERIOD:**

12 to 24 months at the appraised value

**FLOOD PLAIN:**

The subject is not in a federally flood plain mapped zone. Therefore, no federal flood plain information is available. Flooding does not appear to be a threat.

**EXTRAORDINARY  
ASSUMPTIONS:**

Yes; see letter of transmittal and page 8 of this report

**HYPOTHETICAL  
CONDITIONS:**

None

**EFFECTIVE DATE OF  
SITE VISIT AND VALUATION:**

November 13, 2018

**EFFECTIVE DATE OF REPORT:**

January 8, 2019

**PRIOR APPRAISALS:**

We have not appraised the subject property in the past three years nor rendered any service to the property.

**PROPERTY HISTORY:**

The subject property is not currently listed for sale. We are aware of no sales or offerings in the past three years. The subject property has been occupied by the Department of Corrections for approximately 18± years and was closed in 2009 and has remained unoccupied since then.

**USE OF SUBJECT ON THE  
DATE OF VALUATION:**

None; subject is a closed minimum security prison in a remote area of the state with mold infestation noted and not habitable.

**VALUE AS APPRAISED:**

Vacant Land at the property's highest and best use.