



810 Snedeker Rd N
Webberville, MI 48892

Residential
Real Estate Auction
BIDDER
INFORMATION
PACKET

Brad Stoecker, MBA, CAI, AARE, AMM, CES, CMA

Auctioneer & Real Estate Broker

517-927-5028

Real Estate Auction

*****ONLINE BIDDING ONLY*****

810 Snedeker Road N, Webberville, MI 48892



Online Bidding Soft Closes:

Wednesday, October 7 @ 7:00 PM (3 Minute Extensions)

Open House Dates: (Feel free to bring your inspector!)

Thursday, Oct 1: 4 - 6 PM

Sunday, Oct 4: 12 - 2 PM

Features:

- 7.7 +/- Acres
- 1,660 Sq Ft Farmhouse
- 3 Bedroom 1 Bath
- First Floor Laundry
- Plenty of Character!
- 9,000 Sq-Ft Hog Barn with 3,080 Sq-ft Hay Loft & 60 Stalls
- Vacant Land North of House
- Looped Driveway
- 2,800 Sq-Ft Equipment Barn

For Bidder Packet and Online Auction Details Please Contact Us:

www.EpicAuctions.com

Brad Stoecker (Auctioneer/Broker)

517-927-5028

Info@EpicAuctions.com



Real Estate Auction Terms

Bidding Soft Closes starting at 7:00 PM Eastern, Wednesday, October 7, 2026

Commonly referred to as **810 Snedeker Rd N, Webberville, MI 48892**

General Terms

- The selling price of this property shall be determined by competitive bidding via online only auction.
- It is the Bidder's responsibility to read and fully understand all Terms and Conditions and property information prior to bidding.
- This auction is to be conducted by Epic Auctions and Estate Sales, LLC, hereinafter referred to as Auctioneer or Auction Company, on behalf of the owners of the property, hereinafter referred to as Seller.
- The terms Bidder and Buyer shall be defined as the individual or any company representing or represented by that individual, including any and all of its agents, employees, representatives, officers, owners, members, or directors.
- Auctioneer is not responsible for acts or representations of Seller.
- Auctioneer reserves the right to update the Terms and Conditions and any property information at any time. Those will be effective immediately upon posting and the Bidder will be bound by those updated Terms and Conditions.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. If any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions shall remain valid and in full effect.
- Epic Auctions and Estate Sales, LLC, is acting solely in the role of Seller's Agent and will not act as Agent of any potential Buyer and owes no fiduciary responsibility to anyone other than the Seller.
- Auction company staff and Seller's family members may bid on their own behalf with the intent to purchase and take possession of the property.
- Auction company reserves the right to bid on behalf of the seller up to any reserve amount, if applicable.
- Bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder is not satisfied with the condition of the property or they have any reservations about the bidding process, they are encouraged to discuss this with the auctioneer prior to the auction until they are satisfied or refrain from bidding.
- Bidders are permitted to bring professional inspectors to the open houses.
- Any information provided in auction advertisements and bidder information packets was obtained from sources believed to be accurate but are subject to verification by any parties relying on such information. No liability for accuracy, errors, or omissions is assumed by Auction Company or Seller.
- Representation by a Buyer Agent is not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process in accordance with the registration document posted on the Epic website.

Real Property Information

- Information regarding acreage, square footage, room counts, building sizes, improvements, and property characteristics is believed to be accurate but is subject to verification by Buyer. Buyer is responsible for independently verifying all information prior to bidding.
- Property consists of approximately 7.7 acres, Leroy Township, Ingham County, Michigan, and includes a 1,660 sq. ft., 3-bedroom, 1-bath farmhouse; an equipment barn measuring approximately 62' x 45'; and a large barn (formerly used as a hog barn) measuring approximately 110' x 78', with an additional hay loft of approximately 110' x 28' above the center section. Buyers shall rely solely upon their own inspections and investigations regarding condition, suitability, and intended use.

- The house, barns, basement, and other structures on the Property have not been cleaned out and contain remaining personal property and contents, which will remain with the Property at closing. All tractors located on the Property will be removed by Seller prior to closing.
- All properties are sold subject to any existing matters of record, all easements, and local zoning regulations.
- This property is sold “as-is, where-is, with all faults” with no expressed or implied warranty provided by either Auctioneer or Seller.
- Auction Company assumes no liability or responsibility for any defects or deficiencies of the property, either known or not known by Seller.
- Bidder is expected to read and understand all available information regarding the property and to perform their own due diligence to be fully informed about the property prior to bidding.
- The property is served by a private well and septic system. As more fully described below, the Ingham County Health Department has determined that both systems are presently in substantial non-conformance under the County's Point-of-Sale regulation.
- No representations are made by the Seller or Auction Company regarding the condition or capacity of the well and septic systems beyond the facts expressly disclosed below.
- Well and septic inspections have been performed by a certified inspector at Seller's request in connection with the Ingham County Point-of-Sale process; the results of those inspections are disclosed below and in the bidder due-diligence package. No further well or septic inspections have been performed by Seller or Auction Company.

