

110-027-300-250-01



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: 10/1/19Application No: 2019-01

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:

SHUMAKER

Last

ALAN

First

F.

Initial

(If more than two see #15)

SHUMAKER

Last

CAROLYN

First

S

Initial

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

☒ Married☐ Single

2. Mailing Address:

6083 NARROW LAKE RD, CHARLOTTE

Street

City

MI

State

48813

Zip Code

3. Telephone Number: (Area Code) (517) 719-23444. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 543-65645. E-mail address: SHUMAKER FARMS@GMAIL.COM

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

6. County: EATON7. Township, City or Village: EATON8. Section No. 27Town No. 2 NRange No. 4 W

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 ☐ NoIf 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: _____

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 sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date

Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- ☐ 2 or more persons having a joint or common interest in the land
☐ Corporation ☐ Limited Liability Company ☐ 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 20

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

d. Acreage in cultivation: 18.5

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

f. All other acres (swamp, woods, etc.) 1.5

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

No. of Buildings 0 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):

\$ 10,175.00 : 18.5 = \$ 550.00 (per acre)
total income total acres of tillable land

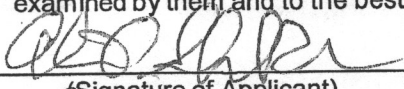
18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application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

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

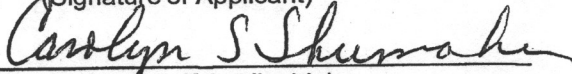
19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 10

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)



(Co-owner, If Applicable)

9-24-19

(Date)

(Corporate Name, If Applicable)

(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: _____ (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.

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.**

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)

☒ City (if land is within 3 miles of city boundary)

☐ Village (if land is within 1 mile of village boundary)

**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

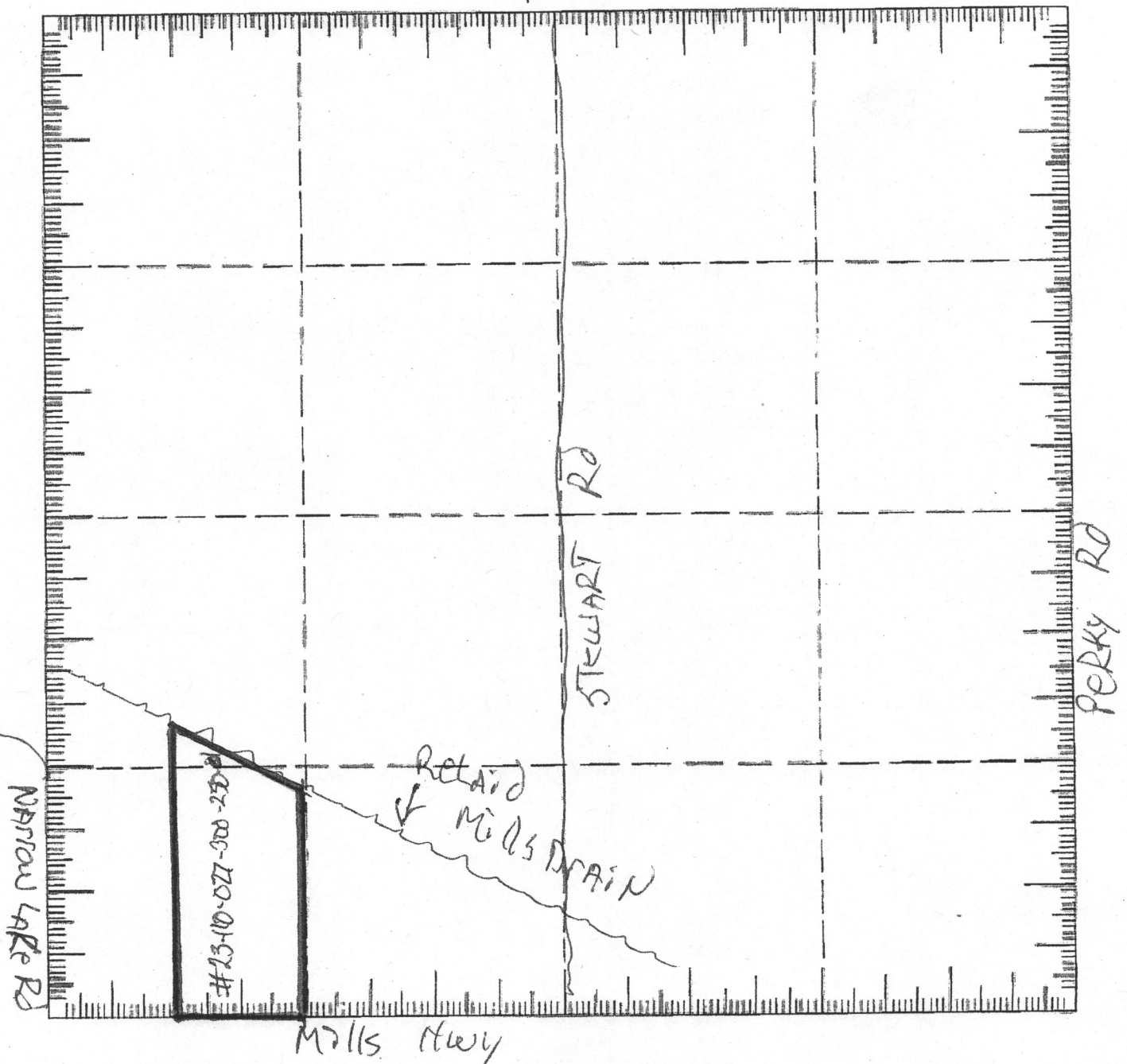
Map of Farm with Structures and Natural Features:

