

Minde B. Lux, County Clerk Ext. 205
Shelly Nelson, Chief Deputy Ext. 260
Carol Anderson, Deputy Clerk Ext. 262
Kim Fussman, Deputy Clerk Ext. 259
Kelsey Adkins, Deputy Clerk Ext. 259
Amy Dziesinski, Court Clerk Ext. 346
Bridget, Bridgette, Court Clerk Ext. 461



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

April 14th, 2022

RECEIVED

APR 14 2022

INSPECTION DEPT.

Isabella County Planning Commission
Isabella County Building
200 North Main
Mt Pleasant, MI 48858

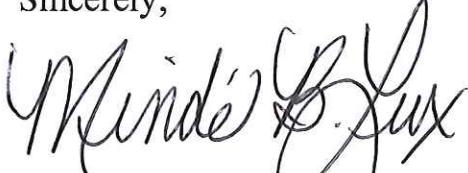
RE: HOWARD & SMITH LAND HOLDINGS LLC FARMLAND AGREEMENT APPLICATION

Attached please find copies of the HOWARD & SMITH LAND HOLDINGS LLC Farmland Agreement Application. 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,

A handwritten signature in black ink, appearing to read "Minde B. Lux".

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:

Date Received April 14th, 2022

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: HOWARD & SMITH LAND HOLDINGS, LLC

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: 11508 W. REMUS ROAD

Street

REMUS

MI

49340

City

State

Zip Code

3. Telephone Number: (Area Code) (989) 560-6126

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: BROOMFIELD

8. Section No. 18 Town No. T14N Range No. R6W

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):

2 or more persons having a joint or common interest in the land
 Corporation Limited Liability Company
 Estate Trust

Partnership
 Association

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: RICKY L. HOWARD Title: MEMBER

Name: MATTHEW SMITH Title: MEMBER

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 19.94

c. Total number of acres being applied for (if different than above):

d. Acreage in cultivation: 19.94

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0

f. All other acres (swamp, woods, etc.) 0

g. Indicate any structures on the property. (If more than one building, indicate the number of buildings)

No. of Buildings Residence: Barn: Tool Shed:

No. of Buildings _____, Located _____, Barn _____, Porch _____, Silo _____, Grain Storage Facility _____, Grain Drying Facility _____.

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):

\$ 4,985.00 : 19.94 = \$ 250.00 **(per acre)**

18. To qualify as a specialty farm, the land must be designated by MDARD, 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 MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 25

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.

Rick Howard
(Signature of Applicant)
Matthew Sut
(Co-owner, If Applicable)
4/11/2022
(Date)

HOWARD SMITH LAND HOLDINGS LLC
(Corporate Name, If Applicable)
Rick Howard
(Signature of Corporate Officer)
MEMBERS
(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: 4/14/2022 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body. Jurisdiction: Madelia
 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

____ 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:

MDARD-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 type="checkbox"/> County or Regional Planning Commission <input type="checkbox"/> Conservation District <input 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>
---	--



