

Minde B. Lux, County Clerk

Shelly Nelson, Chief Deputy
Carol Anderson, Deputy Clerk
Brenda Young, Deputy Clerk
Kim Fussman, Deputy Clerk

Ext. 205
Ext. 260
Ext. 262
Ext. 261
Ext. 259



October 13, 2021

200 North Main Street
Mt. Pleasant, MI 48858
Phone (989) 772-0911
Fax (989) 772-6347
www.isabellacounty.org
clerk@isabellacounty.org

Isabella County Planning Commission
Isabella County Building
Mt Pleasant, MI 48858

RE: Robert J. Peterson Trust Farmland Agreement Application

Attached please find copies of the Farmland Agreement Application for Robert J Peterson Trust. Please present this application to the Planning Commission Board for review. The Board has 30 days to review and comment on the application and provide feedback. After 30 days the application will be presented to the Isabella County Board of Commissioners for their approval/rejection.

If you have any further questions please do not hesitate to contact me at 772-0911, ext. 205.

Thank you.
Sincerely,

Minde B. Lux
Isabella County Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116.

Please print or type. Attach additional sheets as needed. Please read the **Eligibility and Instructions** document before filling out this form.

OFFICIAL USE ONLY	
Local Governing Body:	10/13/2021
Date Received:	
Application No:	
State:	
Date Received:	
Application No:	
Approved:	Rejected:

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Robert J. Peterson, Trustee of the Robert J. Peterson Trust, dated May 22, 2017

Last

First

Initial

(If more than two see #15)

Last

First

Initial

Marital status of all individual men listed on application, if more than one, indicate status after each name:

Married Single

2. Mailing Address: 11841 Neff Road

Street

Edmore

MI

48829

City

State

Zip Code

3. Telephone Number: (Area Code) () 989-289-9292

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ()

5. E-mail address:

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Isabella

7. Township, City or Village: Rolland Township

8. Section No. 33

Town No. 13N

Range No. 6W

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? Yes No

If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No

If owned by the applicant, are the mineral rights leased? Yes No

Indicate who owns or is leasing rights if other than the applicant:

Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: Yes No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):

Name:

Address:

Street

City

State

Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: Robert J. Peterson Title: Trustee

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

a. 40 acres or more → complete only Section 16 (a thru g);
 b. 5 acres or more but less than 40 acres → complete only Sections 16 and 17; or
 c. a specialty farm → complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):
Cash Crop

b. Total number of acres on this farm: 80
c. Total number of acres being applied for (if different than above): _____
d. Acreage in cultivation: 65
e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
f. All other acres (swamp, woods, etc.) 15
g. Indicate any structures on the property: (If more than one building, indicate the number of buildings): _____

No. of Buildings 0 Residence: _____ Barn: _____ Tool Shed: _____
Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____
Poultry House: _____ Milking Parlor: _____ Milk House: _____
Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products** (not from rental income):

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$

Please note: specialty farm designation may require an on-the-farm site visit by an MDA staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

20. The undersigned declare that this application, including any accompanying informational material, has been examined by them and to the best of their knowledge and belief is true and correct.

Robert J. DeLeon

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

10/9/17

(Date)

(Signature of Corporate Officer)

Trustee

(Title)

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY
ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 10/13/2021 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

II. Please verify the following:

Upon filing an application, clerk issues receipt to the landowner indicating date received.

Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

Note: Review Agencies have 30 days in which to respond before local governing body can proceed.

If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDA-Farmland and Open Space Program, PO Box 30449, Lansing 48909

*Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.