Well, Septic, and Point-of-Sale Disclosures

The Property has been inspected under the Ingham County Point-of-Sale program. On August 31, 2026, the Ingham County Health Department issued a formal Non-Conformance determination (POS 9706-08-26-26) concluding that the onsite water supply and sewage treatment systems are not in substantial conformance with Ingham County Regulation and Guidelines for the Inspection of Onsite Water and Sewage Treatment Systems (OWSTS) at Time of Property Transfer, and that transferring the Property in its current condition would violate that regulation. This is not a suspected or possible deficiency — the Property has officially failed the Ingham County Point-of-Sale process. A copy of the Non-Conformance letter is included in the bidder due-diligence package.

- **Septic system:** The existing septic tank is a block-style (cinder block) tank, which Ingham County has determined is not watertight and requires replacement if the system is retained or corrected (County permit required). The sump pump discharge has been reported to be connected to the septic system and is required by the County to be removed. The drainfield could not be located at the time of inspection; its size, condition, and even existence are presently unknown. A County soil evaluation and Land Evaluation Report (completed September 3, 2026, valid through September 3, 2036) classifies any replacement system as an Alternative (engineered) system, not a conventional field, based on a documented seasonal high-water mark of approximately 46 inches. The County's own land-evaluation notes state the current house is most likely to be demolished, but that a system remains connected to the residence. Seller and Auctioneer make no representation that demolition of the residence automatically satisfies or eliminates the County's sewage disposal requirements.
- **Well:** The well is a drilled well completed September 6, 1982, to a depth of approximately 298 feet, cased to 63 feet. Required capacity and cycling tests are unknown, and it is presently unknown whether the well produces an adequate water supply. There is an unapproved yard hydrant suspected of being connected to the main water line, which the County requires be removed or confirmed located downstream of the pressure tank. A water sample tested positive for coliform bacteria; only one qualifying negative retest has been obtained to date, and Ingham County requires two consecutive non-detect samples collected by a licensed well driller or certified inspector before the well will be considered in conformance. The well has a cap in place; however, the well head has not been properly sealed. Seller makes no representation as to the cause of the coliform result and no warranty that any single corrective measure will cure the non-conformance.
- **Plumbing:** The interior water distribution system has not been inspected or repaired by Seller. It is known to have sustained freeze-related damage, including cracked and broken pipes; the full scope and condition of the system beyond the known damage is unknown.
- **Underground fuel tank:** A buried fuel storage tank, believed to be approximately 1,000 gallons and associated with historical fuel dispensing on the Property, will remain with the Property and convey as part of the sale. Seller makes no representation regarding the tank's size, age, construction, integrity, contents,

leakage history, regulatory status, or environmental impact, and does not represent any causal relationship between the tank and the well or septic non-conformance findings.

- **Buyer responsibility:** Buyer, at Buyer's sole cost and expense and based on Buyer's own intended use of the Property, shall determine the appropriate corrective action (which may include repair of the well and/or septic system, or the proper abandonment, decommissioning, and sealing of either by an appropriately licensed contractor); obtain all necessary professional evaluations, designs, permits, contractor bids, and governmental approvals; and establish and fund any escrow required by Ingham County or the title company to authorize transfer, consistent with the Ingham County Non-Conformance letter's two authorized paths to transfer (completed corrective action, or bid(s) plus an escrow equal to 1.5 times the bid amount). All such inspections, bids, and escrow funding must be completed within the 45-day closing period described under "Closing" below. Seller has no obligation to design, repair, replace, or improve the well, septic, or plumbing systems, except such cooperation or documentation as may be legally required to permit transfer. Buyer's obligation to purchase is not contingent on any particular repair estimate, septic design, well solution, demolition approval, or financing outcome.

Registration

- All bidders must be 18 years of age as of the date of bidder registration and provide their full legal name, mailing address, phone number, email address, and valid credit card information to register.
- All bidder identities will be verified to the satisfaction of the auction company. Any party that cannot be fully identified will have their bidder registration suspended, and any bidding activity will be deleted.
- A Buyer's Agent may NOT register to bid on behalf of any buyer.
- Buyer's Agents may assist buyers in understanding the auction process but must NOT place bids, register accounts, or act on behalf of any buyer.
- All bidders must register and place bids under their own legal name and account.
- Online bidder identities will be kept confidential except to the Auction Company staff and Seller.
- Auction company reserves the right to request proof of funds for the Earnest Money Deposit.
- Auction Company reserves the right to waive any or all registration requirements.
- Auction Company reserves the right to decline any registration or ban any registered bidder at any time.

