

CHIPPEWA TOWNSHIP ISABELLA COUNTY -STATE OF MICHIGAN
11084 East Pickard Road, Mt Pleasant MI 48858 (989) 773-3600

**Supervisor- Rob Smith
Clerk - Fran Ash
Treasurer – Kathy VanderKolk**

**Trustees: Gail Huber
Robert Wetherbee**

May 7, 2024

Isabella County Planning Commission
200 N Main St.
Mt Pleasant MI 48858

Re: Kevin and Michelle Freed PA116

This is to notify you that the Chippewa Township Board has approved the PA116 applications for parcels: 02-034-30-002-01, 02-028-40-005-00, 02-028-40-001-06 at their board meeting on May 6, 2024.

Frances Ash
Chippewa Township Clerk

RECEIVED

MAY 9 2024

INSPECTION DEPT.

 **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.**

**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:

Freed

Kevin

Last

First

Initial

(If more than two see #15)

Freed

Last

Michelle

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:

4797 W. Finch Rd Alma, Mi 48801

Street

City

State

Zip Code

3. Telephone Number: (Area Code) () *989-233-9909*

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

5. E-mail address: *Mayberry0903@gmail.com*

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

6. County: *Isabella*

7. Township, City or Village: *Chippewa Twp*

8. Section No. *28*

Town No. *14N*

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 (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
 Estate

Limited Liability Company
 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: _____ 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 Crop

b. Total number of acres on this farm 38.11

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

d. Acreage in cultivation: 37 Acres

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) _____

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):

\$ _____ : _____ = \$ 5600 (per acre)
 total income total acres of tillable land

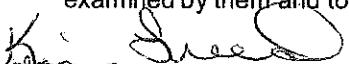
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application 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); 25 yrs

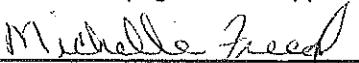
V. Signature(s):

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.



(Signature of Applicant)

(Corporate Name, If Applicable)



(Co-owner, If Applicable)

(Signature of Corporate Officer)

(Date)

(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 & III. Date Application Received: 5-02-24 (Note: Local Governing Body has 45 days to take action)Action by Local Governing Body: Jurisdiction: Chippewa
 County Township City VillageThis 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: Janice AshProperty Appraisal: \$ 148,840 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)</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 517-284-5663

Map of Farm with Structures and Natural Features:

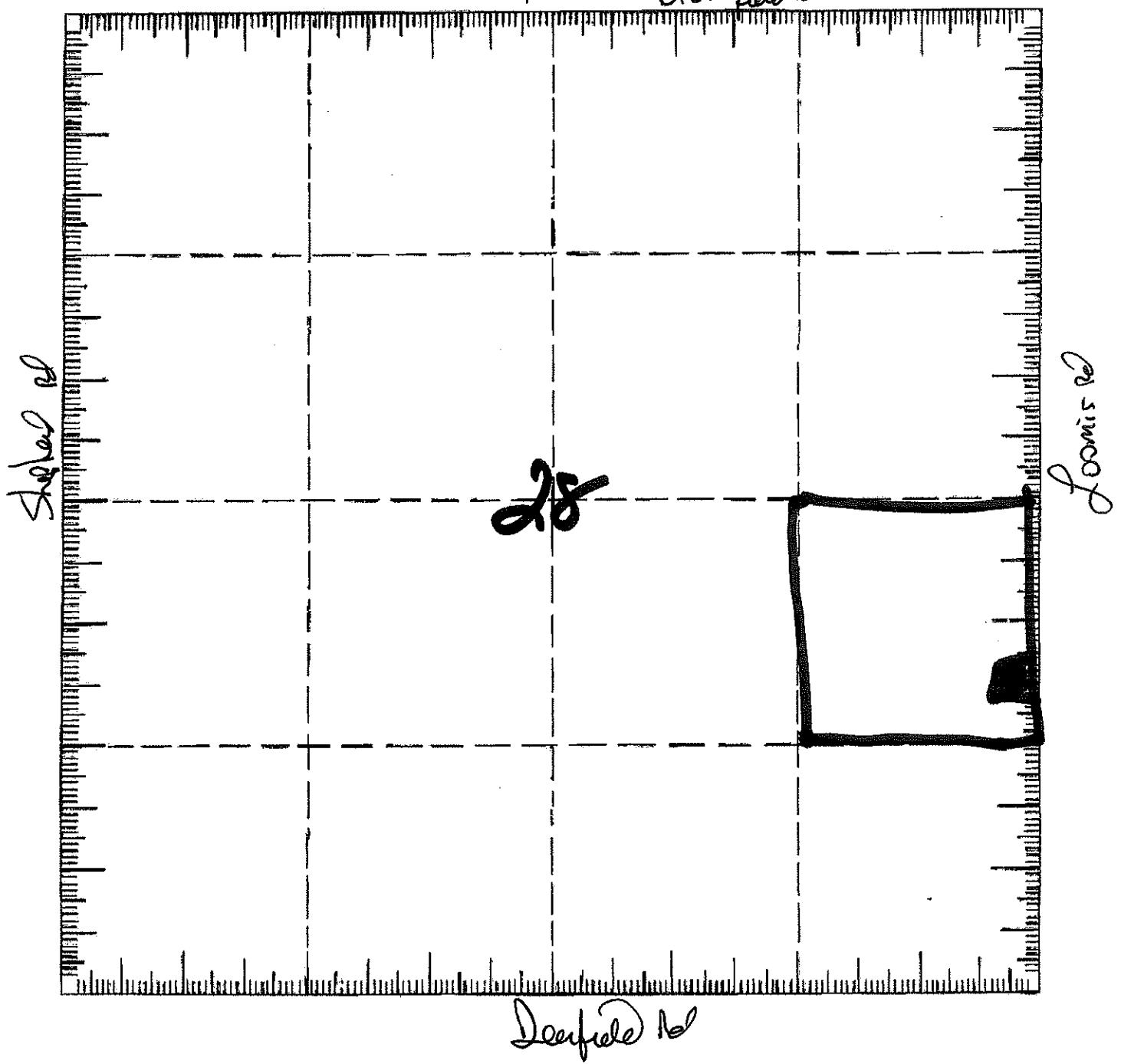
- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (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 Isabella
Township Chippewa tdp
T 14N R 3W Section 28

