



PROPERTY INFORMATION PACKAGE



Multi-Tract Real Estate Auction

3 Tracts
Eaton County, Michigan

Thursday, April 24, 2025
Online bidding starts ending at 1pm

Open Houses:
Walkover inspections welcome any day during daylight hours.

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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 auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

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. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

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



February 14, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction three properties located in **Eaton County Michigan** at public auction.

This is an online auction only, with the **bidding ending** on Thursday, April 24, 2025 at 1:00 pm. **Walkover Inspections are welcome during daylight hours.**

This property is being offered “**As Is, Where Is**” with any and all faults. We encourage you to read through this **Property Information Packet** carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% earnest money deposit, due within 48 hours of auctions end.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:
Doug Sheridan
517-749-7976

Sincerely,

Bill Sheridan, CAI, AARE, GPPA
Sheridan Realty & Auction Co.

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

740 S. Cedar St
Mason, MI 48854

www.sheridanauctionservice.com

Exhibit A

Terms and Conditions of Online Only Real Estate Auction

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25

\$1,000 - \$10,000 = \$100

\$10,000 - \$25,000 = \$500

\$25,000 - \$500,000 = \$1,000

\$500,000 and up = \$5,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, intended uses, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PA116 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

There are no surveys on any property. The buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. Sheridan makes no guarantee that the maps are accurate.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

By agreeing to these terms, you give Sheridan Realty & Auction permission to send auction marketing emails to the address on the account.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

Property Information

Tract 1

Bishop Hwy, Lansing

County: Eaton

Township: Windsor Charter Township

School District: Holt Public Schools

Property Number: 080-012-300-081-00

Acreage: 150+/- acres

Property Class: 102 Agricultural-Vacant

Taxable Value: \$115,252, **SEV** \$375,200

Taxes: 2023 Winter taxes \$3,616.95; 2023 Summer taxes \$1,230.38

BISHOP HWY LANSING, MI 48911 (Property Address)
 Parcel Number: 080-012-300-081-00

Property Owner: FOUR LAND MC LLC

Summary Information

- > Assessed Value: \$375,200 | Taxable Value: \$115,250
- > Building Department information found
- > Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner	FOUR LAND MC LLC 6435 WALDON WOODS DR CLARKSTON, MI 48346	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	080,WINDSOR CHARTER TOWN
School District	HOLT PUBLIC SCHOOLS	Assessed Value	\$375,200
SUB	Not Available	Taxable Value	\$115,250
PA	0	State Equalized Value	\$375,200
SPLITS	Not Available	Date of Last Name Change	08/18/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$327,700	\$327,700	\$109,762
2022	\$325,000	\$325,000	\$104,536
2021	\$325,000	\$325,000	\$101,197

Land Information

Zoning Code	Not Available	Total Acres	149.960
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

E 1/2 OF SW 1/4 EXCEPT COM 145.3 FT W OF NE CORNER, S 2DEG 30MIN E 354 FT, W 154 FT, N 2DEG 30MIN W 354 FT, E TO BEG. W 1/2 OF SE 1/4 EXCEPT 597 FT OF N 645 FT. SEC.12, T3N,R3W, WINDSOR TWP 1982 PA 116 OF 1974, SEC.12,

Date of Last Split/Combine	No Data to Display	Number of Splits Left	15
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/04/2025	\$0.00	OTH	FOUR LAND MC LLC	STATE OF MICHIGAN	21-NOT USED/OTHER	3130/0321
06/01/2022	\$0.00	OTH	STATE OF MICHIGAN	FOUR LAND MC LLC	21-NOT USED/OTHER	3013/1223
02/04/2022	\$0.00	AFF	MCELMURRY, ROBERT/ ROBERTA TRUST		21-NOT USED/OTHER	2985/1011
01/27/2022	\$0.00	AFF	FOUR LAND MC LLC	MICH DEPT OF TREASURY	21-NOT USED/OTHER	2985/0628
12/31/2021	\$0.00	WD	MCELMURRY, ROBERTA	FOUR LAND MC LLC	21-NOT USED/OTHER	2985/0609
05/27/2021	\$0.00	OTH	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERTA M	06-COURT JUDGEMENT	2980/0300
05/04/2021	\$0.00	OTH	MCELMURRY, LEALAND ROBERT		07-DEATH CERTIFICATE	2980/0296
09/14/2011	\$0.00	OTH	STATE OF MICHIGAN	MCELMURRY, L ROBERT/ ROBERTA M	33-TO BE DETERMINED	2356/1109
03/11/2005	\$0.00	OTH	DEPARTMENT OF AGRICULTURE	MCELMURRY, LELAND ROBERT/MCELMURRY,	33-TO BE DETERMINED	1915/0401

