



Township of Coe
P O Box 477
Shepherd, MI 48883
(989)828-5960

RECEIVED
DEC 15 2022
INSPECTION DEPT.

December 12, 2022

TO: Tim Nieporte/Ray Johnson
Isabella County Planning Commission

FROM: Mary Kay Maas
Coe Township Supervisor *mm*

RE: PA 116 Application Approval Request

Enclosed is a Farmland and Open Space Preservation Program PA 116 application for Lawrence J. Feltman from Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 13 Coe Township Isabella County 03-013-30-003-00

Please send documentation of approval to me at the address below. If you have questions or concerns about the application, please feel free to contact me at 989-828-5322 or 989-621-6230 (cell).

Mary Kay Maas
Coe Township Supervisor
PO Box 477
309 W Wright Ave
Shepherd, MI 48883

Enc. PA 116 Application (1)

November 21, 2022

Mary Kay Maas
Coe Township
8134 S. Federal Road
Shepherd, Michigan 48883

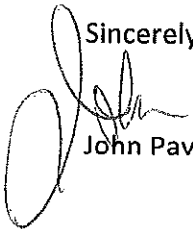
RE: Lawr. Feltman PA116 Enrollment Application

Mary Kay,

Attached is the application for Lawrence Feltman enrolling the Bailey Farm into PA116; it requires Township approval and signature. Once completed, could you please send me a copy to keep in my file. As far as sending to the State, it makes no difference to me if you send to them, or if I do. Just please indicate who is going to do so.

Please let me know if you need anything further. Thanks again for all your help, and Happy & Blessed Holidays to you and your family.

Sincerely,



John Pavlik



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.

03-013-30-003-00

OFFICIAL USE ONLY

Local Governing Body:
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: Feltman Lawrence S.
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: 2831 S. Coleman Rd Shepley, MI 48883
Street City State Zip Code

3. Telephone Number: (Area Code) (907) 588-7064

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: Coe Twp

8. Section No. 13 Town No. 13N Range No. 3W

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 (seller):
Name: James Bailey TEE FOLE S Chipman Rd Shepley, MI
Address: Brad Vilber TEE 244 E Michigan Rd St. Louis, MI
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 (seller) 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

11-19-2012

Signature of Land Contract Vendor(s) (Seller)

James S. Bailey Brad Vilber

CO TRUSTEES

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 Partnership
- Estate Trust 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: _____ Title: _____

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 CROPS

b. Total number of acres on this farm 40

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

d. Acreage in cultivation: 35 A

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

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

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

No. of Buildings Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) All vacant land

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):

\$ _____ : _____ = \$ 400/Acre (per acre)

total income : total acres of tillable land

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); 90 yrs

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.

Lauren J. Zebian

(Signature of Applicant)

(Corporate Name, If Applicable)

(Co-owner, If Applicable)

11-9-2022

(Date)

(Signature of Corporate Officer)

(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: 11/30/2022 (Note: Local Governing Body has 45 days to take action)

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

This application is approved, rejected

Date of approval or rejection: 12/12/2022

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

Clerk's Signature: Mary Kay Mass, Supervisor

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 checked="" type="checkbox"/> County or Regional Planning Commission</p> <p><input checked="" type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input checked="" type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input checked="" type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input checked="" type="checkbox"/> Map of Farm</p> <p><input checked="" type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
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Questions? Please call Farmland Preservation at 517-284-5663

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.