↑ North

Brownfield tdp





Isabella County GIS Tax Info

Parcel Report: 02-028-40-001-06

2/2/2024
11:42:22 AM



Property Address

S LOOMIS RD 4000 MILE

-, -, -

Owner Address

FREED KEVIN & MICHELLE

4797 W LINCOLN RD
ALMA, MI 48801

Unit:

02

Unit Name:

CHIPPEWA

General Information for 2023 Tax Year

Parcel Number:

02-028-40-001-06



Prop. Class Code:	102
Prop. Class Name:	AGRICULTURAL-VACANT
School Dist Code:	37060
School Dist Name:	SHEPHERD PUBLIC SCHOOL DIST

Assessed Value:	\$72,600
Taxable Value:	\$57,715
State Equalized Value:	\$72,600
Exemption Percent:	100

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$70,700	\$70,700	\$54,967
2021	\$57,800	\$57,800	\$53,212

Land Information

Acreage:	38.11
Zoning:	
Town/Range/Sec	14N 03W 028

Legal Description

THE NE 1/4 OF SE 1/4 OF SEC 28 T14N-R3WEXC N 12 RDS OF S 16 RDS OF E 10 RDS ALSO EXCEPT THE N 13 RDS OF S 29 RDS OF E 14 RDS OF NE 1/4 OF SE 1/4 OF SEC 28 38.11 ACRES M/L COMBINATION FOR 2018 FROM 40-001-01 & 40-001-02 & 40-001-03 & 40-001-04 & 40-001-05 TO 40-001-06

Sales Information

No Records Found

Tax History *Total Due as of settlement date

2023 CHIPPEWA TOWNSHIP-ISABELLA CO.- WINTER TAX BILL

02-028-40-001-06

Bill # 01702

CHIPPEWA TWP TREASURER
 KATHY VANDERKOLK - TWP TREASURER
 11084 E PICKARD RD
 MOUNT PLEASANT MI 48858

FREED KEVIN & MICHELLE

Property Address:

S LOOMIS RD 4000 MI

Due Date	02/14/2024
Total Tax Due	\$962.42
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

02-028-40-001-06

Make Check Payable To: CHIPPEWA TWP TREASURER
 Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #)

Treasurer's Email: TREASURER@CHIPPEWATOWNSHIP.COM



Paid Receipt Requested
 *S.A.S.E. may be required.
 review messages below.

Amount Remitted:

Taxpayer Contact Ph #

Please detach along dotted line - Retain bottom for your records - Submit top with payment and a contact PHONE NUMBER on stub and check.

TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION

CHIPPEWA TWP TREASURER	TAX DESCRIPTION	MILLAGE	AMOUNT
Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #)	CO-IPRIDE TRANS	0.86200	49.75
ISABELLA COUNTY, Michigan	CO-MED CARE FAC	1.00000	57.71
Parcel #: 02-028-40-001-06	CO-COM ON AGING	1.00000	57.71
Property Assessed To:	CO-PARKS & REC	0.35000	20.20
FREED KEVIN & MICHELLE	02 TWP OPER	1.00000	57.71
4797 W LINCOLN RD	SHEPHERD SCH OP	18.00000	EXEMPT
ALMA, MI 48801	SHEP DEBT A08/17	7.00000	404.00
	GR/IS RESD OPER	0.26400	15.23
	GR/IS RESD SP ED	4.20000	242.40
	GR/IS RESD V ED	1.00000	57.71
Property Address:			
S LOOMIS RD 4000 MI			
Acreage: 38.11			
Property Class: 102	AGRICULTURAL-VACANT		
School District: 37060	SHEPHERD PUBLIC SC		
Qualified Ag Exemption Has Reduced This Bill By:			
\$1038.87			
1 mill equals \$1.00 per \$1000 of Taxable Value.			
	Total Mills/Tax	34.67600	962.42
	Administration Fee	0.00	
	TOTAL AMOUNT DUE		962.42

TAX BASE VALUES

Taxable Value	57,715
State Equalized Value	72,600
Assessed Value	72,600
Qualified Ag Exemption	57,715
% Declared Exempt	100.0000

Description of Lands or Personal Property: lengthy descriptions subject to space limitations
 THE NE 1/4 OF SE 1/4 OF SEC 28 T14N R3W EXC N 12 RDS OF S 16 RDS OF E 10 RDS ALSO EXCEPT
 THE N 13 RDS OF S 29 RDS OF E 14 RDS OF NE 1/4 OF SE 1/4 OF SEC 28 38.11 ACRES MIL
 COMBINATION FOR 2018 FROM 40-001-01 & 40-001-02 & 40-001-03 & 40-001-04 & 40-001-05 TO 40-001-06

OPERATING FISCAL YEARS

County:	10-01-2023	- 09-30-2024
Twp/City/Village:	04-01-2023	- 03-31-2024
School:	07-01-2023	- 06-30-2024
State:	10-01-2023	- 09-30-2024

Does NOT affect when the tax is due or its amount

PAYMENTS CAN BE MADE BY MAIL TO THE TOWNSHIP TREASURER'S ADDRESS
 ABOVE (TOP LEFT CORNER). PLEASE INDICATE IF YOU WOULD LIKE A RECEIPT.
 POSTMARK DATE IS NOT ACCEPTED BY TOWNSHIP TREASURER AS TIMELY PAID.
 TAXES WILL BE COLLECTED IN PERSON AT THE TOWNSHIP HALL AT 11084 E PICKARD
 RD, MOUNT PLEASANT, MI 48858 FROM 9 AM - 5 PM THURS. DEC 28, 2023, WEDS, FEB 14,
 2024 AND THURS. FEB 29, 2024.