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Property Information
Tract 2, Three Parcels
Strobel Rd, Charlotte

County: Eaton

Township: Windsor Charter Township

School District: Charlotte Public Schools

Property Numbers: 080-009-300-104-00, 080-017-200-151-00,
and 080-008-400-102-00

Acreage: 37 acres

Zoning: 102 Agricultural-Vacant

Total Taxable Value: \$49,211; **SEV** \$54,800

Total Taxes: Winter 2023: \$2,292.88; Summer 2023: \$525.35

Note: There are three parcels included in this tract. The total taxes include all three parcels.

STROBEL RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 080-009-300-104-00

No Images Found

Property Owner: ONE LAND MC LLC

Summary Information

- > Assessed Value: \$600 | Taxable Value: \$281
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	ONE LAND MC LLC 6435 WALDON WOODS DR CLARKSTON, MI 48346	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	080,WINDSOR CHARTER TOWN
School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$600
SUB	Not Available	Taxable Value	\$281
PA	0	State Equalized Value	\$600
SPLITS	Not Available	Date of Last Name Change	08/18/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/04/2021

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$600	\$600	\$268
2022	\$600	\$600	\$256
2021	\$0	\$0	\$0

Land Information

Zoning Code		Total Acres	0.300
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM SW COR SEC 9 FOR POB; N01°0'0"W 132 FT; N88°37'40"E 99 FT; S01°0'01"E 132 FT; S88°37'40"W 99 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 9, T3N,R3W, WINDSOR TWP. 8-3-04 (APPROVED PART OF PARCEL A)ASSESSED WITH PARCEL 080-008-400-102-00.

Comments	2005, Split from 080-008-400-101-00; 2005, Split from 080-008-400-101-00;		
Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreeage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/04/2025	\$0.00	OTH	ONE LAND MC LLC	STATE OF MICHIGAN	21-NOT USED/OTHER	3130/0322
06/01/2022	\$0.00	OTH	STATE OF MICHIGAN	ONE LAND MC LLC	21-NOT USED/OTHER	3013/1259
02/04/2022	\$0.00	AFF	MCELMURRY ROBERT/ ROBERTA TRUST		21-NOT USED/OTHER	2985/1011
01/27/2022	\$0.00	AFF	ONE LAND MC LLC	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1115
01/27/2022	\$0.00	AFF	MCELMURRY, ROBETA M DISC TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1097
01/27/2022	\$0.00	AFF	MCELMURRY, ROBERTA M TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1053
12/31/2021	\$0.00	WD	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERT / ROBERTA TRUST	14-INTO/OUT OF TRUST	2985/1041
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT / ROBERTA TRUST	MCELMURRY, ROBERT/ ROBERTA DISC TR	14-INTO/OUT OF TRUST	2985/1085
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT/ ROBERTA DISC TR	ONE LAND MC LLC	14-INTO/OUT OF TRUST	2985/1104
05/27/2021	\$0.00	OTH	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERTA M	06-COURT JUDGEMENT	2980/0300
05/04/2021	\$0.00	OTH	MCELMURRY, ROBERT LELAND		07-DEATH CERTIFICATE	2980/0298
07/11/2014	\$0.00	OTH	MCELMURRY, L ROBERT	STATE OF MICHIGAN	33-TO BE DETERMINED	2530/0462
08/30/2013	\$77,867.00	WD	CAYAO, JOSE V / IRMA	MCELMURRY, L ROBERT	03-ARM'S LENGTH	2484/1183
08/21/2013	\$0.00	QC	LOOKING GLASS PINES DEV LLC	CAYAO, JOSE V	21-NOT USED/OTHER	2481/0143
08/26/2004	\$0.00	OTH	STANTON'S AUCTIONEERS & REALTORS	BOWERMAN, DAVID A	33-TO BE DETERMINED	1856/0184
08/03/2004	\$0.00	OTH	STROBEL, EDWARD W, EST		33-TO BE DETERMINED	1849/0286
08/02/2004	\$179,000.00	WD	STROBEL, EDWARD, EST	LOOKING GLASS PINES DEVELOPMENT	03-ARM'S LENGTH	1849/0278