Online Bidding

- All bidding will take place exclusively online through the designated auction platform. No in-person or phone bidding is available.
- Soft Close: If a bid is placed within the final 3 minutes of the auction, the bidding period will automatically extend by 3 minutes from that bid. This will continue, extension after extension, until 3 minutes pass with no new bid placed.
- Auction Closing: The auction is final and closes the moment the countdown timer reaches 00:00 with no new bid received in the preceding 3 minutes. There is no reopening of bidding once the timer reaches 00:00 under this condition.
- If an internet outage, platform failure, or system malfunction occurs within the final two hours of bidding, the Auctioneer reserves the right to:
 - Reopen bidding for the affected lot(s), or
 - Extend the auction closing time at their sole discretion.
- The highest bidder at the time of closure will be contacted for confirmation before the auction is officially finalized.
- Neither Epic Auctions & Estate Sales, LLC, nor the Seller are responsible for:
 - Auction platform malfunctions.
 - Bidder's device, software, or internet issues.
 - Failure of the bidder to receive email or system notifications.
 - Any other technical disruptions that may prevent a bidder from participating.
- Bidders are strongly encouraged to place their bids early and ensure they have a stable internet connection to avoid last-minute issues.

Buyer's Premium

- There will be a Ten Percent (10%) Buyer's Premium charged for this auction. This amount will be added to Bidder's final bid to determine the final sales price.
- As an example: If the Bidder's final bid is \$100,000, the 10% buyer's premium will be added to this amount to arrive at the final sale price of \$110,000. This final sale price will be the final price on which all transfer taxes and title insurance policies will be based.
- Auction Company does not pay a buyer broker commission or co-op fee on this sale. Bidders who are represented by a Buyer's Agent are solely responsible for compensating their agent directly pursuant to their own agreement with that agent, as described under "Represented Bidders — Buyer Agency Agreement Required" below.
- The Buyer's Premium is fully earned by Auction Company upon the fall of the hammer (acceptance of the high bid) and is owed by Buyer regardless of Buyer's subsequent inability or failure to close, including in the event of Buyer default. This obligation does not apply if the transaction fails to close due to Seller's or Auction Company's inability or failure to perform.

Represented Bidders — Buyer Agency Agreement Required

- Any Bidder who is working with, or intends to be represented by, a real estate agent in connection with this auction must have a signed buyer agency (buyer representation) agreement in place directly with that agent prior to bidding.
- Auction Company does not pay buyer broker compensation on this sale. Compensation owed to a Bidder's agent is strictly a matter between the Bidder and that agent, as governed by their buyer agency agreement, and is not added to or paid out of the Purchase Price by Seller or Auction Company.
- A Buyer's Agent may assist a Bidder in understanding the auction process and property information but, consistent with the Registration section above, may NOT register, bid, or otherwise act on the Bidder's behalf — all bidding must be done by the Bidder personally, under the Bidder's own account.
- Auction Company reserves the right to request a copy of the buyer agency agreement to confirm representation.

Earnest Money / Down Payment / Deposit for Real Property

- A \$10,000 non-refundable deposit is required within 24 hours after the auction via wire transfer or certified bank cashier's check.
- Failure to submit the deposit and sign the Purchase Agreement within 24 hours will result in default, and the property may be offered to the next highest bidder.
- Earnest money is non-refundable except in the event Seller cannot convey marketable title.
- Earnest money will be held by Auctioneer until closing.
- Remaining balance is to be paid in full within 45 calendar days after the auction, subject to the Point-of-Sale-related closing provisions described under "Closing" below.

Contract Signing

- The high bidder, at the conclusion of the auction event, will receive a phone call confirming their final bid.
- The high bidder must meet with Auctioneer within 24 hours of the end of the auction to complete and sign the Purchase Agreement and deliver their earnest money deposit. Signing may be done electronically.

Buyer Financing

- Terms are Cash or Conventional Financing Only (No FHA, MSHDA, VA, etc.).
- Bidders are advised that the well and septic non-conformance disclosed above may affect the availability of conventional financing, appraisal value, and insurability.
- There are no contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the Buyer's mortgage company.
- Bidder is expected to have any needed pre-approvals in place for a mortgage, if necessary, prior to bidding.
- Proof of adequate funds for Earnest Money Deposit may be required at Auctioneer's discretion.

Closing

- All closing costs will be paid by the Buyer including title insurance, recording fees, title fees, and transfer taxes.

