



Farmland Development Rights New Agreement Application Checklist

April 2024

Section 36

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- ☒ All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.
- ☒ Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- ☒ Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.
- ☒ Map of the farm with structures and natural features. See instructions on Page 4 of application.
- ☒ Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".
- ☒ Submit complete application and checklist to the clerk of the local governing body. *(See below.)
Maintain a copy of your application until you have received a new agreement.

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i. Farmland located in a city or village, the legislative body of the city or village.
- ii. Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law the township board of the township.
- iii. Farmland not described in i or ii above, the county board of commissioners.

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.michigan.gov/Farmland.

The local governing body can send completed applications to:

Email: MDARD.Farmland@Michigan.gov
Fax: 517-335-3131
Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights 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. **Refer to the Eligibility and Instructions document before filling out this form.**

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 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR**

I. Personal Information:

1. Name(s) of Applicant: April85 Properties LLC

Last

First

Initial

(If more than two see #15)

Last

First

Initial

2. Mailing Address: 5829 E Deerfield Rd

Mt. Pleasant

MI

48858

Street

City

State

Zip Code

3. Phone Number: (Area Code) (989) 330-2072

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (989) 330-2073

5. E-mail address: cary413@frontier.com

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

6. County: Isabella

7. Township, City or Village: Union

8. Section No. 36 Town No. 14-N Range No. 4-W

Parcel # (Tax ID): 14-036-20-001-00

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(s):

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 (seller(s) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller(s) sign below. (All seller(s) 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: James Cary Title: President

Name: Laurie Cary Title: Vice President

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: 42.36

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

d. Acreage in cultivation: 41.04

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

f. All other acres (swamp, woods, etc.) 1.32

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

No. of Buildings: _____ Residence: 0 Barn: 0 Tool Shed: 0

Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 0 Milking Parlor: 0 Milk House: 0

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


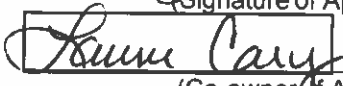
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application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

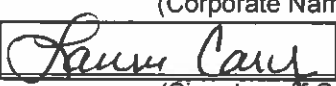
Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 50

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.


(Signature of Applicant)

(Co-owner (if Applicable))
11-5-24
(Date)

April 85 Properties LLC
(Corporate Name, If Applicable)

(Signature of Corporate Officer)
Vice President
(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: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____

☐ County ☐ Township ☐ City ☐ Village

This application is ☐ approved, ☐ rejected

Date of approval or rejection: _____

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

Clerk's Signature: _____

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

Parcel Number (Tax ID): _____

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 Preservation Program, P.O. Box 30449, Lansing, MI 48909

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

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

_____ County or Regional Planning Commission

_____ Conservation District

_____ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION SHOULD INCLUDE:**

_____ Copy of Deed or Land Contract (most recent showing current ownership)

_____ Copy of most recent Tax Bill (must include tax description of property)

_____ Map of Farm

_____ Copy of most recent appraisal record

_____ Copy of letters from review agencies (if available)

_____ Any other applicable documents

Questions? Please call Farmland Preservation at 517-284-5663

Received
ISABELLA COUNTY, MI
07-24-2014 04:10 PM

05726

201400005726
Filed for Record in
ISABELLA COUNTY, MI
KAREN R. JACKSON
07-25-2014 At 10:33:08 am.
WARR DEED 20.00
Liber 1673 Page 230 - 232

WARRANTY DEED

THIS INDENTURE, Made the 2nd day of May, 2014

WITNESSETH THAT: JAMES L. CARY, a/k/a James Lester Cary, a/k/a James Cary, and LAURIE A. CARY, a/k/a Laurie Ann Cary, a/k/a Laurie Cary, husband and wife, of 5829 East Deerfield Road, Mt. Pleasant, Michigan 48858, in consideration of One Dollar (\$1.00) and other valuable consideration, convey and warrant to APRIL85 PROPERTIES, LLC, a Michigan Limited Liability Company, of 5829 East Deerfield Road, Mt. Pleasant, Michigan 48858, the following described lands and premises situated in the Townships of Chippewa, Coe, and Union, County of Isabella, and State of Michigan, viz:

See attached Exhibit A.

