



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 P.A. 116. Please read the Requirements and Instructions before filling out this form. Please print or type. Attach additional sheets as needed.)

OFFICIAL USE ONLY
Local Governing Body:

Date Received: 3-20-24
Application No.: 032024-1

RECEIVED

Date Received: MAR 27 2024
Application No.: _____

Approved: _____ Rejected: _____
INSPECTION DEPT.

I. Personal Information:

1. Name(s) of Applicant: VINNICKER

(If more than two
see #15)

STEPHEN Member W

SAR PROPERTIES LLC First Initial

Last First Initial

1a. Marital Status: Married Single Divorced Widowed

2. Mailing Address: 719 W. BLANCHARD ROAD Street Sherwood, MI City 48883 State Zip Code

3. Telephone Number: (Area Code) (989) 816-2469

524 76 8345

4. 3810-48-5639 Social Security Number

Spouse's Social Security Number

5. Federal Employer Identification Number (if applicable): _____

II. Property Location: (Can be taken from the deed.)

PARCEL # 07-013-10-001a 02

6. County: Isabella 7. Township, city or village: FRE MONT

8. Section No.: 13 ; Town No.: 07-013-10 ; Range No.: 10

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 property tax assessment notice or tax bill.

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: oil & gas

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 purposes and the number of acres involved: _____

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

Name: _____

Mailing 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 (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below. (All sellers must sign.)

Land Contract Seller:

I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

3/18/2024
(Date)

Steph Vanson 010828

(Signature of Land Contract Vendor (Seller))

15) If the applicant is one of the following, please check the appropriate box and complete the following information (not applicable to an individual not meeting one of the categories - please leave blank):

Corporation
 Estate
 2 or more persons having a joint or common interest in the land

Limited Liability Company
 Trust

Partnership
 Association

If applicable, list the following: President, Vice President, Secretary, Treasurer, or trustees or members:

Name: Step P. PROSPER Title: ✓ S.S. # 386-48-5634

Mailing Address: 749 W. BLANCHARD RD Street Sherrerd City Mi State 48882 Zip Code

Name: Stephen VANACKER Title: Member S.S. # 386-48-5634

Mailing Address: 749 W. BLANCHARD RD Street Sherrerd, Mi City 48882 State Zip Code

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____ Street _____ City _____ State _____ Zip Code

Name: _____ Title: _____ S.S. # _____

Mailing Address: _____ Street _____ City _____ State _____ Zip Code

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

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

This application is for:

a. an application of 40 acres or more, complete only section 16 (a through g);
 b. an application of 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.

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

Cash Crop

b. Total number of acres on this farm: 67.99
c. Total number of acres being applied for: 44
d. Acreage in cultivation: 40
e. Acreage in cleared, fenced, improved pasture or harvested grassland: _____
f. All other acres (swamp, woods, etc.) Wood 12 4 Swamp Ponds
g. Indicate any structures on the property. (If more than one building, indicate the number of buildings.):

No. of Buildings: 3 Residence: ✓ Barn: Pole Barn Tool Shed: ✓
Silo: _____ Grain Storage Facility: NO Grain Drying Facility: NO
Poultry House: NO Milking Parlor: NO Milk House: NO
Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must meet certain minimum income requirements (see definition of **farmland** in Section I (2) and II (1) on the Eligibility Requirements information sheet).

What is the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding application from the sale of agricultural products:

\$ 48,000 ÷ 40 = \$ 1200.00 (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by the Michigan Department of Agriculture and meet certain minimum income and acreage requirements. (See definition of **farmland** in Section I (3) and II (1&2) on the Eligibility and Instructions sheet). 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: \$ _____

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

V. Signature:

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.

Steph Vonesh

(Signature of Applicant)

S & P PROPERTIES

(Corporation Name, if Applicable)

Steph Vonesh

(Co-Owner)

Steph Vonesh

(Signature of Corporate Officer)

3/18/2024

(Date)

Member

(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.

I. Action by Local Governing Body: Jurisdiction: *Freeland Township*
County, Township, City or Village

Date received by clerk: *March 20, 2024 - Mail*

This application is *approved* approved, *referred* rejected.

(If rejected, see attached statement by Local Governing Body.)

Date of approval or rejection: *3/26/24* Clerk's signature and seal: *Steph Vonesh*

Property Appraisal: The current fair market value of the real property in this application has been determined to be

\$123,400.

II. Check List:

DATE

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

Clerk notifies reviewing agencies by forwarding a copy of the application (review agencies have 30 days to return comments).

If approved, applicant is notified and the original application, letters of review or comment from reviewing agencies and all supportive material is sent to the MDA - Farmland and Open Space Program, PO Box 30449, Lansing, MI 48909.

If rejected, clerk notifies applicant in writing within 10 days stating reason for rejection and returning the application, etc. to the applicant.

SENT RECD

County or Regional Planning Commission
 Soil Conservation District
 Township (if county has jurisdiction)
 City (if land is within 3 miles of city boundary)
 Village (if land is within 1 mile of village boundary)

FINAL APPLICATION SHOULD INCLUDE (✓)

Copy of deed or land contract
 Copy of tax description
 Copy of recent appraisal record
 Map of farm

REVIEW LETTERS FROM

County planning commission or regional planning commission
 Soil conservation district
 Township (if applicable)
 City (if applicable)
 Village (if applicable)