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STROBEL RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 080-017-200-151-00

No Images Found

Property Owner: ONE LAND MC LLC

Summary Information

- > Assessed Value: \$29,900 | Taxable Value: \$26,775
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	ONE LAND MC LLC 6435 WALDON WOODS DR CLARKSTON, MI 48346	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	080,WINDSOR CHARTER TOWN
School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$29,900
SUB	Not Available	Taxable Value	\$26,775
PA	0	State Equalized Value	\$29,900
SPLITS	Not Available	Date of Last Name Change	08/18/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 12/10/2015

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$25,500	\$25,500	\$25,500
2022	\$25,500	\$25,500	\$25,500
2021	\$25,500	\$25,500	\$24,900

Land Information

Zoning Code		Total Acres	23.600
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM NE COR SEC 17 FOR POB; S0°44'25"E 1305.06 FT TO C/L CREEK; ALONG CREEK S54°37'42"W 720.97 FT; S12°36'02"W 265.25 FT; S78°23'15"W 8.93 FT TO W LINE E 1/2 OF E 1/2 OF NE 1/4; N0°50'14"W 1974.32 FT; N89°14'21"E 666.55 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 17, T3N,R3W, WINDSOR TWP. 8-3-04 (APPROVED PART OF PARCEL A)

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

STROBEL RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 080-009-300-104-00

No Images Found

Property Owner: ONE LAND MC LLC

Summary Information

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School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$600
SUB	Not Available	Taxable Value	\$281
PA	0	State Equalized Value	\$600
SPLITS	Not Available	Date of Last Name Change	08/18/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/04/2021

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$600	\$600	\$268
2022	\$600	\$600	\$256
2021	\$0	\$0	\$0

Land Information

Zoning Code		Total Acres	0.300
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

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COM SW COR SEC 9 FOR POB; N01°0'0"W 132 FT; N88°37'40"E 99 FT; S01°0'01"E 132 FT; S88°37'40"W 99 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 9, T3N,R3W, WINDSOR TWP. 8-3-04 (APPROVED PART OF PARCEL A)ASSESSED WITH PARCEL 080-008-400-102-00.

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Date Created	01/01/0001	Unallocated Div.s Transferred	0
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02/04/2022	\$0.00	AFF	MCELMURRY ROBERT/ ROBERTA TRUST		21-NOT USED/OTHER	2985/1011
01/27/2022	\$0.00	AFF	ONE LAND MC LLC	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1115
01/27/2022	\$0.00	AFF	MCELMURRY, ROBETA M DISC TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1097
01/27/2022	\$0.00	AFF	MCELMURRY, ROBERTA M TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1053
12/31/2021	\$0.00	WD	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERT / ROBERTA TRUST	14-INTO/OUT OF TRUST	2985/1041
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT / ROBERTA TRUST	MCELMURRY, ROBERT/ ROBERTA DISC TR	14-INTO/OUT OF TRUST	2985/1085
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT/ ROBERTA DISC TR	ONE LAND MC LLC	14-INTO/OUT OF TRUST	2985/1104
05/27/2021	\$0.00	OTH	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERTA M	06-COURT JUDGEMENT	2980/0300
05/04/2021	\$0.00	OTH	MCELMURRY, ROBERT LELAND		07-DEATH CERTIFICATE	2980/0298
07/11/2014	\$0.00	OTH	MCELMURRY, L ROBERT	STATE OF MICHIGAN	33-TO BE DETERMINED	2530/0462
08/30/2013	\$77,867.00	WD	CAYAO, JOSE V / IRMA	MCELMURRY, L ROBERT	03-ARM'S LENGTH	2484/1183
08/21/2013	\$0.00	QC	LOOKING GLASS PINES DEV LLC	CAYAO, JOSE V	21-NOT USED/OTHER	2481/0143
08/26/2004	\$0.00	OTH	STANTON'S AUCTIONEERS & REALTORS	BOWERMAN, DAVID A	33-TO BE DETERMINED	1856/0184
08/03/2004	\$0.00	OTH	STROBEL, EDWARD W, EST		33-TO BE DETERMINED	1849/0286
08/02/2004	\$179,000.00	WD	STROBEL, EDWARD, EST	LOOKING GLASS PINES DEVELOPMENT	03-ARM'S LENGTH	1849/0278