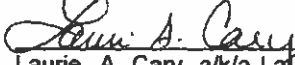
Subject to easements, restrictions and reservations of record.

The Grantor grants to the Grantee 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 agriculture 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.


GRANTORS: *THIS deed is exempt from County and State transfer tax as the consideration is less than \$10000. MCL 207.505(a); MCL 207.526(a).*


James L. Cary, a/k/a James Lester Cary,
a/k/a James Cary


Laurie A. Cary, a/k/a Laurie Ann Cary,
a/k/a Laurie Cary

STATE OF MICHIGAN)
)ss.
COUNTY OF ISABELLA)

On the 2nd day of May 2014, before me, a Notary Public, in and for said County, personally appeared James L. Cary, a/k/a James Lester Cary, a/k/a James Cary, and Laurie A. Cary, a/k/a Laurie Ann Cary, a/k/a Laurie Cary, husband and wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same as their free act and deed.


Julie Cowles, Notary Public
State of Michigan, County of Midland
Acting in Isabella County, Michigan
My Commission Expires: 07/06/2018

Prepared by:
Matthew A. Romashko (P59447)
MARTINEAU, HACKETT, ROMASHKO, O'NEIL & KLAUS, PLLC
555 North Main Street, Mt. Pleasant, Michigan 48858
Telephone: (989) 773-9961; Facsimile: (989) 773-2107

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
ties 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. Pickens
Treasurer of Isabella County

LIBR 1673P60231

EXHIBIT A
(Real Property - Page 1 of 2)

1. The W1/2 of the NW1/4, the E1/2 of the NW1/4, the W1/2 of the NE1/4, and the NE1/4 of the NE1/4, all in Section 30, T14N, R4W, Chippewa Township, Isabella County, Michigan, EXCEPT that portion lying South and East of the Miser Drain, also known as the Miser Reconstruction Drain No. 468. This drain crosses the East line of the NE1/4 of Section 30 at a point approximately 892 feet South of the NE corner of the NE1/4, AND EXCEPT a parcel described in deed recorded in Liber 887, Page 365, AND EXCEPT a parcel described in deed recorded in Liber 1247, Page 907.

Tax ID numbers:
02-030-10-001-00
02-030-10-002-01
02-030-20-001-00
02-030-20-003-00

2. The S1/2 of the SW fractional 1/4 of Section 30, T14N, R3W, Chippewa Township, Isabella County, Michigan, EXCEPT the South 440 feet of the East 990 feet thereof.

Tax ID number:
02-030-30-003-01

3. The South 440 feet of the East 990 feet of the S1/2 of the SW fractional 1/4 of Section 30, T14N, R3W, Chippewa Township, Isabella County, Michigan, EXCEPT a parcel described in deed recorded in Liber 1550, Page 697.

Tax ID number:
02-030-30-003-02

4. The N1/2 of the NW1/4 of Section 31, T14N, R3W, Chippewa Township, Isabella County, Michigan.

Tax ID number:
02-031-10-001-00

5. The E1/2 of the NW1/4 lying North of US 27, and the W1/2 of the NE1/4 lying North of US 27, all in Section 5, T13N, R3W, Coe Township, Isabella County, Michigan, EXCEPT commencing 800 feet West of the N1/4 corner, thence West 225.7 feet, thence South 193 feet, thence East 225.7 feet, thence North 193 feet to the point of beginning, AND EXCEPT that portion lying Southeast of the Potter drain.

Tax ID number:
03-005-20-002-00

6. The NW1/4 of the NW1/4 of Section 10, T13N, R3W, Coe Township, Isabella County, Michigan, EXCEPT a parcel commencing 4490.30 feet West of the NE corner of said Section 10, thence West 267 feet, thence South 233 feet, thence East 267 feet, thence North 233 feet to the point of beginning.

Tax ID number:
03-010-10-002-00

7. A parcel beginning 455 feet West of the SE corner of Section 25, T14N, R4W, Union Township, Isabella County, Michigan, thence West 290 feet, thence North 300 feet, thence East 290 feet, thence South 300 feet to the point of beginning.