- Seller will execute a warranty deed conveying the property to Buyer at closing.
- Closing will be handled by Midstate Title Agency (ATA National Title Group, LLC), East Lansing, Michigan office. There will be no split closings. Closings may be handled remotely as needed.
- Buyer must close within 45 calendar days from the close of the auction.
- Buyer acknowledges that the Property is presently subject to Ingham County Point-of-Sale requirements as described above, and that satisfying those requirements is Buyer's sole responsibility and may affect the ability to close within the standard 45-day period.
- Buyer shall, within the 45-day closing period, complete all inspections, obtain all contractor bids necessary to identify the corrective action required to address the well and septic non-conformance described above, and establish and fund the escrow required by the Ingham County Health Department (1.5 times the applicable bid amount) with the title company. All such steps must be completed within the 45-day closing period; Buyer's failure to do so is not grounds for delaying closing beyond that period except as provided under the single extension described below.
- Seller will have up to 90 days from the date of official notice from the title company to clear any title defects that may be discovered prior to closing.
- Taxes will be pro-rated to the date of closing.
- A single extension of the closing date, not to exceed [15] additional calendar days, may be granted at Seller's and Auction Company's sole discretion if Buyer has diligently but incompletely satisfied the corrective-action and escrow requirements described above. As a condition of any such extension, Buyer shall deposit an additional \$10,000 in earnest money (for a total earnest money deposit of \$20,000) with Auctioneer prior to the extension taking effect. No more than one extension will be granted.
- Any closing that is delayed beyond 45 days (or beyond the extended closing date if a single extension has been granted as described above) without the written authorization of Seller and Auction Company due to any actions or inactions of Buyer or anyone working on behalf of Buyer, including lenders, inspectors, appraisers, etc., will cause Buyer to be in breach of contract. Buyer will forfeit all earnest money deposits and will be held responsible for any costs incurred by either Auction Company or Seller from the resale of the property.

Disputes

- In the event of any dispute arising out of the auction, bidding process, purchase agreement, or transfer of the property, Buyer and Seller agree that such dispute shall first be submitted to mediation through the Resolution Services Center of Central Michigan (RSCCM).
- If the dispute is not resolved through mediation, venue for any legal action shall be exclusively in Eaton County, Michigan.

The information contained in this document is subject to verification by all parties relying on it. Though every effort has been made to gather accurate and correct information, neither the Seller nor Epic Auctions & Estate Sales assumes any liability for its accuracy, and/or any errors or omissions. Conduct of the auction and increments of bidding are solely at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to prevent any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Sale shall include 100% of the mineral, oil, water, and gas rights that may be owned by the Seller.

Neither Epic Auctions & Estate Sales nor the Seller will discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding the sale of this property.



EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER

Dated: **[DATE]**

1. BUYERS, _____ hereinafter called "BUYER", whose address is _____ offers to buy from **William D. Bravender and Janet R. Bravender, by Holly Bravender, Attorney-in-Fact** hereinafter called "SELLER", the following real property located in the Township of **Leroy**, County of **Ingham**, State of Michigan, legally described as:

Part of the South 1/2 of the Northwest 1/4 of Section 32, T3N, R2E, Leroy Township, Ingham County, Michigan, the surveyed boundary of said parcel being described as commencing at the West 1/4 corner of Section 32, T3N, R2E, Michigan Meridian; thence North 03°24'20" West, along the West Section line, 384.01 feet to the point of beginning; thence North 03°24'20" West, 957.57 feet; thence South 89°06'28" East, along the North line of the South 1/2 of said Northwest 1/4, a distance of 354.00 feet; thence South 03°24'20" East, 944.00 feet; thence South 88°41'53" West, 353.25 feet to the point of beginning.

More Commonly Known As: **810 Snedeker Rd N, Webberville, MI 48892** Parcel #: **33-08-08-32-100-014.**

This property is sold subject to any recorded covenants, restrictions, and easements of record, and subject to the well and septic system conditions and Ingham County Point-of-Sale non-conformance described in Section 7 below and in the Auction Terms and Conditions, which are incorporated herein by reference. The property includes all buildings, improvements, any gas, oil, mineral, and water rights owned by Seller, and all attached fixtures.

EXCEPTIONS OR ADDITIONS: **None.**

2. The sales price will be the sum of the high bid plus the Buyer's Premium described in Section 15 below:
\$ _____.
3. **METHOD OF PAYMENT: ALL CLOSING FUNDS MUST BE PAID IN THE FORM OF A WIRE TRANSFER OR CASHIER'S CHECK.**
4. **FINANCING:** This purchase is not contingent upon Buyer obtaining financing. There are no Buyer contingencies for financing, appraisal, repairs, or inspection.
5. **PRORATED ITEMS:** Taxes will be current and prorated to the date of Closing.
6. **SPECIAL ASSESSMENTS and TAXES:**
 - a. SPECIAL ASSESSMENTS which are or become a lien on the property on or before date of Closing of this Agreement will be paid by the SELLER.
 - b. TAXES will be treated as if they cover the calendar year in which they become a lien. TAXES which become a lien in years prior to the year of Closing will be paid by SELLER without proration. TAXES which become a lien in year of Closing will be prorated so that SELLER will pay taxes from the first of the year to closing date and BUYER will pay taxes for balance of year, including day of Closing. If any bill for taxes is not issued as of the date of closing, the then current S.E.V. and tax rate and any administrative fee will be substituted and pro-rated.
7. **WELL, SEPTIC, AND POINT-OF-SALE COMPLIANCE.** Buyer acknowledges that the Property is presently in substantial non-conformance with Ingham County Point-of-Sale requirements applicable to the onsite well and septic systems, as more fully described in the Auction Terms and Conditions. Buyer shall, at Buyer's sole cost and expense and within the 45-day closing period described in Section 11 below, determine the appropriate corrective action; obtain all necessary inspections, evaluations, designs, permits, and