FOR QUESTIONS RELATING TO OWNER NAME,
 ADDRESS, DESCRIPTION AND/OR ASSESSMENT
 ISSUES PLEASE CONTACT TINA WRIGHT- ASSESSOR
 11084 E PICKARD RD, MOUNT PLEASANT, MI 48858

DUE AND PAYABLE 12/01/2023 THROUGH 02/14/2024 WITHOUT PENALTY. FROM
 02/16/2024 TO 02/29/2024 ADD A 3% PENALTY.
 AS OF 03/01/2024 PAY ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1%

03896

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven W. Fricke
Treasurer of Isabella County

200400003896
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
04-13-2004 At 08:40:16 AM.
WARR DEED 14.00
Liber 1231 Page 281 - 281

WARRANTY DEED

The Grantor(s), KURT D. FISHER, Trustee of the KURT D. FISHER TRUST Under Agreement Dated September 9, 1985, whose address is 3497 S Loomis Road, Mt Pleasant, MI 48858, convey(s) and warrant(s) to KEVIN FREED and MICHELLE FREED, husband and wife, whose address is 7570 W Olive Road, Elwell, MI 48832, the following described premises:

THE SE 1/4 OF THE SE 1/4 AND THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28, T14N, R3W, EXCEPT COMMENCING 4 RODS NORTH OF THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4, THENCE WEST 10 RODS, NORTH 12 RODS, WEST 4 RODS, NORTH 13 RODS, EAST 14 RODS, SOUTH 25 RODS TO THE POINT OF BEGINNING, AND EXCEPT COMMENCING 29 RODS NORTH OF THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4, THENCE WEST 14 RODS, NORTH TO THE E-W 1/4 LINE, EAST 14 RODS, SOUTH TO THE POINT OF BEGINNING, CHIPPEWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

AFFIDAVIT FILED

For the sum of ONE AND NO/100 (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION. Subject to easements and building and use restrictions of record. Grantor(s) also grant(s) to the Grantee(s) the right to make —16— division(s) under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The above described premises 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.

Dated: April 12, 2004

KURT D. FISHER TRUST

By:

Kurt D. Fisher
KURT D. FISHER, Trustee

STATE OF MICHIGAN)
SS
ISABELLA COUNTY)

The foregoing instrument was acknowledged before me on April 12, 2004, by KURT D. FISHER, Trustee of the KURT D. FISHER TRUST Under Agreement Dated September 9, 1985, on behalf of said Trust.

John G. Benford
John G. Benford, Notary Public
Isabella County, Michigan
My Commission Expires: September 26, 2004

Send Subsequent Tax Bills To:

Kevin Freed
Michelle Freed
7570 W Olive Road
Elwell MI 48832

Drafted By:
James T. Stein
Attorney at Law
117 S University
Mt Pleasant MI 48858
989-772-4894



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 5-02-24

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: Fred
Last

Kevin

First Initial K

(If more than two see #15) Fred
Last

Michelle

First Initial M

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

2. Mailing Address: 4797 W. Lincoln Rd Alma, MI 48801
Street City State Zip Code

3. Telephone Number: (Area Code) (989) 233-9909

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

5. E-mail address: Mayberry0903@gmail.com

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

6. County: Isabella 7. Township, City or Village: Chippewa Twp

8. Section No. 28 Town No. 141 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 (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

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Estate

Limited Liability Company

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: _____ 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 Crop

b. Total number of acres on this farm 40 Acres

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

d. Acreage in cultivation: 36 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: 1 Barn: 3 Tool Shed: 2
 Silo: _____ Grain Storage Facility: yes Grain Drying Facility: yes
 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):

\$ _____ : _____ = \$ _____ (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.

Map of Farm with Structures and Natural Features:

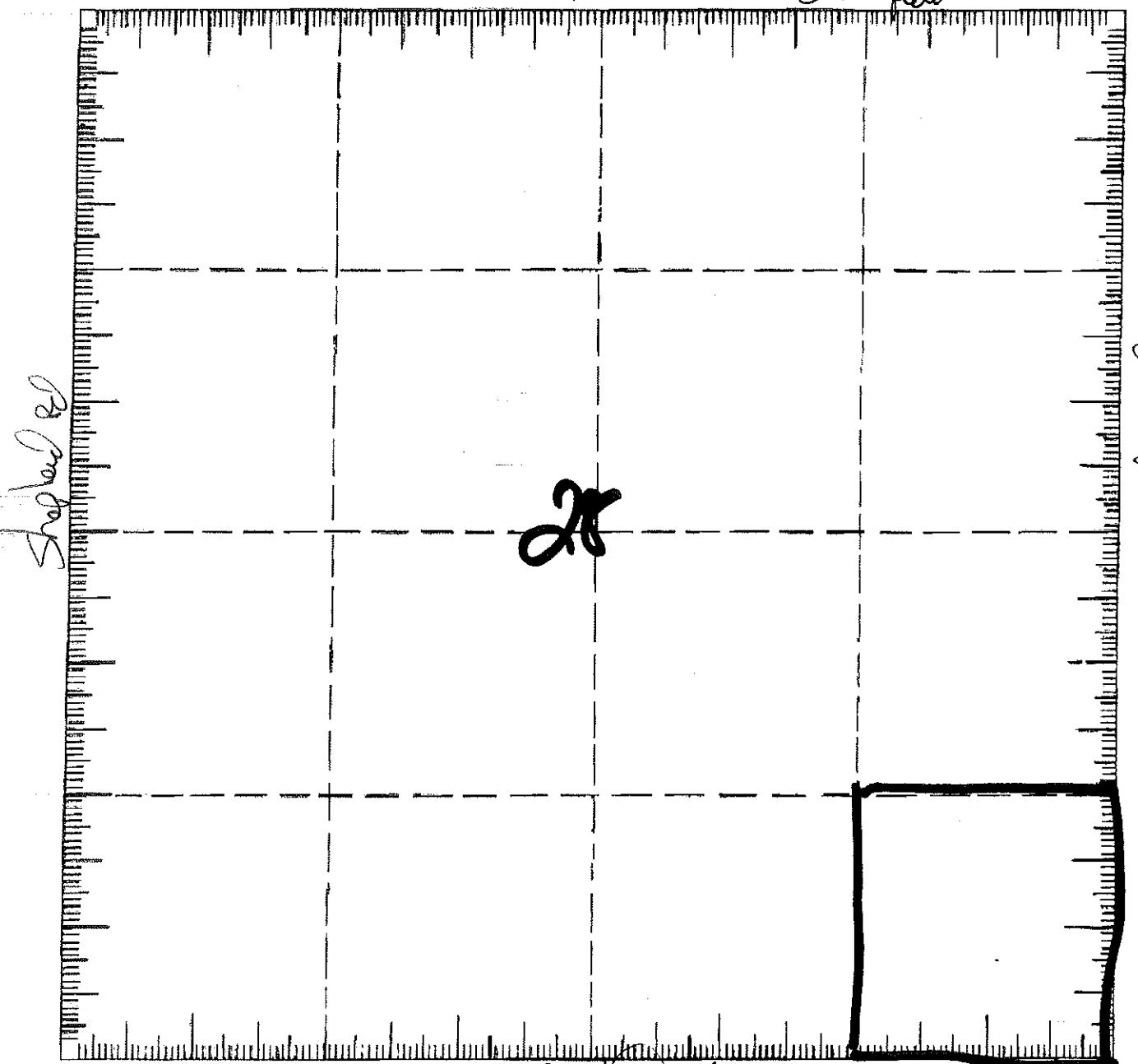
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- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

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 Tsabellia
Township Chippewa
T 14W R 3W Section 28