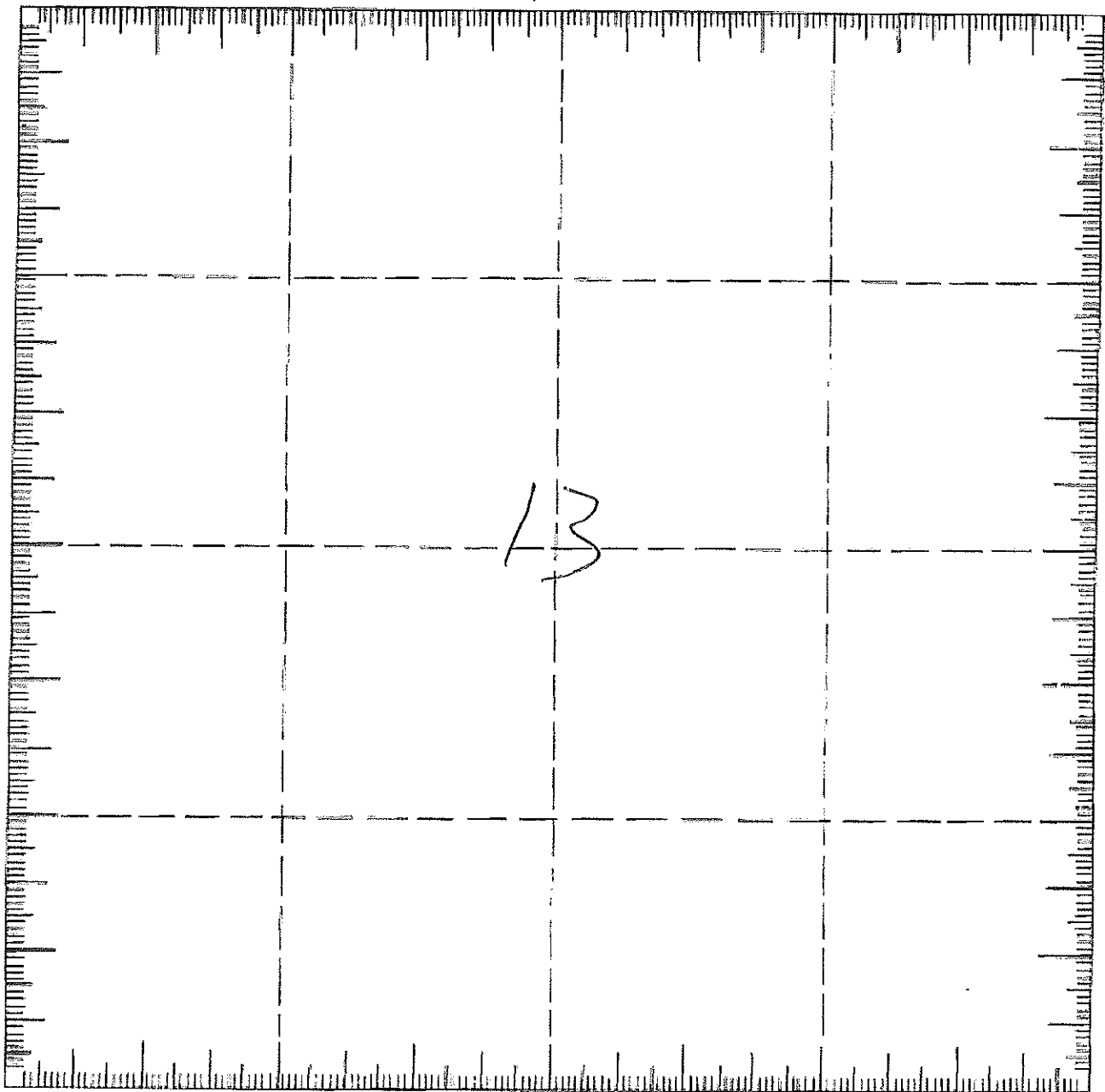
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County Isabelle