Tax ID number:
14-025-40-001-02

LIBR 1673P60232

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
claims 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. Pickens
Treasurer of Isabella County

EXHIBIT A
(Real Property - Page 2 of 2)

8. The North 45 acres of the E1/2 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan, EXCEPT the North 456 feet of the East 252 feet thereof.

Tax ID number:
14-036-20-001-00

9. The North 456 feet of the East 252 feet of the NE1/4 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan.

Tax ID number 14-036-20-001-01

10. The W1/2 of the NE1/4 of Section 36, T14N, R4W, Union Township, Isabella County, Michigan, lying North and East of the highway.

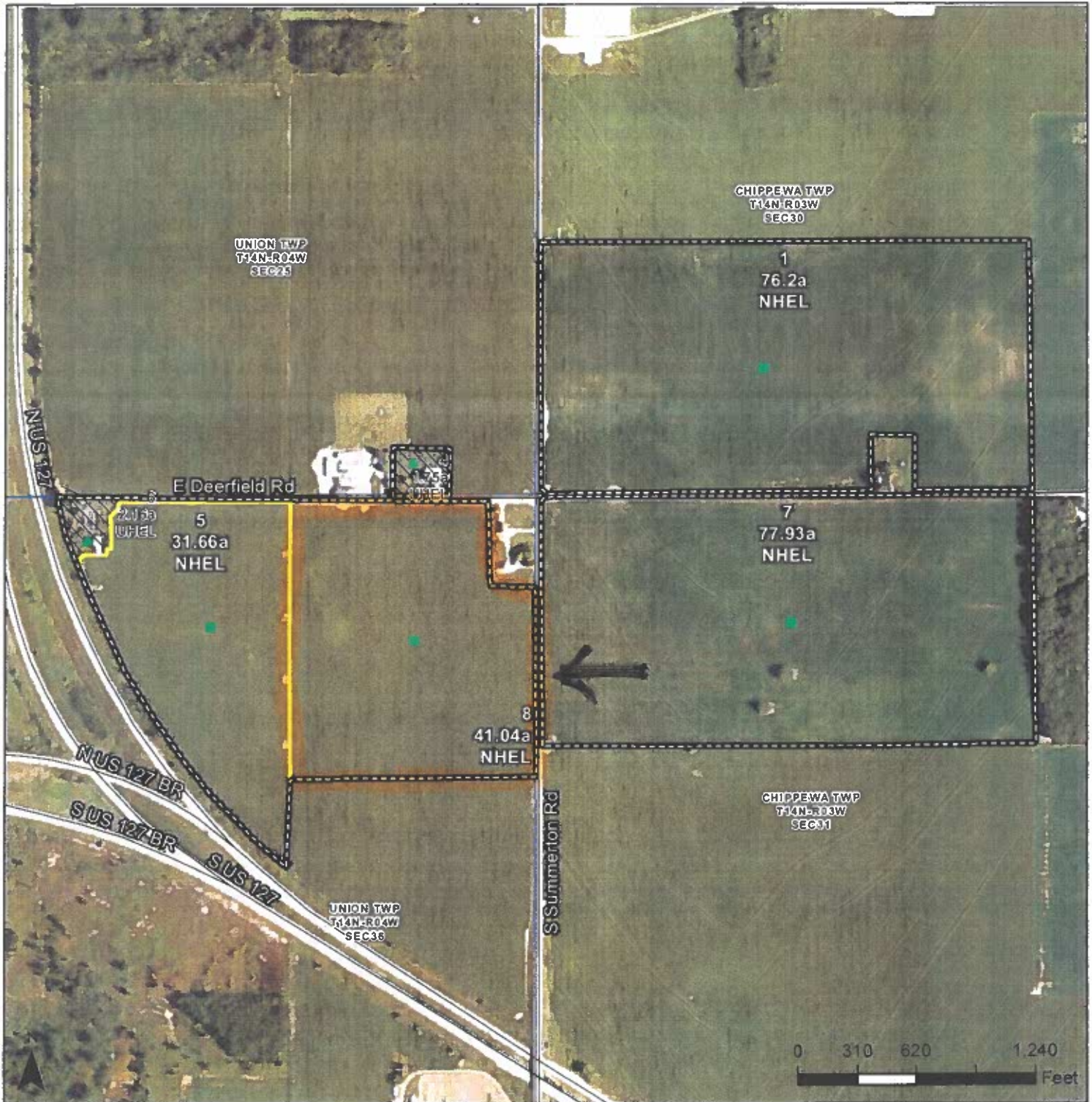
Tax ID number:
14-036-20-002-00



United States
Department of
Agriculture

Isabella County, Michigan

Name: _____ Share: _____
Name: _____ Share: _____
Name: _____ Share: _____



Common Land Unit

Common Land Unit*

Non-Cropland

Tract Boundary

Section Lines

Cropland vs Noncropland

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

Areas of Concern
as of 4/25/24

This box is applicable **ONLY** for certification maps.
Options only valid if checked.

☐ Shares - 100% OP

☐ Certified Organic

☐ CORN - YEL/GR

☐ SOYS - COM/GR

☐ DRY BEANS - DE

☐ All Crops - Non-Irrigated

☐ WHEAT - GR (SRW or SWW)

☐ ALFALFA - FG or GZ

☐ MIXFG - FG or GZ

2024 Program Year

CLU Date: April 25, 2024

2022 NAIP Imagery

Farm 8277
Tract 13303

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Areas of Concern represent potential wetland violations (CW, CW+Yr, CWNA, CWTE, MIW, MWM, WX) included in the NRCS Certified Wetland Determination dataset. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). Alternate year NAIP imagery may be displayed for tracts located in other states or along state borders.


THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

1678