↑ North

Broomfield Rd





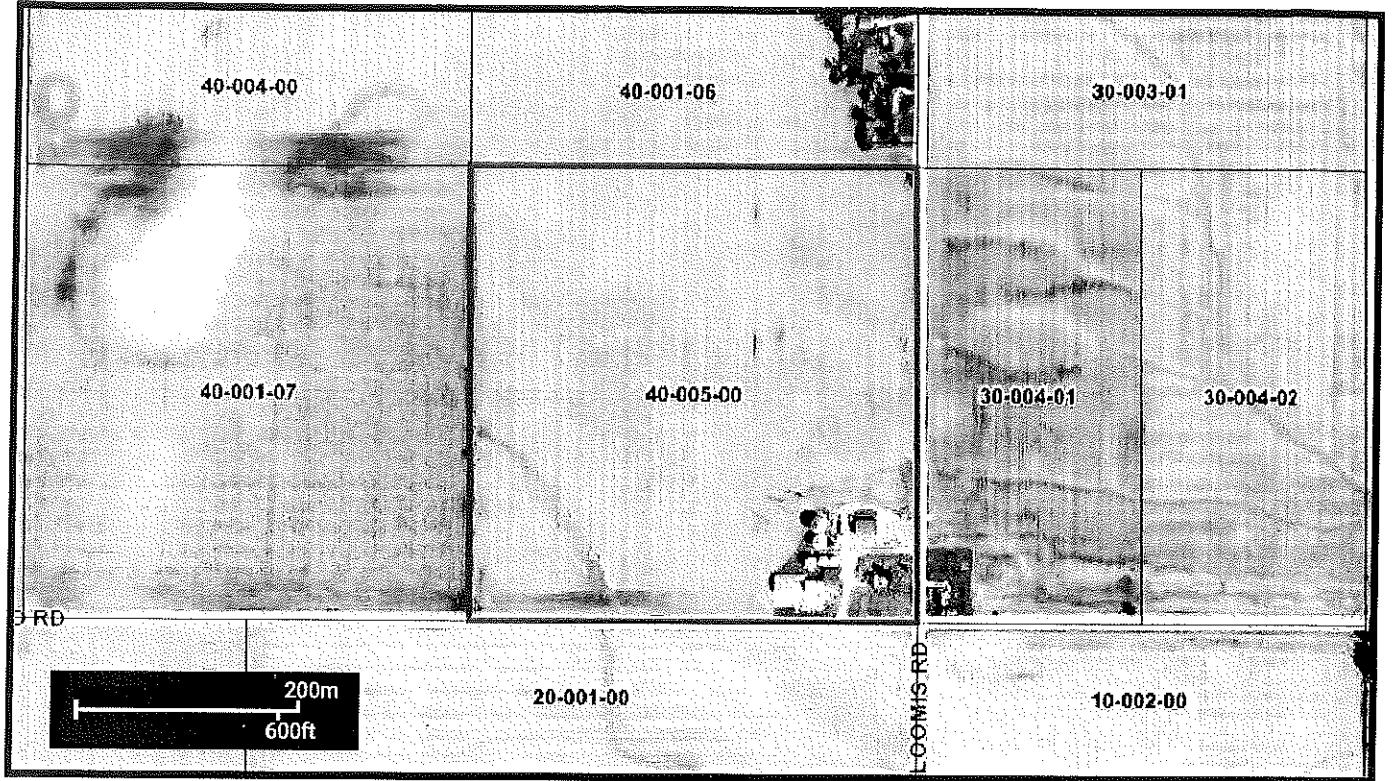


Isabella County GIS Tax Info

Parcel Report: 02-028-40-005-00

2/2/2024

11:57:34 AM



Property Address

8977 E DEERFIELD RD
SHEPHERD, MI, 48883

Owner Address

FREED KEVIN & MICHELLE

--
4797 W LINCOLN RD
ALMA, MI 48801

Unit: 02

Unit Name: CHIPPEWA

General Information for 2023 Tax Year

Parcel Number:

02-028-40-005-00

Prop. Class Code: 101
Prop. Class Name: AGRICULTURAL-IMPROVED
School Dist. Code: 37060
School Dist. Name: SHEPHERD PUBLIC SCHOOL DIST

Assessed Value: \$161,500
Taxable Value: \$128,658
State Equalized Value: \$161,500
Exemption Percent: 75

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$151,800	\$151,800	\$122,532
2021	\$126,800	\$126,800	\$118,618

Land Information

Acreage: 40
Zoning:
Town/Range/Sec 14N 03W 028

Legal Description

SE 1/4 OF SE 1/4

Sales Information

Sale Date: 04-12-2004

CHIPPEWA TOWNSHIP-ISABELLA CO.-WINTER TAX BILL

02-028-40-005-00

BILL # 01707

CHIPPEWA TWP TREASURER
 KATHY VANDERKOLK - TWP TREASURER
 11084 E PICKARD RD
 MOUNT PLEASANT MI 48858

FREED KEVIN & MICHELLE
 Property Address:
 8977 E DEERFIELD RD

Due Date	02/14/2024
Total Tax Due	\$2,796.65
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

02-028-40-005-00

Make Check Payable To: CHIPPEWA TWP TREASURER
 Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #)
 Treasurer's Email: TREASURER@CHIPPEWATOWNSHIP.COM

*****AUTO**5-DIGIT 48858
 FREED KEVIN & MICHELLE
 4797 W LINCOLN RD
 ALMA, MI 48801-9502



Paid Receipt Requested
 *S.A.S.E. may be required
 review messages below.

Amount Remitted:

Taxpayer Contact Ph #:

Please detach along dotted line - Retain bottom for your records - Submit top with payment and a contact PHONE NUMBER on stub and check.
****TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION****

<p>CHIPPEWA TWP TREASURER Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #) ISABELLA COUNTY, Michigan Parcel #: 02-028-40-005-00 Property Assessed To: FREED KEVIN & MICHELLE 4797 W LINCOLN RD ALMA, MI 48801</p> <p>Property Address: 8977 E DEERFIELD RD SHEPHERD MI 48863</p> <p>Acreage: 40.00 Property Class: 101 AGRICULTURAL-IMPRC School District: 37060 SHEPHERD PUBLIC SCI</p> <p>Qualified Ag Exemption Has Reduced This Bill By: \$1736.89</p> <p>1 mill equals \$1.00 per \$1000 of Taxable Value.</p>	<p>TAX DESCRIPTION</p> <table> <tr><td>CO-I-RIDE TRANS</td><td>0.86200</td><td>110.90</td></tr> <tr><td>CO-MED CARE FAC</td><td>1.00000</td><td>128.65</td></tr> <tr><td>CO-COM ON AGING</td><td>1.00000</td><td>128.66</td></tr> <tr><td>CO-PARKS & REC</td><td>0.35000</td><td>45.03</td></tr> <tr><td>02 TWP OPER</td><td>1.00000</td><td>128.65</td></tr> <tr><td>SHEPHERD SCH OP</td><td>18.00000</td><td>578.96</td></tr> <tr><td>SHER-DEBT A08/17</td><td>7.00000</td><td>900.60</td></tr> <tr><td>GR/IS RESD OPER</td><td>0.26400</td><td>33.96</td></tr> <tr><td>GR/IS RESD SP ED</td><td>4.20000</td><td>540.36</td></tr> <tr><td>GR/IS RESD V ED</td><td>1.00000</td><td>128.65</td></tr> <tr><td>D461 MILES DR</td><td></td><td>72.25</td></tr> </table> <p>Total Mills/Tax Administration Fee</p> <p>TOTAL AMOUNT DUE</p> <p>34.67600 2,796.65 0.00</p> <p>2,796.65</p>	CO-I-RIDE TRANS	0.86200	110.90	CO-MED CARE FAC	1.00000	128.65	CO-COM ON AGING	1.00000	128.66	CO-PARKS & REC	0.35000	45.03	02 TWP OPER	1.00000	128.65	SHEPHERD SCH OP	18.00000	578.96	SHER-DEBT A08/17	7.00000	900.60	GR/IS RESD OPER	0.26400	33.96	GR/IS RESD SP ED	4.20000	540.36	GR/IS RESD V ED	1.00000	128.65	D461 MILES DR		72.25
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TAX BASE VAL - 3																																		
Taxable Value: 128,658																																		
State Equalized Value: 161,500																																		
Assessed Value: 161,500																																		
Qualified Ag Exemption: 96,494																																		
% Declared Exempt: 75.0000																																		
OPERATING FISCAL YEARS																																		
County: 10-01-2023 - 09-30-2024																																		
Twn/Cty/Village: 04-01-2023 - 03-31-2024																																		
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PAYMENTS CAN BE MADE BY MAIL TO THE TOWNSHIP TREASURER'S ADDRESS ABOVE (TOP LEFT CORNER). PLEASE INDICATE IF YOU WOULD LIKE A RECEIPT. *POSTMARK DATE IS NOT ACCEPTED BY TOWNSHIP TREASURER AS TIMELY PAID.* TAXES WILL BE COLLECTED IN PERSON AT THE TOWNSHIP HALL AT 11084 E PICKARD RD, MT PLEASANT, MI 48858 FROM 9 AM - 5 PM THURS, DEC 28, 2023; WEDS, FEB 14, 2024 AND THURS, FEB 29, 2024																																		
DUE AND PAYABLE 12/01/2023 THROUGH 02/14/2024 WITHOUT PENALTY. FROM 2/15/2024 TO 02/29/2024 ADD A 3% PENALTY. AS OF 03/01/2024 PAY ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER CALENDAR MONTH UNTIL PAID. ** POSTMARKS ARE NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER. ** AND CHIPPEWA TOWNSHIP DOES NOT ACCEPT CREDIT/DEBIT CARD PAYMENTS. **																																		