<p>Please verify the following regarding Reviewing Agencies (sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input checked="" type="checkbox"/> County or Regional Planning Commission <input checked="" type="checkbox"/> Conservation District <input checked="" type="checkbox"/> Township (if county has zoning authority) <input type="checkbox"/> City (if land is within 3 miles of city boundary) <input type="checkbox"/> Village (if land is within 1 mile of village boundary)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>) <input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property) <input type="checkbox"/> Map of Farm <input type="checkbox"/> Copy of most recent appraisal record <input type="checkbox"/> Copy of letters from review agencies (if available) <input type="checkbox"/> Any other applicable documents</p>
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Questions? Please call Farmland Preservation at (517) 373-3328

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

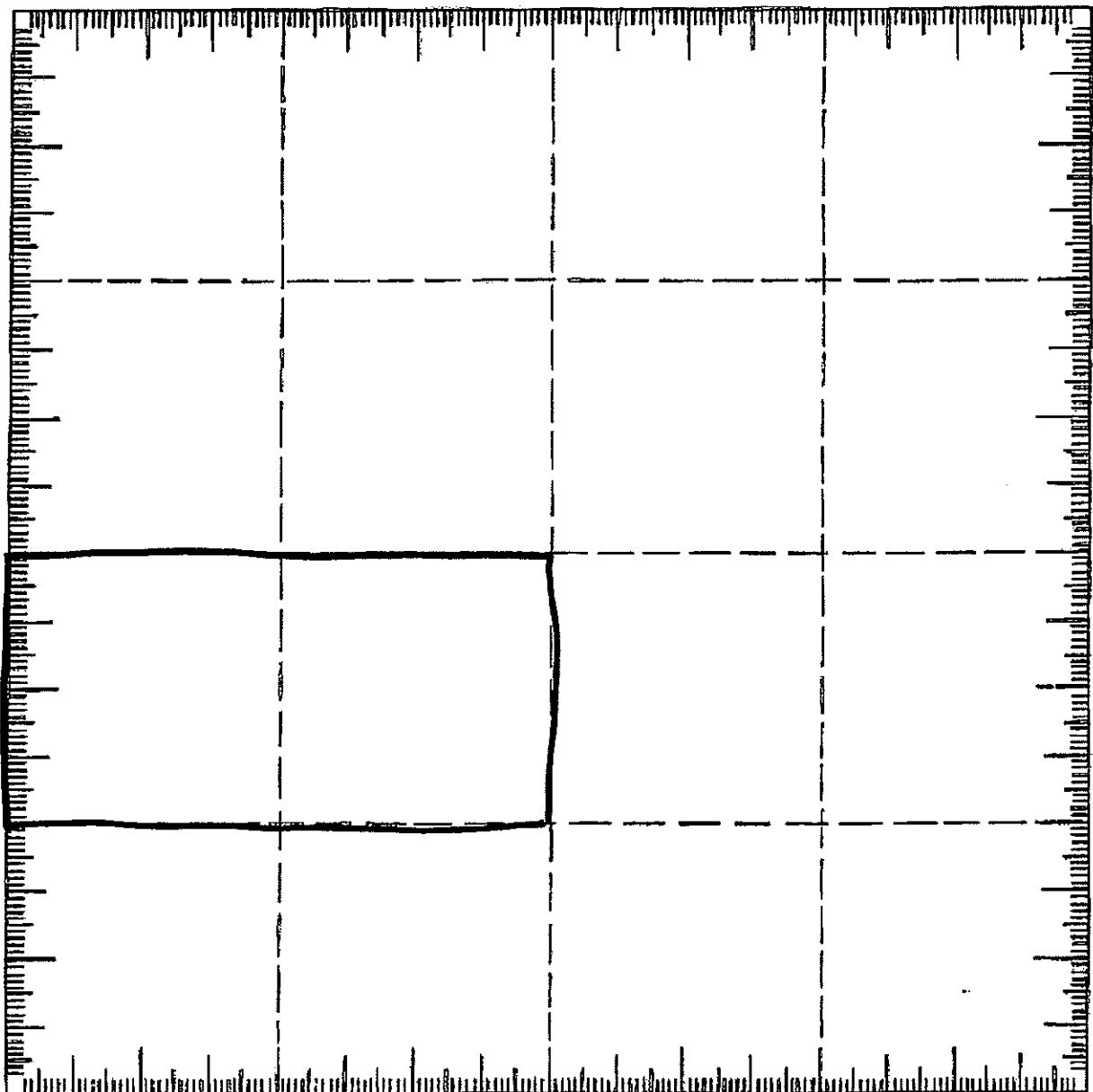
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County _____

Township _____

T _____ R _____ Section _____

↑ North



DATED this 3rd day of October 2017.