contractor bids; and establish and fund with the title company any escrow required by the Ingham County Health Department (currently 1.5 times the applicable bid amount) to obtain County authorization for transfer. Seller shall have no obligation to design, repair, replace, or improve the well, septic, or plumbing systems, except such cooperation or documentation as may be legally required to permit transfer. Buyer's obligation to purchase is not contingent upon any particular repair estimate, septic design, well solution, demolition approval, or financing outcome.

8. **CLOSING**

- a. BUYER WILL PAY FOR all closing costs including all transfer taxes, title insurance, recording fees, etc.
- b. SELLER WILL PAY any outstanding assessments or taxes owed up to the date of closing.
- c. Closing shall be conducted by Midstate Title Agency (ATA National Title Group, LLC), East Lansing, Michigan office. Closings can be handled remotely.

9. **TITLE.** If defects exist, SELLER will have 90 days after receiving written notice to remedy the defect(s). If SELLER is unable to cure defects within 90 days, BUYER may either: (a) terminate the contract and receive a full refund of the deposit; or (b) extend the period for remediation at BUYER's discretion.

10. **BUYER AND SELLER ACKNOWLEDGE THAT EPIC AUCTIONS & ESTATE SALES, LLC IS ONLY ACTING AS THE SELLER'S AGENT.**

11. SALE must be closed within 45 calendar days from the close of the auction. A single extension of the closing date, not to exceed 15 additional calendar days, may be granted at Seller's and Auction Company's sole discretion if Buyer has diligently but incompletely satisfied the corrective-action and escrow requirements described in Section 7 above. As a condition of any such extension, Buyer shall deposit an additional \$10,000 in earnest money (for a total earnest money deposit of \$20,000) with Auctioneer prior to the extension taking effect. No more than one such extension will be granted.

12. **POSSESSION.** Possession of the Property shall be delivered to Buyer at Closing.

13. **AUCTION TERMS:** BUYER ACKNOWLEDGES THAT THEY ARE BOUND BY THE AUCTION TERMS AND CONDITIONS THAT WERE PROVIDED AND AGREED TO PRIOR TO REGISTERING TO BID. BUYER HAS PERSONALLY EXAMINED THIS PROPERTY AND AGREES TO ACCEPT IT "AS IS, WHERE IS, WITH ALL FAULTS" AND IN ITS PRESENT CONDITION WITH ANY DEFECTS NOTED OR NOT NOTED, INCLUDING THE WELL AND SEPTIC NON-CONFORMANCE DESCRIBED IN SECTION 7 ABOVE, AND AGREES THAT THERE ARE NO ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS EXCEPT AS SPECIFIED HEREIN.

14. **SELLER'S DISCLOSURE.** The Property is being sold AS IS, WHERE IS, WITH ALL FAULTS. Seller is represented in this transaction solely by Holly Bravender, acting as attorney-in-fact under Durable Power of Attorney. The attorney-in-fact has visited the Property and has general knowledge of its overall condition, but lacks specific knowledge regarding the age, history, repair, or maintenance of the Property's structural, mechanical, electrical, or plumbing systems. Any Seller's Disclosure Statement provided will reflect "Unknown" for items outside the attorney-in-fact's actual knowledge; known conditions affecting the well and septic systems are separately and specifically disclosed in the Auction Terms and Conditions, which are incorporated herein by reference. Buyer acknowledges reliance on Buyer's own inspection and the disclosures contained in the Auction Terms and Conditions, and not on any representation of condition by Seller or the attorney-in-fact, in making Buyer's decision to purchase.

15. **BUYER'S PREMIUM.** A Ten Percent (10%) Buyer's Premium is added to the high bid to determine the Purchase Price described in Section 2 above. The Buyer's Premium is fully earned by Auction Company upon the fall of the hammer (acceptance of the high bid) and is owed by Buyer regardless of Buyer's subsequent inability or failure to close, including in the event of Buyer default. This obligation does not apply if the transaction fails to close due to Seller's or Auction Company's inability or failure to perform.

16. **BUYER DEPOSIT: \$10,000** showing BUYER'S good faith will be deposited with the Auctioneer Company and will apply at closing as part of the purchase price. The earnest money deposit is non-refundable except in the event Seller is unable to convey marketable title, in which case the deposit shall be returned to Buyer. In the event of default by BUYER, SELLER shall have the option to either: (a) retain the deposit as liquidated damages, thereby terminating any further liability of BUYER; or (b) pursue legal or equitable remedies, in which case the deposit will be applied toward any damages awarded.
17. BUYER AND SELLER agree that any dispute arising out of or relating to this Agreement shall first be submitted to mediation through the Resolution Services Center of Central Michigan (RSCCM). If the dispute is not resolved through mediation, venue for any legal action shall be exclusively in Eaton County, Michigan.
18. BUYER will not assign this Agreement without written consent of SELLER.
19. Seller shall maintain property insurance until the date of closing. If the property is materially damaged prior to closing, Buyer may either: (a) proceed with the purchase and receive any insurance proceeds; or (b) terminate this contract and receive a full refund of the deposit.
20. Make Deed to _____ (This can be adjusted prior to closing.)