County of Isabella

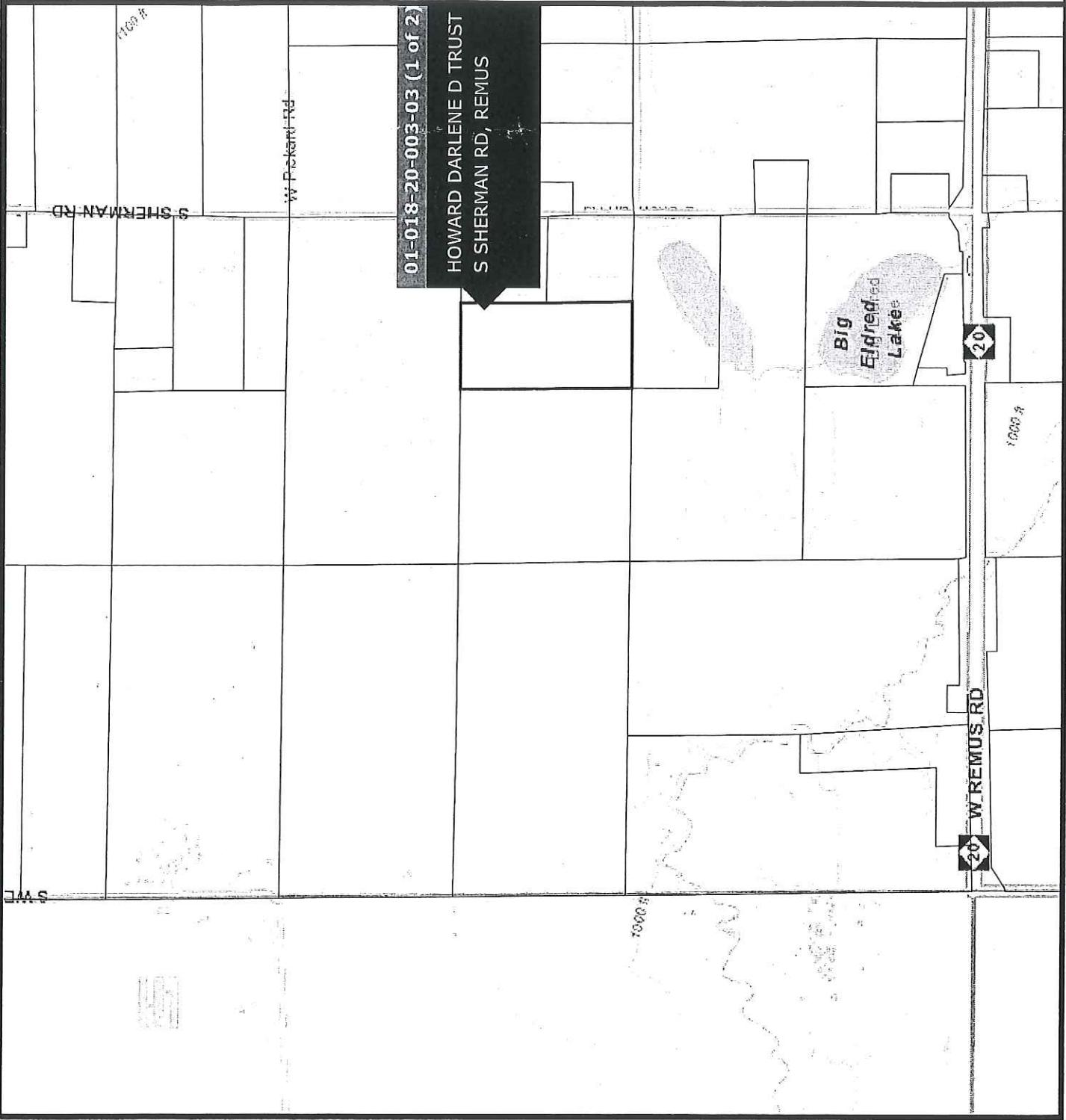


Map Publication:
03/22/2022 9:56 AM

0.4km
0.2mi

Powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



BROOMFIELD TWP TREASURER
 Treasurer's PH: 989-506-8803
 ISABELLA COUNTY, Michigan
 Parcel #: 01-018-20-003-03
 Property Assessed To:
 HOWARD DARLENE D TRUST
 11508 W REMUS RD
 REMUS, MI 49340

Property Address:
 S SHERMAN RD
 REMUS MI 49340

Acreage: 19.94
 Property Class: 102 AGRICULTURAL-VACANT
 School District: 54025 CHIPPEWA HILLS SCHOOL DIS

1 mill equals \$1.00 per \$1000 of Taxable Value.

TAX DESCRIPTION	MILLAGE	AMOUNT
CO-I-RIDE TRANS	0.86200	10.84
CO-MED CARE FAC	0.97950	12.32
CO-COM ON AGING	0.87760	11.03
CO-PARKS & REC	0.35000	4.40
01 TWP OPER	0.99250	12.48
MEC/OSC ISD OPER	0.24750	3.11
MEC/OSC SPEC ED	3.31450	41.69
MEC/OSC VOC ED	1.48580	18.68

Total Mills/Tax	9.10940	114.55
Administration Fee		0.00

TOTAL AMOUNT DUE	114.55
-------------------------	---------------

TAX BASE VALUES

Taxable Value:	12,579
State Equalized Value:	26,400
Assessed Value:	26,400
Qualified Ag Exemption:	12,579
% Declared Exempt:	100.0000

Description of Lands or Personal Property: lengthy descriptions subject to space limitations