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

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
titles held by the state or individuals on the lands
described in the within instrument, and that all
taxes are paid as shown by the records of this
office for five years.

Steven J. W. Puckett, Jr.
Treasurer of Isabella County
OK

200400003896
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
04-13-2004 AT 08:40:16 AM.
WARR DEED 14.00
Liber 1231 Page 281 - 281

WARRANTY DEED

The Grantor(s), KURT D. FISHER, Trustee of the KURT D. FISHER TRUST Under Agreement Dated September 9, 1985, whose address is 3497 S Loomis Road, Mt Pleasant, MI 48858, convey(s) and warrant(s) to KEVIN FREED and MICHELLE FREED, husband and wife, whose address is 7570 W Olive Road, Elwell, MI 48832, the following described premises:

THE SE 1/4 OF THE SE 1/4 AND THE NORTH 1/2 OF THE SE 1/4 OF SECTION 28, T14N, R3W, EXCEPT COMMENCING 4 RODS NORTH OF THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4, THENCE WEST 10 RODS, NORTH 12 RODS, WEST 4 RODS, NORTH 13 RODS, EAST 14 RODS, SOUTH 25 RODS TO THE POINT OF BEGINNING, AND EXCEPT COMMENCING 29 RODS NORTH OF THE SE CORNER OF THE NORTH 1/2 OF THE SE 1/4, THENCE WEST 14 RODS, NORTH TO THE E-W 1/4 LINE, EAST 14 RODS, SOUTH TO THE POINT OF BEGINNING, CHIPPEWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

AFFIDAVIT FILED

For the sum of ONE AND NO/100 (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION. Subject to easements and building and use restrictions of record. Grantor(s) also grant(s) to the Grantee(s) the right to make - 16 - division(s) under Section 108 of the Land Division Act, Act No. 288 of Public Acts of 1967. The above described premises 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.

Dated: April 12, 2004

KURT D. FISHER TRUST

By:

KDF
KURT D. FISHER, Trustee

STATE OF MICHIGAN)
)
ISABELLA COUNTY)
)
SS

The foregoing instrument was acknowledged before me on April 12, 2004, by KURT D. FISHER, Trustee of the KURT D. FISHER TRUST Under Agreement Dated September 9, 1985, on behalf of said Trust.

John G. Benford
John G. Benford, Notary Public
Isabella County, Michigan

My Commission Expires: September 26, 2004

Send Subsequent Tax Bills To:

Kevin Freed
Michelle Freed
7570 W Olive Road
Elwell MI 48832

Drafted By:
James T. Stein
Attorney at Law
117 S University
Mt Pleasant MI 48858
989-772-4894



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.

**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:

Fred

Last

Kevin

First

Initial

(If more than two see #15)

Fred

Last

Michelle

First

L.