The Buyer has read, fully understands, and approves the foregoing offer.

Dated: _____

Buyer: _____

Buyer: _____

Seller acknowledges receipt of Buyer's written offer and accepts it as presented.

Dated: _____

Seller: William D. Bravender and Janet R. Bravender, by Holly Bravender, Attorney-in-Fact

Epic Auctions and Estate Sales, LLC acknowledges receipt of Buyer's earnest money deposit in the amount of **\$10,000** in accordance with the terms provided herein.

Dated: _____

Auctioneer: _____

Bradley A. Stoecker, Owner/Auctioneer/Broker



SELLER'S DISCLOSURE STATEMENT (MCL 565.957(1))

Property Address: 810 Snedeker Rd N, Webberville, Michigan.

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspections of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any agent representing the Seller in this transaction and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Representative Note: Seller William D. Bravender and Janet R. Bravender are represented in this transaction solely by Holly Bravender, acting as attorney-in-fact under Durable Power of Attorney. The attorney-in-fact has visited the Property and has general knowledge of its overall condition, but lacks specific knowledge regarding the age, history, repair, or maintenance of the Property's structural, mechanical, electrical, or plumbing systems. Responses below reflect "Unknown" for items outside the attorney-in-fact's actual knowledge. Known conditions affecting the well and septic systems are separately and specifically disclosed in the Auction Terms and Conditions, which are incorporated herein by reference and control to the extent of any inconsistency.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unk.	N/A	Note
Range/Oven			X		
Dishwasher			X		
Refrigerator			X		
Hood/fan			X		
Disposal			X		
TV antenna, TV rotor & controls			X		
Electrical system			X		
Garage door opener & remote control			X		
Alarm system			X		
Intercom			X		
Central vacuum			X		
Attic fan			X		
Pool heater, wall liner & equipment				X	
Microwave			X		
Trash compactor				X	
Ceiling fan			X		
Sauna/hot tub				X	
Washer			X		
Dryer			X		
Lawn sprinkler system			X		
Water heater			X		
Plumbing system		X			Known freeze damage — see Auction Terms and Conditions
Water softener/conditioner			X		
Well & pump		X			Point-of-Sale non-conformance — see Auction Terms and Conditions
Septic tank & drain field		X			Point-of-Sale non-conformance — see Auction Terms and Conditions
Sump pump			X		
City Water System				X	
City Sewer System				X	
Central air conditioning			X		

	Yes	No	Unk.	N/A	Note
Central heating system			X		
Wall furnace				X	
Humidifier			X		
Electronic air filter			X		
Solar heating system				X	
Fireplace & chimney			X		
Wood burning system			X		

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property Conditions, Improvements & Additional Information

1. Basement/crawl space: Has there been evidence of water? ☐ Yes ☐ No ☒ Unknown

2. Insulation: Urea Formaldehyde Foam Insulation (UFFI) is installed? ☐ Yes ☐ No ☒ Unknown

Roof: Leaks? ☐ Yes ☐ No ☒ Unknown Approximate age if known: Unknown

4. **Well:** Type of well (depth/diameter, age, and repair history, if known): Drilled well, approximately 298 feet deep, cased to 63 feet, completed September 6, 1982, per the Michigan water well record on file. Further repair history unknown.

Has the water been tested? ☒ Yes If yes, date of last report/results: Positive coliform result; well is presently in substantial non-conformance with Ingham County Point-of-Sale requirements. See Auction Terms and Conditions for full disclosure.

5. **Septic tanks/drain fields:** Condition, if known: Block-style (cinder block) tank; drainfield could not be located at time of county inspection. Septic system is presently in substantial non-conformance with Ingham County Point-of-Sale requirements. See Auction Terms and Conditions for full disclosure.

6. **Heating System:** Type/approximate age: Forced air. Age unknown.

7. Plumbing system: Type: ☐ Copper ☐ Galvanized ☒ Unknown Any known problems? ☒ Yes — known freeze-related damage, including cracked/broken pipes. See Auction Terms and Conditions.

8. Electrical system: Any known problems? ☐ Yes ☐ No ☒ Unknown

9. History of infestation, if any (termites, carpenter ants, etc.): ☐ Yes ☐ No ☒ Unknown

10. Environmental Problems: Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property? ☒ Yes ☐ No ☐ Unknown

Explanation: Buried fuel storage tank, believed to be approximately 1,000 gallons, associated with historical fuel dispensing on the Property. No representation is made regarding its size, age, construction, integrity, contents, leakage history, or environmental impact. See Auction Terms and Conditions.