PART OF SE 1/4 OF NE 1/4 SEC 18 T14N R6W BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN DESCRIBED AS COM AT THE E 1/4 COR SAID SEC 18 TH N 89D 04M 30S W ALG THE E/W 1/4 LINE 660 FT TO THE POB TH CONTINUING N 89D 04M 30S W ALG E/W LINE 660.01 FT TO THE E 1/8 LINE TH N 00D 49M 43S W ALG THE E 1/8 LINE 1315.16 FT TO THE N 1/8 LINE TH S 89D 07M 30S E ALG THE N 1/8 LINE 660.92 FT TH S 00D 47M 18S E PARALLEL WITH THE E SEC LINE 1315.71 FT TO THE POB TOGETHER WITH A 33 FT WIDE EASEMENT FOR INGRESS & EGRESS DESCRIBED AS THE S 33 FT OF THE E 660 FT OF THE SE 1/4 OF NE 1/4 OF SEC 18 19.94 A MIL AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, APPROPRIATIONS AND DUTIES OF WAY OF RECORD. ADLT COAD 2010

OPERATING FISCAL YEARS

County:	10-01-2021	09-30-2022
Twn/Cty/Village:	04-01-2021	03-31-2022
School:	07-01-2021	06-30-2022
State:	10-01-2021	09-30-2022

Does NOT affect when the tax is due or its amount

TAXES MAY BE MAILED TO THE RETURN ADDRESS IN THE TOP LEFT CORNER OR PLACED IN THE LOCKED BLACK DROP-BOX AT THE TOWNSHIP HALL.
 I WILL BE COLLECTING TAXES AT THE BROOMFIELD TWP HALL ONLY ON:
 MONDAY, DECEMBER 27 TH, 2021 FROM 9 AM TO 7 PM AND
 MONDAY, FEBRUARY 14 TH, 2022 FROM 9 AM TO 12 PM AND
 MONDAY, FEBRUARY 28 TH, 2022 FROM 9 AM TO 5 PM.

FOR ASSESSING QUESTIONS PLEASE CONTACT:
 EQUITY ASSESSMENTS INC.
 DENISE HALL - ASSESSOR
 5887 SCHAFIN DR
 WEIDMAN MI 48893
 PH: 989-644-3413
 OR E-MAIL AT: DENISE_EQUIITYA@YAHOO.COM

DUE AND PAYABLE 12/01/2021 THROUGH 02/28/2022 WITHOUT INTEREST OR PENALTY. AS OF 03/01/2022 PAY TO ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER MONTH UNTIL PAID.
 -- POSTMARKS ARE NOT ACCEPTED BY TOWNSHIP TREASURER OR THE COUNTY TREASURER AS TIMELY PAID. --

Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side

QUITCLAIM DEED

The Grantors: **Ricky L. Howard**, a married man; and **Matthew Smith**, a married man; whose addresses are: 11409 W. Remus Road, Remus, MI 49340; and 8413 Costabella Avenue, Remus, MI 49340; respectively

Quitclaim to the Grantee: Howard & Smith Land Holdings, LLC, a Michigan Limited Liability Company;
with a registered address of: 11508 W. Remus Road, Remus, MI 49340;

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

Part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 14 North, Range 6 West, described as commencing at the East 1/4 corner of Section 18; thence North 89°04'30" West along the East-West 1/4 line, 660.00 feet to the Point of Beginning; thence continuing North 89°04'30" West along the East-West 1/4 line, 660.01 feet to the East 1/8 line; thence North 00°49'43" West along the East 1/8 line, 1315.16 feet to the North 1/8 line; thence South 89°07'30" East along the North 1/8 line, 660.92 feet; thence South 00°47'18" East parallel with the East Section line, 1315.71 feet to the Point of Beginning. Together with a 33 foot wide Easement for ingress and egress described as the South 33 feet of the East 660 feet of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 14 North, Range 6 West.

PP#: 01-018-20-003-03

And

The South-west quarter (SW 1/4) of the South-east quarter (SE 1/4) of Section Eighteen (18), Township Fourteen (14) North, Range Six (6) West EXCEPT that portion conveyed to The Michigan State Highway Commission and recorded at Liber 385, Page 453, described as: A strip of land 150 feet in width being 75 feet each side of, measured at right angles and parallel to, the construction line of Highway M-20, relocated; and Excepting all mineral rights, which have been reserved by former owners.

PP#: 01-018-40-002-00

And

COM 495 FT N OF SW COR OF E 1/2 OF SE 1/4 SEC 18 T14N R6W TH S 261 FT TH E 85 FT TH S 234 FT TO SEC LN TH E 740 FT TH N 247 1/2 FT TH NW'L Y TO POB EXC COM 495 FT N OF SW COR OF E 1/2 OF SE 1/4 TH S 261 FT TH E 140 FT TH N 236.8 FT TH NW'L Y TO POB BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN.