Township Coe

T 13N R 3W Section 13

↑ North

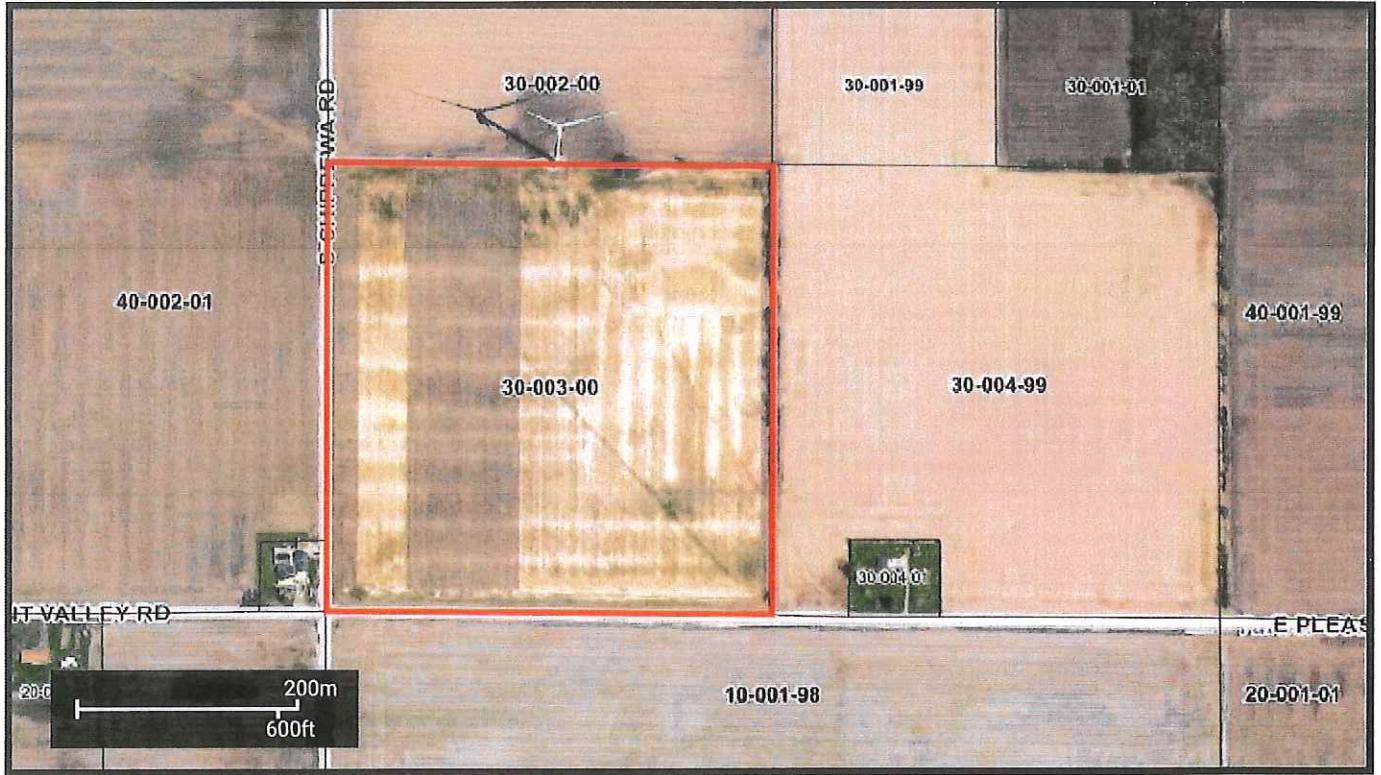




Isabella County GIS Tax Info

Parcel Report: 03-013-30-003-00

11/10/2022
10:07:36 AM



Property Address

8042 S CHIPPEWA RD
SHEPHERD, MI, 48883

Owner Address

FELTMAN LAWRENCE J
—
2831 S COLEMAN RD
SHEPHERD, MI 48883

Unit: 03
Unit Name: COE

General Information for 2022 Tax Year



Document # 202100017293 LAND CONTR
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 08/16/2021 01:32 PM
OR LIBER 1889 PAGE 3509

MEMORANDUM OF LAND CONTRACT

This Memorandum of Land Contract entered into this 14th day of August, 2021, by and between James L. Bailey whose address is 8042 S. Chippewa Road, Shepherd, MI 48883 and Brad E. Vibber whose address is 244 E. McGregor Road, St. Louis, MI 48880, Trustees of the JAMES L. BAILEY TRUST NO. 1, DATED DECEMBER 18, 2018, hereinafter referred to as "Seller" and Lawrence J. Feltman, an unmarried man, residing at 2831 S. Coleman Road, Shepherd, MI 48883, hereinafter referred to as "Buyer."

WITNESSETH:

The Buyer and Seller have entered into a land contract of even date herewith and they desire to enter into this Memorandum of Land Contract to give record notice of the existence of the said land contract.

In consideration of the premises, the Seller acknowledges and agrees that the property described on attached Exhibit A was sold to the Purchaser for the amount of \$1,700,000.00 on Land Contract of even date:

IN WITNESS WHEREOF, the parties have executed this Memorandum of Land Contract the day and year first written above.

James L. Bailey
James L. Bailey, Trustee

Brad E. Vibber
Brad E. Vibber, Trustee

Lawrence J. Feltman
Lawrence J. Feltman, Buyer

STATE OF MICHIGAN)

)ss

COUNTY OF GRATIOT)

The foregoing instrument was acknowledged before me this 14th day of August, 2021 by James L. Bailey, Brad E. Vibber and Lawrence J. Feltman.

Drafted by:
Brad E. Vibber
244 E. McGregor Road
St. Louis, MI 48880

Melissa Conn

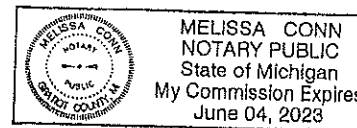


EXHIBIT A

THE FOLLOWING ARE THE LEGAL DESCRIPTIONS FOR THE PROPERTY BEING CONVEYED IN THE AUGUST 14, 2021 LAND CONTRACT BETWEEN THE JAMES L. BAILEY TRUST NO. 1 (SELLER) AND LAWRENCE J. FELTMAN (BUYER).