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STROBEL RD CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 080-017-200-151-00

No Images Found

Property Owner: ONE LAND MC LLC

Summary Information

- > Assessed Value: \$29,900 | Taxable Value: \$26,775
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	ONE LAND MC LLC 6435 WALDON WOODS DR CLARKSTON, MI 48346	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	102 AGRICULTURAL-VACANT	Unit	080,WINDSOR CHARTER TOWN
School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$29,900
SUB	Not Available	Taxable Value	\$26,775
PA	0	State Equalized Value	\$29,900
SPLITS	Not Available	Date of Last Name Change	08/18/2023
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 12/10/2015

Qualified Agricultural	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$25,500	\$25,500	\$25,500
2022	\$25,500	\$25,500	\$25,500
2021	\$25,500	\$25,500	\$24,900

Land Information

Zoning Code		Total Acres	23.600
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM NE COR SEC 17 FOR POB; S0°44'25"E 1305.06 FT TO C/L CREEK; ALONG CREEK S54°37'42"W 720.97 FT; S12°36'02"W 265.25 FT; S78°23'15"W 8.93 FT TO W LINE E 1/2 OF E 1/2 OF NE 1/4; N0°50'14"W 1974.32 FT; N89°14'21"E 666.55 FT TO POB. SUBJ TO ALL EASEMENTS & RESTRICTIONS IF ANY. SEC 17, T3N,R3W, WINDSOR TWP. 8-3-04 (APPROVED PART OF PARCEL A)

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Comments	2005, Split from 080-017-200-150-00; 2005, Split from 080-017-200-150-00;		
Date of Last Split/Combine	No Data to Display	Number of Splits Left	2
Date Form Filed	No Data to Display	Unallocated Divs of Parent	0
Date Created	01/01/0001	Unallocated Divs Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/04/2025	\$0.00	OTH	ONE LAND MC LLC	STATE OF MICHIGAN	21-NOT USED/OTHER	3130/0322
06/01/2022	\$0.00	OTH	STATE OF MICHIGAN	ONE LAND MC LLC	21-NOT USED/OTHER	3013/1259
02/04/2022	\$0.00	AFF	MCELMURRY ROBERT/ ROBERTA TRUST		21-NOT USED/OTHER	2985/1011
01/27/2022	\$0.00	AFF	ONE LAND MC LLC	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1115
01/27/2022	\$0.00	AFF	MCELMURRY, ROBERTA M DISC TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1097
01/27/2022	\$0.00	AFF	MCELMURRY, ROBERTA M TRUST	MICHIGAN DEPT OF TREASURY	21-NOT USED/OTHER	2985/1053
12/31/2021	\$0.00	WD	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERT / ROBERTA TRUST	14-INTO/OUT OF TRUST	2985/1041
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT / ROBERTA TRUST	MCELMURRY, ROBERT/ ROBERTA DISC TR	14-INTO/OUT OF TRUST	2985/1085
12/31/2021	\$0.00	WD	MCELMURRY, ROBERT/ ROBERTA DISC TR	ONE LAND MC LLC	14-INTO/OUT OF TRUST	2985/1104
05/27/2021	\$0.00	OTH	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERTA M	06-COURT JUDGEMENT	2980/0300
05/04/2021	\$0.00	OTH	MCELMURRY, ROBERT LELAND		07-DEATH CERTIFICATE	2980/0298
07/11/2014	\$0.00	OTH	MCELMURRY, L ROBERT	STATE OF MICHIGAN	33-TO BE DETERMINED	2530/0462
09/03/2013	\$0.00	OTH	EATON COUNTY TREASURER	LOOKING GLASS PINES DEV LLC	05-CORRECTING TITLE	2486/0344
08/30/2013	\$77,867.00	WD	CAYAO, JOSE V / IRMA	MCELMURRY, L ROBERT	03-ARM'S LENGTH	2484/1183
08/21/2013	\$0.00	QC	LOOKING GLASS PINES DEV LLC	CAYAO, JOSE V	21-NOT USED/OTHER	2481/0143
03/01/2013	\$2,653.00	OTH	LOOKING GLASS PINES DEV LLC	EATON COUNTY TREASURER	05-CORRECTING TITLE	2456/0123
12/12/2012	\$0.00	OTH	LOOKING GLASS PINES DEV LLC	EATON COUNTY TREASURER	05-CORRECTING TITLE	2435/125
03/01/2012	\$2,609.00	OTH	LOOKING GLASS PINES DEV LLC	EATON COUNTY TREASURER	05-CORRECTING TITLE	2386/0766
07/29/2011	\$3,160.00	OTH	EATON COUNTY TREASURER	LOOKING GLASS PINES DEV LLC	33-TO BE DETERMINED	2350/0928
03/01/2011	\$2,617.00	OTH	LOOKING GLASS PINES DEV LLC	EATON COUNTY TREASURER	05-CORRECTING TITLE	2334/0269
08/26/2004	\$0.00	OTH	STANTON'S AUCTIONEERS & REALTORS	BOWERMAN, DAVID A	33-TO BE DETERMINED	1856/0184
08/03/2004	\$0.00	OTH	STROBEL, EDWARD W, EST		33-TO BE DETERMINED	1849/0286
08/02/2004	\$179,000.00	WD	STROBEL, EDWARD, EST	LOOKING GLASS PINES DEVELOPMENT	03-ARM'S LENGTH	1849/0278