- 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 EATON
Township EATON
T 3N R 4W Section 27

↑ North



080-02

040-03

00-05

040-01

040-04

040-05

040-01

040-01

040-00

003-03

250-01

041-01

S STEWART RD

040-00

003-03


010-02

003-03

003-01

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 EATON TOWNSHIP DOUG MACKENZIE ASSESSOR 3981 E CLINTON TRAIL CHARLOTTE, MICH. 48813	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 23-110-027-300-250-01 PROPERTY ADDRESS: MILLS HWY CHARLOTTE, MI 48813
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48813 SHUMAKER, ALAN F & CAROLYN S 6083 NARROW LAKE RD CHARLOTTE, MI 48813-9134 	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

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 this year by approximately: \$7	PRIOR AMOUNT YEAR: 2018	CURRENT TENTATIVE AMOUNT YEAR: 2019	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	10,575	10,828	253
2. ASSESSED VALUE:	38,500	34,250	-4,250
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	38,500	34,250	-4,250
5. There WAS/WAS NOT a transfer of ownership on this property in 2018. WAS NOT			

The 2019 Inflation rate Multiplier is: 1.024**Legal Description:** W 1/2 OF E 1/2 OF SW 1/4 SEC 27 T2N R4W, EX THAT PART LYING N OF C/L OF SIDWELL & RELAUD MILLS DRAIN.
(ADJUSTMENT FROM 027-300-250-00 & 027-300-041-00 FOR 2011)**March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at www.michigan.gov/taxes. Click on Property Taxes Box, then click on Forms and Instructions, then Board of Review to obtain Form 618 (L-4035), Petition to the Board of Review

March Board of Review Information:

THE BOARD OF REVIEW WILL MEET AT THE EATON TOWNSHIP HALL ON TUESDAY MARCH 5, 2019 AT 9:00 AM TO ORGANIZE. THE BOARD WILL HEAR PUBLIC APPEALS ON MONDAY MARCH 11TH FROM 1 PM TO 4 PM & 6 PM - 9 PM, AND WEDNESDAY MARCH 13, 2019 FROM 9 AM - 12 PM & 1 PM - 4 PM. APPEALS BY LETTER WILL BE ACCEPTED IF RECEIVED BY 4 PM ON 3/13/2019.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value will be the same as your 2019 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value is calculated by multiplying your 2018 Taxable Value by 1.024 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2019 Taxable Value cannot be higher than your 2019 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

075118

EATON COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS OR
TITLES HELD BY THE STATE OR ANY INDIVIDUAL AGAINST THE
WITHIN DESCRIPTION, AND ALL TAXES ON SAME ARE PAID FOR
FIVE YEARS PREVIOUS TO THE DATE OF THIS INSTRUMENT AS
APPEARS BY THE RECORDS IN THIS OFFICE EXCEPT AS STATED.