Initial

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

Married

Single

2. Mailing Address:

4797 W. Lincoln Rd Alma, MI 48801

Street

City

State

Zip Code

3. Telephone Number: (Area Code) ()

989-233-9909

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

5. E-mail address: *mayberry0903@gmail.com*

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

6. County: *LSAB, MI*

7. Township, City or Village: *Chippewa Twp*

8. Section No. *34*

Town No. *14N*

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 (sellers): _____

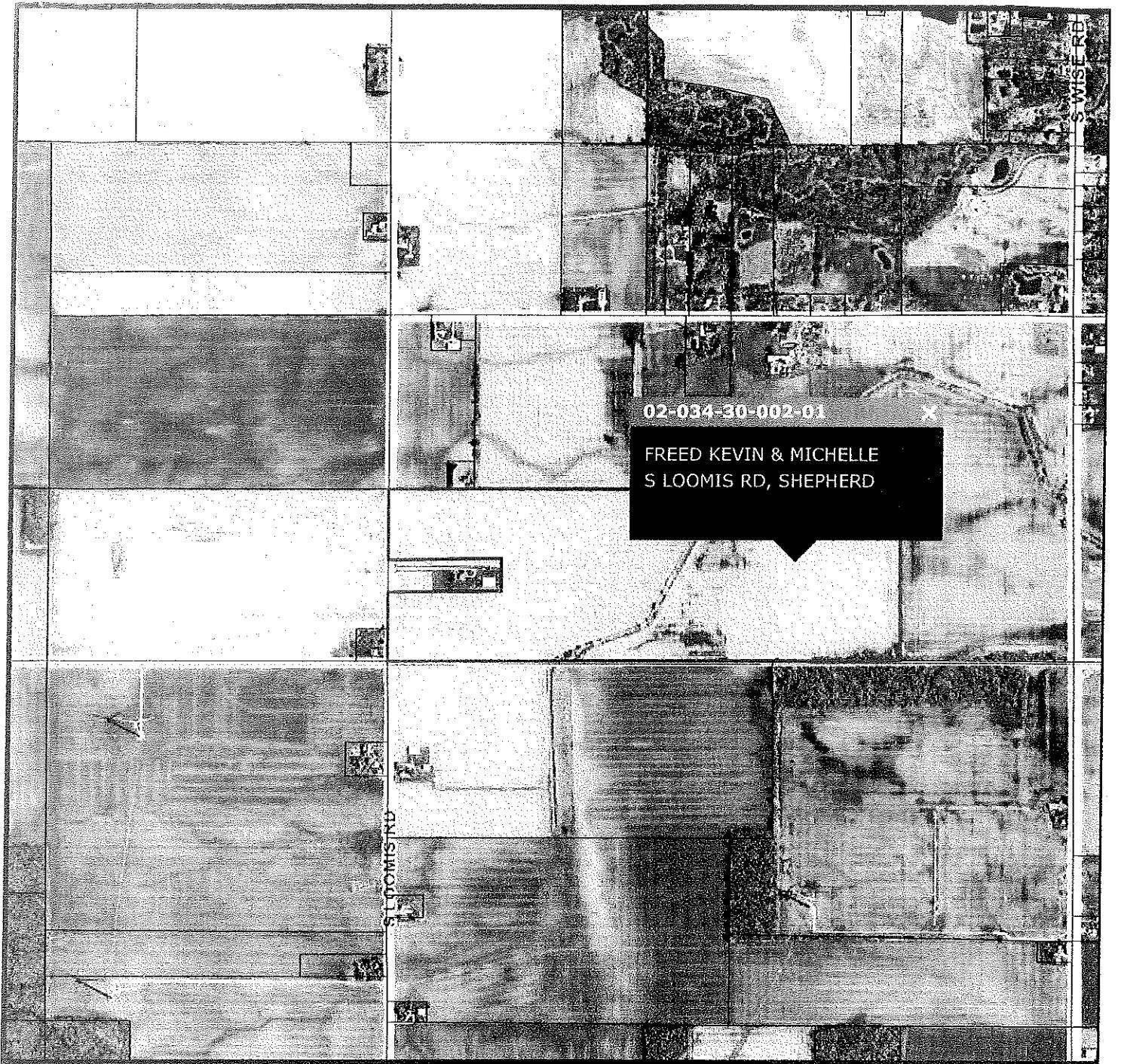
Name: _____
Address: _____
Street _____ City _____ State _____ Zip Code _____

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) _____



2023 CHIPPEWA TOWNSHIP-ISABELLA CO.- WINTER TAX BILL

02-034-30-002-01

Bill # 01867

CHIPPEWA TWP TREASURER
KATHY VANDERKOLK - TWP TREASURER
11084 E PICKARD RD
MOUNT PLEASANT MI 48858

FREED KEVIN & MICHELLE
Property Address:
S LOOMIS RD

Due Date	02/14/2024
Total Tax Due	\$2,678.44
Check Number	

RETURN TAX PAYMENT TO ABOVE ADDRESS

02-034-30-002-01

*****5-DIGIT 48858
FREED KEVIN & MICHELLE
4797 W LINCOLN RD
ALMA, MI 48801-9502



Make Check Payable To: CHIPPEWA TWP TREASURER

Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #)

Treasurer's Email: TREASURER@CHIPPEWATOWNSHIP.COM



Paid Receipt Requested
*S.A.S.E. may be required -
review messages below.

Amount Remitted:

Taxpayer Contact Ph #:

Please detach along dotted line - Retain bottom for your records - Submit top with payment and a contact PHONE NUMBER on stub and check.

TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION

CHIPPEWA TWP TREASURER	TAX DESCRIPTION	MILLAGE	AMOUNT
Treasurer's PH: 989-773-3600 EXT 301 (TWP HALL #) ISABELLA COUNTY, Michigan	CO-TRIDE TRANS	0.86200	80.79
Parcel #: 02-034-30-002-01	CO-MED CARE FAC	1.00000	93.72
Property Assessed To: FREED KEVIN & MICHELLE 4797 W LINCOLN RD ALMA, MI 48801	CO-COM ON AGING	1.00000	93.72
	CO-PARKS & REC	0.36000	32.80
	02 TWP OPER	1.00000	93.72
Property Address: S LOOMIS RD SHEPHERD MI 48883	SHEPHERD SCH OP	18.00000	EXEMPT
	SHEP DEBT A08/17	7.00000	656.08
Acreage: 115.00	GR/IS RESD OPER	0.26400	24.74
Property Class: 102	GR/IS RESD SP ED	4.20000	393.64
School District: 37060	GR/IS RESD V ED	1.00000	93.72
Qualified Ag Exemption Has Reduced This Bill By: \$1687.06	D269 CHURCH		496.51
1 mill equals \$1.00 per \$1000 of Taxable Value.	D405 KERN DR		619.00
	Total Mills/Tax	34.67600	2,678.44
	Administration Fee	0.00	
	TOTAL AMOUNT DUE		2,678.44
TAX BASE VALUES	Description of Lands or Personal Property: lengthy descriptions subject to space limitations		
Taxable Value: 93,726	S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/4 SEC 34 T14N R3W EXC A PARCEL COM 537.67 FT N OF THE SW COR OF SEC 34 TH N 249.97 FT TH E 874.00 FT TH S 249.97 FT TH W 874.00 FT TO POB 115.00 A M/L SPLIT FOR 2008 FROM 30-002-00 TO 30-002-01 & 30-002-02 AG EXEMPT TRANSFER FOR AFFID L1420/P849 REGISTERED 01-04-08 FOR SALE TR L1417/P366 DATED 11-29-07 WITH 2008 TV = 68787 & AV = 123000		
State Equalized Value: 222,300			
Assessed Value: 222,300			
Qualified Ag Exemption: 93,726			
% Declared Exempt: 100.0000			
OPERATING FISCAL YEARS	PAYMENTS CAN BE MADE BY MAIL TO THE TOWNSHIP TREASURER'S ADDRESS ABOVE (TOP LEFT CORNER). PLEASE INDICATE IF YOU WOULD LIKE A RECEIPT. *POSTMARK DATE IS NOT ACCEPTED BY TOWNSHIP TREASURER AS TIMELY PAID.*		
County: 10-01-2023 - 09-30-2024	TAXES WILL BE COLLECTED IN PERSON AT THE TOWNSHIP HALL AT 11084 E PICKARD RD MT PLEASANT, MI 48858 FROM 9 AM - 6 PM THURS, DEC 28, 2023, WEDS, FEB 14, 2024 AND THURS, FEB 29, 2024.		
Twn/Cty/Village: 04-01-2023 - 03-31-2024			
School: 07-01-2023 - 06-30-2024			
State: 10-01-2023 - 09-30-2024			
Does NOT affect when the tax is due or its amount.			
FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT: TINA WRIGHT- ASSESSOR PO BOX 174, HARRISON MI 48625 EMAIL: ASSESSOR@CHIPPEWATOWNSHIP.COM PH: 989-426-8854	DUE AND PAYABLE 12/01/2023 THROUGH 02/14/2024 WITHOUT PENALTY. FROM 2/15/2024 TO 02/29/2024 ADD A 3% PENALTY. AS OF 03/01/2024 PAY ISABELLA COUNTY TREASURER WITH 4% ADMIN FEE & 1% INTEREST PER CALENDAR MONTH UNTIL PAID		
	** POSTMARKS ARE NOT ACCEPTED BY THE TOWNSHIP OR COUNTY TREASURER ** AND CHIPPEWA TOWNSHIP DOES NOT ACCEPT CREDIT/DEBIT CARD PAYMENTS. **		

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

108-18



MICHIGAN REAL ESTATE TRANSFER TAX
 DEPT of TAXATION \$ 2709.00
 ISABELLA COUNTY, MI
 200700010848 30 NOV 2007 \$ 346.50 C
 00026068 \$ 2362.50 S

STATE OF MICHIGAN
 COUNTY OF ISABELLA
 I HEREBY CERTIFY that there are no tax liens or
 taxes held by the state or individuals on the lands
 described in the within instrument, and that all
 taxes are paid as shown by the records of this
 office for five years.

Steven W. Dickenson
 Steven W. Dickenson
 Treasurer of Isabella County

200700010848
 Filed for Record in
 ISABELLA COUNTY, MI
 SHARON A BROWN
 11-30-2007 At 01:52:17 pm.
 DEED 14.00
 Liber 1417 Page 356 - 356

200700010848
 GREENSTONE FARM CREDIT
 SASE

TRUSTEE'S DEED

FREDERICK MICHAEL CONROY, TRUSTEE OF THE THOMAS P. FANNING DECLARATION OF TRUST DATED AUGUST 22, 2001, AS AMENDED, hereby CONVEYS to KEVIN J. FREED and MICHELLE L. FREED, husband and wife, of 7570 West Olive Road, Elwell, Michigan 48832, the following property situated in the Township of Chippewa, County of Isabella, and State of Michigan, described as:

The South 1/2 of the Southwest 1/4 AND the Southwest 1/4 of the Southeast 1/4 of Section 34, Town 14 North, Range 3 West, Chippewa Township, Isabella County, Michigan, EXCEPT a parcel of land in the Southwest 1/4 of the Southwest 1/4 of Section 34, Town 14 North, Range 3 West, Chippewa Township, Isabella County, Michigan, described as follows: to fix the Point of Beginning, commence at the Southwest corner of said Section; thence North 00°00'35" East, on and along the West line of said Section, 537.67 feet to the Point of Beginning of this description; thence continuing North 00°00'35" East, on and along said West Section line, 249.97 feet; thence South 89°59'25" East, perpendicular to said West Section line, 874.00 feet; thence South 00°00'35" West parallel with said West Section line, 249.97 feet; thence North 89°59'25" West, perpendicular to said West Section line, 874.00 feet back to the Point of Beginning, and being subject to highway use of the westerly 33.00 feet thereof and also being subject to and together with any easements, restrictions or rights of way of record,

for the consideration of Three Hundred Fifteen Thousand and 00/100 (\$315,000.00) Dollars.

The Trustee shall defend the title to the above-described Property from and against all lawful claims and demands of all persons claiming by, from or under the Trustee, for acts claimed to have been done by or on behalf of the Trust, but against no other persons.

The Grantor grants to the Grantees the right to make all 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 farm land 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.

Effective the 29th day of November, 2007.

THOMAS P. FANNING DECLARATION OF
 TRUST DATED AUGUST 22, 2001, AS AMENDED

By: *Frederick Michael Conroy*
 FREDERICK MICHAEL CONROY, Trustee

STATE OF MICHIGAN
 COUNTY OF Isabella) ss.