11. Flood insurance: Do you have flood insurance on the property? ☐ Yes ☐ No ☒ Unknown

12. Mineral rights: Do you own the mineral rights? ☐ Yes ☐ No ☒ Unknown

Other Items — Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners (walls, fences, roads, driveways), or other features whose use or maintenance may affect the property? ☐ Yes ☐ No ☒ Unknown

2. Any encroachments, easements, zoning violations, or nonconforming uses? ☐ Yes ☐ No ☒ Unknown

3. Any “common areas” or a homeowners' association with authority over the property? ☐ Yes ☐ No ☒ Unknown

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? ☐ Yes ☐ No ☒ Unknown

5. Settling, flooding, drainage, structural, or grading problems? ☐ Yes ☐ No ☒ Unknown

6. Major damage to the property from fire, wind, floods, or landslides? ☐ Yes ☐ No ☒ Unknown

7. Any underground storage tanks? ☒ Yes ☐ No ☐ Unknown

Explanation: Buried fuel storage tank, believed to be approximately 1,000 gallons. See Property Conditions Item 10 above and the Auction Terms and Conditions.

8. Farm or farm operation in the vicinity, or proximity to a landfill, airport, shooting range, etc.? ☒ Yes ☐ No ☐ Unknown

Explanation: The Property itself is a farm/former farm operation located in an agricultural area of Leroy Township.

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? ☐ Yes ☐ No ☒ Unknown

10. Any outstanding municipal assessments or fees? ☐ Yes ☒ No ☐ Unknown

Explanation: Per title commitment, no special assessments of record.

11. Any pending litigation that could affect the property or the Seller's right to convey the property? ☐ Yes ☐ No ☒ Unknown

The Seller has lived in the residence on the property from **Unknown** to **Unknown**. The Seller has owned the property since **Unknown**. The Seller has indicated above the condition of all items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS, INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: Holly Bravender
Holly Bravender (Sep 10, 2026 18:33:31 EDT)

William D. Bravender and Janet R. Bravender, by Holly Bravender, Attorney-in-Fact Date: Sept 10, 202

Buyer has read and acknowledges receipt of this statement.

Buyer: _____

Buyer: _____



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Property Address: 810 Snedeker Rd N, Webberville, MI 48892

Seller's Representative Note: *Seller William D. Bravender and Janet R. Bravender are represented in this transaction solely by Holly Bravender, acting as attorney-in-fact under Durable Power of Attorney. The disclosures below are made to the best of the attorney-in-fact's actual knowledge; the attorney-in-fact is a non-occupant and has no records, reports, or specific knowledge regarding lead-based paint at the Property beyond what is stated herein.*

Lead Warning Statement

Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

1. Seller's Disclosure

(A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

() Known lead-based paint and/or lead-based paint hazards are present in/on the property.

(X) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.

(B) Records and reports available to the Seller. (Check one below):

() Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):

(X) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: Sept 10, 2026 Seller: Holly Bravender
Holly Bravender (Sep 10, 2026 18:34:44 EDT)

Holly Bravender, Attorney-in-Fact for William D. Bravender and Janet R. Bravender

2. Agent's Acknowledgment

HB Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: _____ Agent: _____

3. Purchaser's Acknowledgment

a. Purchaser has received copies of all information listed above. _____

b. Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.

c. Purchaser has (check one below):

() Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards.

() Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge; the Purchaser's statements above are true and accurate.

Date: _____ Purchaser: _____

Date: _____ Purchaser: _____

NOTICE: *Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.*

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Stewart Title Guaranty Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Stewart Title Guaranty Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ATA NATIONAL TITLE GROUP, LLC



BY: PAUL C. ANAST
AUTHORIZED SIGNATORY



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American Land Title Association

Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: ATA National Title Group, LLC
Issuing Office: 1600 Abbot Road, Suite 201
East Lansing, MI 48823
Ph:(517) 333-3982 Fax:(517) 333-6534
Issuing Office's ALTA® Registry ID: 1033513
Issuing Office File Number: 33-26990754-ELN
Property Address: 810 Snedeker Rd, Webberville, MI 48892
Revision Number:

SCHEDULE A

1. Commitment Date: March 18, 2026, at 8:00 am
2. Policy to be issued: Proposed Policy Amount

(a) ALTA® OWNERS POLICY WITH STANDARD EXCEPTIONS	TBD
Proposed Insured:	
(b) ALTA® LOAN POLICY WITH STANDARD EXCEPTIONS	TBD
Proposed Insured:	
3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in:
William D. Bravender and Janet Rae Bravender, husband and wife
5. The Land is described as follows: Situated in the Township of Leroy, County of Ingham, State of Michigan

Part of the South 1/2 of the Northwest 1/4 of Section 32, T3N, R2E, Leroy Township, Ingham County, Michigan, the surveyed boundary of said parcel being described as commencing at the West 1/4 corner of Section 32, T3N, R2E, Michigan Meridian; thence North 03°24'20" West, along the West Section line, 384.01 feet to the point of beginning; thence North 03°24'20" West, 957.57 feet; thence South 89°06'28" East, along the North line of the South 1/2 of said Northwest 1/4, a distance of 354.00 feet; thence South 03°24'20" East, 944.00 feet; thence South 88°41'53" West, 353.25 feet to the point of beginning.