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: CHARTER TOWNSHIP OF UNION JILL PETERS, MAAO, MCPPE 2010 S. LINCOLN RD. MOUNT PLEASANT, MI. 48858		PARCEL IDENTIFICATION PARCEL NUMBER: 14-036-20-001-00 PROPERTY ADDRESS: E DEERFIELD RD MOUNT PLEASANT, MI 48858-0000	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48858 APRIL85 PROPERTIES LLC 5829 E DEERFIELD RD MOUNT PLEASANT, MI 48858-8132 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % 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: T14N R4W, SEC 36; N 45 ACRES OF E1/2 OF NE1/4 EXC THE N 456 FT OF E 252 FT			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 (AGRICULTURAL-VACANT)			
PRIOR YEAR'S CLASSIFICATION: 102 (AGRICULTURAL-VACANT)			
The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$47		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024
1. TAXABLE VALUE:		29,912	31,407
2. ASSESSED VALUE:		106,000	114,100
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		106,000	114,100
5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT			
6. Assessor Change Reason:			

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: JILL PETERS	Phone: (989) 772-4600	Email Address: JPETERS@UNIONTOWNSHIPMI.COM
March Board of Review Appeal Information. The board of review will meet at the following dates and times: IF YOU WOULD LIKE AN INFORMAL REVIEW OF YOUR PROPERTY ASSESSMENT CONTACT ASSESSOR JILL PETERS: 989-772-4600 EXT. 230 OR E-MAIL: JPETERS@UNIONTOWNSHIPMI.COM 2024 MARCH BOARD OF REVIEW WILL MEET TO ACCEPT APPEALS ON: MONDAY, MARCH 11, 2024, 3:00PM - 9:00PM. AND TUESDAY, MARCH 12, 2024, 9:00AM- 3:00PM THE BOARD OF REVIEW MEETINGS WILL BE HELD IN THE UNION TOWNSHIP HALL BOARD ROOM 2010 S. LINCOLN RD. MT. PLEASANT MI. 48858 TEL # (989) 772-4600. CALL TO SCHEDULE AN APPOINTMENT FOR PROPERTY ASSESSMENT INFORMATION OR IF YOU WANT TO FILE AN APPEAL. APPOINTMENTS ARE RECOMMENDED BUT WALK-INS ARE WELCOME. WRITTEN APPEALS ARE DUE BY 2:00 PM ON MARCH 12, 2024.		



County of Isabella

April Properties LLC PA116 Map

powered by
FetchGIS

0.4km
0.2mi



Map Publication:
12/02/2024 8:43 AM

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.