Signed by: Dargitz & Associates, LLC

Laura L. Dargitz
By: Laura L. Dargitz
Its: Member

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me this 3rd day of October, 2017, by Laura L. Dargitz, Member of Dargitz & Associates, LLC, Grantor.

Frederick Chiddings

By: Trent C. Hilding
Notary Public, State of MI, County of Montcalm
My commission expires: 05/09/2018
Acting in the County of Isabella

When recorded return to: **Trent C. Hilding** Send subsequent tax bills to: **Grantee**

Tax Parcel #: 12-033-30-001-00 Recording Fee: \$ 35.00 Transfer fee: \$

Drafted By and When Recorded Return to:

TRENT C. HILDING, PLC
By: Trent C. Hilding (P68189)
4070 N. Crystal Road
Vestaburg, MI 48891
(989) 427-3436

WARRANTY DEED

The Grantor: **Dargitz & Associates, LLC**, a Michigan Limited Liability Company,
with a registered address of: 325 Woodlawn Drive, Stanton, MI 48888;

Conveys and Warrants to: **Robert J. Peterson, Trustee of the Robert J. Peterson Trust,**
dated May 22, 2017,
whose address is: 11841 Neff Road, Edmore, MI 48829;

The following described premises situated in the TOWNSHIP of ROLLAND, COUNTY of ISABELLA and STATE of MICHIGAN:

**The North 1/4 of Southwest 1/4 of Section 33, Township 13 North, Range 6 West,
Rolland Township, Isabella County, Michigan.**
PP#: 12-033-30-001-00

A Real Estate Transfer Tax Valuation Affidavit has been filed for this transfer.

This transfer is not tax exempt pursuant to MCL 207.505 nor MCL 207.526.

Subject to easements, building and use restrictions of record and reservations of record, and any lien for real estate taxes or assessments not yet due and payable.

The Grantor grants to the Grantee the right to make all available divisions under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the grantors' execution and the grantees' acceptance of this instrument.

Continued on the next page

PP# 3712-033-30-001-00

Legend

W.R. Emick Rd



©2016 Google



Isabella County GIS Tax Info

Parcel Report: 12-033-30-001-00

10/13/2021

10:33:15 AM



Property Address

S WYMAN RD

BLANCHARD, MI, 49310

Owner Address

PETERSON ROBERT J TRUST

Unit: 12

Unit Name: ROLLAND

11841 NEFF RD

EDMORE, MI 48829

General Information for 2021 Tax Year

Parcel Number:	12-033-30-001-00	Assessed Value:	\$152,000
Prop. Class Code:	102	Taxable Value:	\$94,567
Prop. Class Name:	AGRICULTURAL-VACANT	State Equalized Value:	\$152,000
School Dist Code:	59045	Exemption Percent:	100
School Dist Name:	MONTABELLA COMM SCHOOLS		

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2020	\$152,000	\$152,000	\$93,262
2019	\$124,000	\$124,000	\$91,524

Land Information

Acreage: 80

Zoning:

Town/Range/Sec 13N 06W 033

Legal Description

N 1/2 OF SW 1/4 SEC 33 T13N R6W AG EXEMPT TRANSFER FOR AFFID L1786 P615 REGISTERED 10-18-17
FOR SALE WD L1786 P613 DATED 10-03-17 WITH 2018 CAPPED TV = 89379 & AV = 124000