Parcel 1: The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, T13N, R3W, Coe Township, Isabella County, Michigan. Parcel ID # 03-013-30-003-00

*needs PART
e Qual AA*

Parcel 2: The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, T13N, R3W, Coe Township, Isabella County, Michigan. Parcel ID # 03-014-40-001-00

Parcel 3: The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 14, T13N, R3W, Coe Township, Isabella County, Michigan. Part of Parcel ID # 03-014-40-002-01

Parcel 4: The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, T13N, R3W, Coe Township, Isabella County, Michigan EXCEPT A parcel of land Commencing at the Southeast corner of Section 14, T13N, R3W, thence North 0 Degrees 07 Minutes 45 Seconds East, 217.8 feet, West 200 feet, South 0 Degrees 07 Minutes 45 Seconds West, 217.8 feet, East 200 feet to the point of beginning, Coe Township, Isabella County, Michigan. Part of Parcel ID # 03-014-40-002-01.

Parcel 5: The South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, T13N, R3W, Coe Township, Isabella County, Michigan. Parcel ID # 03-014-20-001-01

08/17/2022
02:00 PM

ISABELLA COU
TAX DETAIL

PARCEL: 03-013-30-003-00 2021 SCHOOL: 37060 CLASS: 102
OWNER: FELTMAN LAWRENCE J
PROPERTY ADDRESS: 8042 S CHIPPEWA RD SHEPHERD, MI 48883

TAXABLE: 33,120 ASSESSED: 120,000 PRE: 100.00%

	Seas	Tax	Paid	Due
COUNTY OPERATING	Summ	218.92	218.92	0.00
STATE EDUC TAX	Summ	198.72	198.72	0.00
LOCAL ADMIN	Summ	4.17	4.17	0.00
TAX TOTAL	Summ	421.81	421.81	0.00

Last Pmt: 08/16/2021

	Wint	Summ	Due
CO-I-RIDE TRANS	28.54	28.54	0.00
CO-MED CARE FAC	32.44	32.44	0.00
CO-COM ON AGING	29.06	29.06	0.00
CO-PARKS & REC	11.59	11.59	0.00
03 TWP OPER	33.12	33.12	0.00
SHEPHERD SCH OP	0.00	0.00	0.00
SHEP DEBT A08/17	135.79	135.79	0.00
SHEP DEBT B08/17	56.04	96.04	0.00
GR/IS RESD OPER	8.74	8.74	0.00
GR/IS RESD SP ED	139.10	139.10	0.00
GR/IS RESD V ED	33.12	33.12	0.00
CHIP LIBRARY	57.96	57.96	0.00
SCH OP FC FEE	0.00	0.00	0.00
03 TWP FIRE SP	25.00	25.00	0.00
LOCAL ADMIN	4.05	6.05	0.00
TAX TOTAL	636.55	636.55	0.00

Last Pmt: 12/22/2021

TAX TOTAL - ALL SEASONS

1,058.36 1,058.36 0:00

LEGAL DESCR:
SW 1/4 OF SW 1/4 SEC 13 T13N R3W COE TWP
AG EXEMPT TRANSFER FOR AFFID L1840 P985 REGISTERED
03-18-19 FOR SALE QC L1840 P981 DATED 03-04-19
WITH 2020 CAPPED TV = & AV =

No 2P...
NO...

Par
Lawrence

C
J
of
two
fo

Grantor	Grantee	Sale Price	Sale Date	Inst. type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.	
BAILEY JAMES L	FELTMAN LAWRENCE J	1,700,000	08/14/2021	MLC	03-ARM'S LENGTH	1889/3509	DEED	0.0	
Property Address	Class: AGRICULTURAL-VACA		Zoning: AG (*)	Building Permit(s)		Date	Number	Status	
8042 S CHIPPEWA RD	School: SHEPHERD PUBLIC SCHOOL DIST		P.R.E. 100%	/	Qual. Ag.				
Owner's Name/Address	MAP #: 2023 Est TCV 220,000								
FELTMAN LAWRENCE J 2831 S COLEMAN RD SHEPHERD MI 48883	Land Value Estimates for Land Table 03-AG-03-AG-COE AGRICULTURAL								
Tax Description	Improved	X	Vacant	* Factors *					Value
SW 1/4 OF SW 1/4 SEC 13 T 13N R 3W COE TWP	Public		Description					Value	
Comments/Influences	Dirt Road		ACREAGE TABLE "A"					220,000	
	Gravel Road		Depth 40.00					220,000	
	Paved Road		Front 40.00					220,000	
	Storm Sewer		Depth 40.00					220,000	
	Sidewalk		Total Acres					220,000	
	Water		Total Est. Land Value =					220,000	
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utills.								
	Topography of Site								
	X Level Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2023		2023	110,000	0	110,000			34,212C
	2022		2022	110,000	0	110,000			34,212C
	2021		2021	120,000	0	120,000			33,120C
	2020		2020	111,000	0	111,000			32,663C

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*** Information herein deemed reliable but not guaranteed***