Bill Conarton

BILL CONARTON, JR., COUNTY TREASURER
BOC. 135, ACT 208, 1893 AS AMENDED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That JOSEPH W. SHUMAKER, a single man, whose address is 1720 East Broadway, Charlotte, Michigan 48813,

Convey(s) and Warrant(s) to ALAN F. SHUMAKER and CAROLYN S. SHUMAKER, husband and wife, as tenants by the entireties, whose address is 6083 Narrow Lake Road, Charlotte, Michigan 48813,

the following described premises situated in the Township of Eaton, County of Eaton, and State of Michigan, to wit:

That part of the Northeast ¼ of the Southwest ¼ lying South of the centerline of the Sidwell and relaid Mills Drain, Section 27, Town 2 North, Range 4 West, Eaton Township, Eaton County, Michigan.

AND

That part of the West ½ of the Southeast ¼ of the Southwest ¼ lying South of the centerline of the Sidwell and relaid Mills Drain, Section 27, Town 2 North, Range 4 West, Eaton Township, Eaton County, Michigan.

Subject to any easements, restrictions, reservations, leases or rights of way of record.

subject to any other easements, restrictions, reservations, leases or rights of way of record; and except such taxes liens or encumbrances incurred through the acts or omissions of grantees or their assignors as purchasers under a land contract dated July 20, 2010, pursuant to which this deed is given;

together with all singular the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, for the sum of FORTY-ONE THOUSAND and no/100 (\$41,000.00) DOLLARS

Any available splits are being transferred to the grantees herewith pursuant to the provisions of the Michigan Land Division Act, PA 591 OF 1996.

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.

Dated this 11th day of January, 2011.

Signed by:

Joseph W. Shumaker
Joseph W. Shumaker

STATE OF MICHIGAN }
COUNTY OF EATON } SS.

The foregoing instrument was acknowledged before me this 11th day of January, 2011, by Joseph W. Shumaker.

David L. Smith
David L. Smith, Notary Public
Calhoun County, Michigan
acting in Eaton County, Michigan
My commission expires: 08-28-2011

County Treasurer's Certificate	City Treasurer's Certificate	
When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted By:
Name		David L. Smith
Street Address		Attorney at Law
City, State and Zip		(without opinion of title)
		Business Address:
		133 South Cochran, Box 8
		Charlotte, MI 48813
		(517) 543-6401
Tax Parcel # 23-110-027-300-250-01	Recording Fee \$	Revenue Stamps

Alan Shumaker
6083 Narrow Lake Rd
Charlotte, MI 48813

35710

14-

EATON TOWNSHIP

TAX CERTIFICATION
TAX SUMMARY FOR CALENDAR YEAR 2019

School: 23030

Property #: 23110-027-300-250-01

TREASURER BECKY DOLMAN
3981 E CLINTON TRAIL
CHARLOTTE, MI 48813
(517) 543-3308SITE ADDRESS:
MILLS HWYSHUMAKER, ALAN F & CAROLYN S
6083 NARROW LAKE RD
CHARLOTTE MI 48813-0000SEV 34,250
AV 34,250
TAXV 10,828Mortgage Company of Record:
NONEProp Type : AG - VACANT, 102
PRE/MBT %: 100

Summer Tax Bill

TAX TYPE	TAX AMOUNT
STATE ED TAX	64.96
EATON CO OPER	56.46

Winter Tax Bill

TAX TYPE	TAX AMOUNT
SCHOOL OPER FC	0.00
CHAR SCH OPER	0.00
CHAR SCH DEBT	82.18
CHAR SCH REC	5.41
EATON CO 911	10.28
EATON CO EATRAN	2.70
EATON CO JAIL	7.57
EATON CO JUVENIL	3.78
EATON CO MED CAR	1.35
EATON CO ROAD	16.24
EATN RESA SCH OP	1.99
EATN RESA SP ED	29.99
EATN RESA VOC ED	9.99
CHAR DIST LIB	15.15
TWP OPERATING	0.00
BATTLE CREEK IC	15.25

TOTAL TAXES	121.42
ADMIN FEE	0.00
INTEREST	2.43
TOTAL BILL	123.85

TOTAL TAXES	201.88
ADMIN FEE	0.00
INTEREST	0.00
TOTAL BILL	201.88

DESCRIPTION

W 1/2 OF E 1/2 OF SW 1/4 EXCEPT THAT PART LYING
NORTH OF C/L OF SIDWELL AND RELAND MILLS DRAIN.
SEC. 27, T2N,R4W. EATON TWP. D 6-7-10 R 6-14-10

*** BALANCE OF LEGAL DESCRIPTION ON FILE ***

Date Prepared: 10/03/2019