Sales Information

Sale Date: 10-03-2017

Sale Price: 340000

Instrument: WD

Grantor: DARGITZ & ASSOCIATES LLC

Grantee: PETERSON ROBERT J TRUST

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 01786/00613

Sale Date: 09-22-2017

Sale Price: 1

Instrument: QC

Grantor: DARGITZ JOHN & SHARON

Grantee: DARGITZ & ASSOCIATES LLC

Terms of Sale: 21-NOT USED

Liber/Page: 01786/00609

Sale Date: 03-27-2009

Sale Price: 1

Instrument: QC

Grantor: DARGITZ JOHN & SHARON TRUST &

Grantee: DARGITZ & ASSOCIATES LLC

Terms of Sale: 22-OUTLIER

Liber/Page: 01474/00069

Sale Date: 07-18-2008

Sale Price: 0

Instrument: WD

Grantor: DARGITZ JOHN & SHARON TRUST

Grantee: DARGITZ JOHN & SHARON TRUST &

Terms of Sale: 26-PARTIAL INTEREST

Liber/Page: 01447/00364

Sale Date: 05-10-2007

Sale Price: 1

Instrument: QC

Grantor: DARGITZ JOHN & SHARON

Grantee: DARGITZ JOHN & SHARON TRUST

Terms of Sale: 26-PARTIAL INTEREST

Liber/Page: 01394/00998

Tax History *Total Due as of settlement date

Tax Details 2020 Winter

School Dist. Code:	59045	Assessed Value:	\$152,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$93,262
Property Class:	109	State Equalized Value:	\$152,000
Class Name:		Exemption Percent:	100%

Last Payment Date: March 1, 2021

Base Tax:	\$2,324.82	Base Paid:	\$2,324.82
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,324.82		

Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCH OP FC FEE	17.8921	0.00	\$0.00
CHIP LIBRARY	1.75	163.20	\$163.20
MCALM COM COL OP	2.7054	252.31	\$252.31
MCALM ISD V ED	1.3352	124.52	\$124.52
MCALM ISD SP ED	3.4838	324.90	\$324.90
MCALM ISD OPER	0.1734	16.17	\$16.17
MONTA DEBT 2018	5.42	505.48	\$505.48
MONTA MAINT FUND	1.5	139.89	\$139.89

MONTABELLA OPER	17.8921	0.00	\$0.00
12 ROAD IMPROVE	3.5	326.41	\$326.41
12 FIRE PROTECT	0.9957	92.86	\$92.86
12 TWP OPER	0.9957	92.86	\$92.86
CO-PARKS & REC	0.35	32.64	\$32.64
CO-COM ON AGING	0.8776	81.84	\$81.84
CO-MED CARE FAC	0.9795	91.35	\$91.35
CO-I-RIDE TRANS	0.862	80.39	\$80.39

Tax Details 2020 Summer

School Dist. Code:	59045	Assessed Value:	\$152,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$93,262
Property Class:	109	State Equalized Value:	\$152,000
Class Name:		Exemption Percent:	100%
Last Payment Date:	January 20, 2021		
Base Tax:	\$1,176.03	Base Paid:	\$1,176.03
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,176.03	Total Paid:	\$1,176.03

Tax Items 2020 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUC TAX	6	559.57	\$559.57
COUNTY OPERATING	6.61	616.46	\$616.46

Tax Details 2019 Winter

School Dist. Code:	59045	Assessed Value:	\$124,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$91,524
Property Class:	109	State Equalized Value:	\$124,000
Class Name:		Exemption Percent:	100%
Last Payment Date:	February 14, 2020		
Base Tax:	\$2,259.29	Base Paid:	\$2,259.29
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,259.29	Total Paid:	\$2,259.29