Clerk schedules application for presentation at next regular meeting of governing body (governing body has 45 days from meeting date to approve or reject application).
 Clerk notifies applicant 5 days before action is taken on the application by the local governing body.
 Approval or rejection by local governing body.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FREMONT TOWNSHIP ASSESSOR PO BOX 174 HARRISON, MI 48625	PARCEL IDENTIFICATION PARCEL NUMBER: 07-013-10-001-02 PROPERTY ADDRESS: 547 W BLANCHARD RD SHEPHERD, MI 48883																														
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: S & P PROPERTIES LLC 749 W BLANCHARD RD SHEPHERD MI 48883	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 75.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																														
LEGAL DESCRIPTION: PART OF THE E 1/2 OF NW 1/4 BEG AT THE N 1/4 CORNER TH N 84D07'12" W 1074.05 FT TH S28D03'07" E 658 FT TH N 84D07'12" W 357.13 FT TH S01D 10'30" E 2128 FT TH S 84D44'30" E 1186.50 FT TH N 02D22'43" W 2672.67 FT TO POB POB SEC 13 T13N R5W FREMONT TWP ISABELLA CO MI																															
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)																															
PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)																															
<table border="1"><thead><tr><th>The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$87</th><th>PRIOR AMOUNT YEAR: 2023</th><th>CURRENT TENTATIVE AMOUNT YEAR: 2024</th><th>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>1. TAXABLE VALUE:</td><td>46,155</td><td>48,462</td><td>2,307</td></tr><tr><td>2. ASSESSED VALUE:</td><td>163,200</td><td>173,400</td><td>10,200</td></tr><tr><td>3. TENTATIVE EQUALIZATION FACTOR:</td><td>1.000</td><td></td><td></td></tr><tr><td>4. STATE EQUALIZED VALUE (SEV)</td><td>163,200</td><td>173,400</td><td>10,200</td></tr><tr><td colspan="4">5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT</td></tr><tr><td colspan="4">6. Assessor Change Reason: Market Adjustment</td></tr></tbody></table>				The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$87	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	46,155	48,462	2,307	2. ASSESSED VALUE:	163,200	173,400	10,200	3. TENTATIVE EQUALIZATION FACTOR:	1.000			4. STATE EQUALIZED VALUE (SEV)	163,200	173,400	10,200	5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT				6. Assessor Change Reason: Market Adjustment			
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The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: TINA WRIGHT	Phone: (989) 426-8854	Email Address: CENTRALMICHIGANASSESSING@GMAIL.CO
March Board of Review Appeal Information. The board of review will meet at the following dates and times: FREMONT TOWNSHIP MARCH BOARD OF REVIEW WILL MEET AT THE FREMONT TOWNSHIP OFFICE (FORMER FIRSTBANK) LOCATED AT 2783 W BLANCHARD RD. MARCH 11, 2024 FROM 9 AM TO 3 PM & MARCH 12, 2024 FROM 3 PM TO 9 PM PLEASE CHECK ADDRESSES EXEMPTIONS & TRANSFERS DATES & OWNERSHIP; IF IN ERROR CONTACT THE ASSESSOR - TINA WRIGHT AT 989-426-8854		
LETTERS OF PROTEST ACCEPTED, MUST BE RECEIVED BY MARCH 3, 2024, MAIL TO TINA WRIGHT PO BOX 174, HARRISON, MI 48625		

1620PS0610

00758

CERTIFICATE OF COPY OF RECORD
STATE OF MICHIGAN } ss
COUNTY OF ISABELLA }

Karen R. Jackson, Register of Deeds for Isabella County,
certify that I have compared the attached copy with the
original record on file, and it is a true and correct
transcript of the original record.
In testimony Whereof, I have set my hand and affixed the
seal of Register of Deeds on August 18, 2023

Register of Deeds

QUIT CLAIM DEED

The Grantor(s), STEPHEN W. VANACKER and DEBRA L. VANACKER, husband and wife, whose address is 749 W. Blanchard Road, Shepherd, MI 48883, and PHILLIP P. VANACKER and GAIL N. VANACKER, husband and wife, whose address is 7014 S. Summerton Road, Shepherd, MI 48883, quit claim(s) to S & P PROPERTIES, LLC, a Michigan Limited Liability company, whose address is 749 W. Blanchard Road, Shepherd, MI 48883, the following described premises;

THE EAST 1/2 OF THE NW 1/4, SECTION 13, T13N, R5W, FREMONT TOWNSHIP, ISABELLA COUNTY, MICHIGAN, EXCEPT BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 13, WHICH IS S 83°02' E, 1134.21 FEET FROM THE NW CORNER OF SAID SECTION; THENCE S 83°02' E, 54.62 FEET; THENCE S 26°57'55" E, 658.0 FEET; THENCE N 83°02' W, 355.21 FEET; THENCE NORTH 550.0 FEET TO THE POINT OF BEGINNING.

For the sum of ONE AND NO/100 (\$1.00) DOLLAR. This instrument is exempt from both the County and State Real Estate Transfer Tax pursuant to MCLA 207.505 (a) and MCLA 207.526 (a). (Consideration less than \$100.)

Dated: 5-6, 2011

STEPHEN W. VANACKER

Debra L. Vanacken

DEBRA L. VANACKER

STATE OF MICHIGAN)
ISABELLA COUNTY)
SS)

Philip P. Vanacker

PHILIPP VANACKER

Gail N. Vanash

GAIL N. VANACKER

The foregoing instrument was acknowledged
and DEBRA L. VANACKER, husband and wife.

The foregoing instrument was acknowledged before me on 5-6, 2011, by STEPHEN W. VANACKER and DEBRA L. VANACKER, husband and wife.

Joyce Gluch
Joyce Gluch, Notary Public
Isabella County, Michigan
Acting in Isabella County, Michigan
My Commission Expires: 4-16-18

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application.
- B. Show buildings as house, barn, etc., also sketch roads and other avenues of travel.
- C. Outline and designate the current uses of the property if possible.
- D. Any residential structures which are rented to 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, we cannot exclude any parcels.