PP#: 01-018-40-005-00

And

A PART OF THE E 1/2 OF THE NE 1/4 SEC 19 T14NR6W BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN BEG AT THE INT OF N SEC LN AND E 1/8 LN WHICH IS S89D 00M 21S E 1312.13 FT FROM N 1/4 OF SEC 19 TH S00D 40M 13S E 238 FT ALC E 1/8 LN TH S 89D OOM 27S E 245 FT TO POB CONT 1.3 ACRES EX THAT PART WHICH LIES NLY OF THE SLY ROW LINE OF HWY M20 RELOCATED SAID LINE DESCRIBED AS BEG ON THE E LINE SEC 19 AT A POINT WHICH IS S 00 45'49" E 90.74' FROM THE NE COR OF SEC 19 TH N 89D 49' 30" W 113' TH N 00D 10' 30" E 50' TH N 89D 49' 30" W 1300' TO PO ENDING

PP#: 01-019-20-001-02

And

West Half (W 1/2) of Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Fourteen (T14N) North, Rang Six (R6W) West, Michigan.

PP#: 01-019-20-002-00

And

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan.
PP#: 01-018-20-004-00

And

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section Eighteen, Town Fourteen North, Range Six West, Michigan
PP#: 01-018-10-001-00

And

W 1/2 OF NW 1/4 SEC 19 T14N R6W BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN
PP#: 01-019-10-002-00

And

The South Half (S ½) of the North Half (N ½) of the Southwest Quarter (SW ¼), Section seven (7), Township 14 North, Range 6 West, Broomfield Township, Isabella County, Michigan.
PP#: 01-007-30-002-00

And

The South Half (S ½) of the Southwest Quarter (SW ¼) of Section Seven (7), Township 14 North, Range 6 West, Michigan.
PP#: 01-007-30-003-00

And

The S ½ of the NW ¼, Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan.
PP#: 01-018-10-002-00

And

The E ½ of the SW ¼, Section 18, T14N, R6W, Broomfield Township, Isabella County, Michigan, EXCEPT part of the SW ¼ beginning at a point on the North right-of-way line of M-20 which is S89°19'36" E, 1411.08 feet along the South Section line and N 0°10'30" E, 61.86 feet from the SW section corner; thence N0°10'30" E, 146.85 feet; thence S89°19'36" E, 208.71 feet; thence S 0°10'30" W, 145.03 feet; thence N 89°49'30" W, 208.70 feet along the North right-of-way line of M-20 to the point of beginning, containing 0.7 acres, more or less; AND EXCEPT that part of the E ½ of the SW ¼ of Section 18, T14N, R6W, which lies S'ly of the N'ly right-of-way line of Highway M-20, relocated. THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY M-20 RELOCATED is described as: Commencing at the S 1/4 corner of said Section 18; thence S 89°00'27" E, 100.01 feet along the South line of said Section 18; thence N 00°10'30" E, 133.26 feet to the point of beginning of this N'ly right-of-way line of Highway M-20, relocated; thence N 89°49'30" W, 1037.81 feet, thence S 00°10'30" W 60.00 feet; thence N89°49'30" W, 500 feet to a point of ending of this right-of-way line.
PP#: 01-018-30-001-00

for the sum of \$1.00. Tax exempt pursuant to MCL 207.505(a); and MCL 207.526(a).

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 Grantors grant to the Grantees 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.

DATED this 7 day of March, 2022.

Signed by:

Ricky L. Howard
By: Ricky L. Howard

Matthew Smith
By: Matthew Smith

STATE OF MICHIGAN)
COUNTY OF Isabella) ss.

The foregoing instrument was acknowledged before me this 17th day of
March, 2020 by Ricky L. Howard and Matthew Smith, Grantors.

RACHELLE ANDERSEN
Notary Public, State of Michigan
County of Montcalm
My Commission Expires 03-27-2025
Acting in the County of Isabella

Rachelle Andersen
By: _____
Notary Public, State of MI, County of _____
My commission expires: _____
Acting in the County of Isabella

When recorded return to:
Trent C. Hilding

Send subsequent tax bills to:
Grantee

Tax Parcel #:

Recording Fee: \$ 30.00

Transfer Fee: \$ 0.00

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