Tax Items 2019 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCH OP FC FEE	17.9532	0.00	\$0.00
CHIP LIBRARY	1.75	160.16	\$160.16
MCALM COM COL OP	2.7175	248.71	\$248.71
MTCALM ISD V ED	1.3384	122.49	\$122.49
MTCALM ISD SP ED	3.4994	320.27	\$320.27
MTCALM ISD OPER	0.1742	15.94	\$15.94
MONTA DEBT 2010	1.55	141.86	\$141.86
MONTA DEBT 99/05	3.87	354.19	\$354.19
MONTA MAINT FUND	1.5	137.28	\$137.28
MONTABELLA OPER	17.9532	0.00	\$0.00
12 ROAD IMPROV	3.5	320.33	\$320.33
12 FIRE PROTECT	0.9985	91.38	\$91.38
ROLLAND OPER	0.9985	91.38	\$91.38
CO-PARKS & REC	0.35	32.03	\$32.03
CO-COM ON AGING	0.8776	80.32	\$80.32
CO-MED CARE FAC	0.7	64.06	\$64.06
CO-I-RIDE TRANS	0.862	78.89	\$78.89

Tax Details 2019 Summer

School Dist. Code:	59045	Assessed Value:	\$124,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$91,524
Property Class:	109	State Equalized Value:	\$124,000
Class Name:		Exemption Percent:	100%

Last Payment Date: January 30, 2020

Base Tax:	\$1,154.11	Base Paid:	\$1,154.11
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,154.11	Total Paid:	\$1,154.11

Tax Items 2019 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY OPERATING	6.61	604.97	\$604.97
STATE EDUC TAX	6	549.14	\$549.14

Tax Details 2018 Winter

School Dist. Code:	59045	Assessed Value:	\$124,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$89,379
Property Class:	109	State Equalized Value:	\$124,000
Class Name:		Exemption Percent:	100%
Last Payment Date:	February 14, 2019		
Base Tax:	\$2,206.55	Base Paid:	\$2,206.55
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,206.55	Total Paid:	\$2,206.55

Tax Items 2018 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCHOOL OPER FC	17.9532	0.00	\$0.00
CHIP LIBRARY	1.75	156.41	\$156.41
MCALM COM COL OP	2.7187	242.99	\$242.99
MTCALM ISD V ED	1.3384	119.62	\$119.62
MTCALM ISD SP ED	3.501	312.91	\$312.91
MTCALM ISD OPER	0.1743	15.57	\$15.57
MONTA DEBT 2010	1.42	126.91	\$126.91
MONTA DEBT 99/05	4	357.51	\$357.51
MONTA MAINT FUND	1.4995	134.02	\$134.02
MONTABELLA OPER	17.9532	0.00	\$0.00
TWP ROAD IMPROV	3.5	312.82	\$312.82
TWP FIRE PROTECT	0.9985	89.24	\$89.24
ROLLAND OPER	0.9985	89.24	\$89.24
CO-PARKS & REC	0.35	31.28	\$31.28
CO-COM ON AGING	0.8776	78.43	\$78.43
CO-MED CARE FAC	0.7	62.56	\$62.56
CO-I-RIDE TRANS	0.862	77.04	\$77.04

Tax Details 2018 Summer

School Dist. Code:	59045	Assessed Value:	\$124,000
School Dist. Name:	MONTABELLA COMM SCHOOLS	Taxable Value:	\$89,379
Property Class:	109	State Equalized Value:	\$124,000
Class Name:		Exemption Percent:	100%

Last Payment Date: January 31, 2019

Base Tax:	\$1,127.06	Base Paid:	\$1,127.06
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,127.06	Total Paid:	\$1,127.06

Tax Items 2018 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY OPERATING	6.61	590.79	\$590.79
STATE EDUC TAX	6	536.27	\$536.27

Application Use and Disclaimer

This application is intended for use by the general public as an aid for searching available land records. Any use of automated processes (program scripts, 'bots', etc.) to search records or mine data is strictly prohibited and may result in the suspension or termination of the violator's access privileges. Any high-volume automated access attempts will be regarded as Denial of Service (DoS) attacks and may be reported to the proper authorities.

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