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Property Information
Tract 3
Fairview Hwy, Charlotte

County: Eaton

Township: Eaton Township

Property Number: 110-005-100-032-00

Acreage: 40.5 acres

Zoning: 402 Residential-Vacant

Taxable Value: \$59,650 **SEV** \$59,650

Total Taxes: Winter 2023: \$2,269.22; Summer 2023: \$701.72

FAIRVIEW HWY CHARLOTTE, MI 48813 (Property Address)

Parcel Number: 110-005-100-032-00

No Images Found

Property Owner: LAKE LAND MC LLC

Summary Information

- > Assessed Value: \$59,650 | Taxable Value: \$59,650
- > Building Department information found
- > Property Tax information found

Owner and Taxpayer Information

Owner	LAKE LAND MC LLC 1254 HILLWOOD CIRCLE EAST LANSING, MI 48823-0000	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	402 RESIDENTIAL-VACANT	Unit	110,EATON TOWNSHIP
School District	CHARLOTTE PUBLIC SCHOOLS	Assessed Value	\$59,650
SUB	Not Available	Taxable Value	\$59,650
PA	116	State Equalized Value	\$59,650
SPLITS	Not Available	Date of Last Name Change	02/15/2022
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
LOT LINE ADJ	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$62,600	\$62,600	\$62,600
2022	\$83,650	\$83,650	\$83,650
2021	\$80,650	\$80,650	\$7,057

Land Information

Zoning Code	LA	Total Acres	40.500
Land Value	Not Available	Land Improvements	\$0
Renaissance Zone	Not Available	Renaissance Zone Expiration Date	Not Available
ECF Neighborhood	Not Available	Mortgage Code	Not Available
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

NW FRL 1/4 LYING NE OF HWY & NW OF RR EXCEPT N 40 ACRES & EXCEPT COM CEN. HWY 191.7 FT SELY OF W SEC.LINE, SELY ON CEN. HWY 1104.86 FT, N 25DEG 03MIN 51SEC E TO S LINE OF N 40 ACRES OF NW FRL 1/4, W TO BEG. SEC.5, T2N,R4W, EATON TWP 1981 PA 116 25 YRS FROM 1-1-12

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Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	7
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/04/2022	\$0.00	AFF	MCELMURRY, ROBERT/ ROBERTA TRUST		21-NOT USED/OTHER	2985/1011
01/27/2022	\$0.00	AFF	LAKE LAND MC LLC	MICH DEPT OF TREASURY	21-NOT USED/OTHER	2985/0662
12/31/2021	\$0.00	WD	MCELMURRY, ROBERTA M	LAKE LAND MC LLC	21-NOT USED/OTHER	2985/0623
05/27/2021	\$0.00	OTH	MCELMURRY, L ROBERT ESTATE	MCELMURRY, ROBERTA M	06-COURT JUDGEMENT	2980/0300
05/04/2021	\$0.00	OTH	MCELMURRY, LELAND ROBERT		07-DEATH CERTIFICATE	2980/0298
06/14/2012	\$0.00	OTH	STATE OF MICHIGAN	MCELMURRY, L ROBERT/ ROBERTA	33-TO BE DETERMINED	2401/0013

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P.I.P.

Thank you for reviewing the entire Property Information Package.
We look forward to serving you throughout the auction process.
If you have any questions please don't hesitate to contact me!



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