ATA National Title Group, LLC

By: Paul C. Anast
AUTHORIZED SIGNATORY

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Upon supplying the identity of the Proposed Insured and/or the amount of the policy to the Company, this commitment may be subject to such further requirements as may then be deemed necessary.
6. PAYMENT OF TAXES: Tax Parcel No.: 33-08-08-32-100-014

2025 Winter Taxes in the amount of \$1,971.95 are PAID, Includes \$63.79 for Doan Creek, and \$67.46 for Shepard Drain

2025 Summer Taxes in the amount of \$786.35 are PAID

Special Assessments: NONE

- 2025 State Equalized Value: \$154,300.00
- 2025 Taxable Value: \$60,919.00
- 2025 Principal Residence Exemption: 100%
- School District: 33040

The amounts shown as due do not include collection fees, penalties or interest.

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
8. Any and all covenants, easements, restrictions, outstanding oil, gas and mineral rights or rights to aboriginal antiquities of record, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin.
9. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
10. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Stewart Title Guaranty Company - All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252-2029

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NON-CONFORMANCE

August 31, 2026

Bradley Stoecker
Epic Auctions & Estate Sales
169 S Main St
Leslie, MI 49251
Via email: brad@epicauctions.com

**RE: Prohibited transfer of property at 810 Snedeker Road, Webberville, MI, 48892
Leroy Township, Section 32, Parcel 33-08-08-32-100-014, POS 9706-08-26-26.**

Dear Bradley Stoecker,

On August 31, 2026, this office reviewed an inspection report from certified inspector, Casey Fiedler, regarding the construction and functional status of the onsite water supply and/or sewage treatment systems located at the above referenced property.

Based on the information contained in the report, this office has determined that the onsite water supply and/or sewage treatment systems are not in substantial conformance with “Ingham County Regulation and Guidelines for the Inspection of Onsite Water and Sewage Treatment Systems (OWSTS) at Time of Property Transfer”. Transferring this property at this time would be in violation of this regulation.

The onsite water supply system is in substantial non-conformance for the following reason(s):

- The required capacity and cycling tests for the well are unknown. It is unknown if the water supply well produces an adequate supply of water for the home.
- There is an un-approved yard hydrant that is suspected to be connected to the main water line. Please have the yard hydrant removed or confirmed to be located after the pressure tank.
- A positive coliform sample was submitted with only one negative result after chlorination. **Two (2) consecutive non-detect coliform bacteria samples are required.** The samples are required to be taken by a well driller or a certified inspector. Please submit two consecutive negative sample results.

The onsite sewage disposal system is in substantial non-conformance for the following reason(s):

Environmental Health

- The sump pump discharge was reported to be connected to the septic system. Sump pump discharge is not considered sewage and is required to be removed from the septic system.
- The STRM was missing from the report but the septic tank was reported to be a block style tank. Those are not considered watertight. Please have tank replaced. A permit from our office is required for this.
- A septic system drainfield could not be located. The condition and size of the drainfield is unknown.

A backhoe may be used to attempt to locate the drainfield. If a drainfield is found, the four corners would need to be exposed and the field evaluated. If it is confirmed that a drainfield does not exist or if the existing drainfield is showing signs of failure, then a new septic system will need to be installed after obtaining a permit from the Ingham County Health Department.

The definition of Substantial Non-conformance in the Ingham County Sanitary Code states: "The construction and location of an Onsite Water and Sewage Treatment System(s) which does not meet with current or past construction codes or regulations and represents a significant risk to the degradation of the groundwater and surface water, and/or poses a risk to the public health.

Authorization for transfer can be issued after one of the following conditions is met:

1. The corrective action is completed. This office will need confirmation of repairs by a paid invoice or re-inspection by a certified inspector. A final inspection by this office is required for a replacement well and/or septic system.
2. The bid(s) for repair/replacement and an escrow account of 1 ½ times the bid amount has been established to guarantee performance. This office will require confirmation of the bid(s) and the escrow agreement from the title company.

If an owner or interested party is adversely affected by any decision under this Regulation, they may request, in writing, a hearing before the Ingham County Board of Commissioners or its designated committee within thirty (30) days of the date of such decision.

Please contact this office at (517) 887-4312, if there are any questions regarding this letter.

Sincerely,

Mallorie Clayton

Mallorie Clayton

Sanitarian I

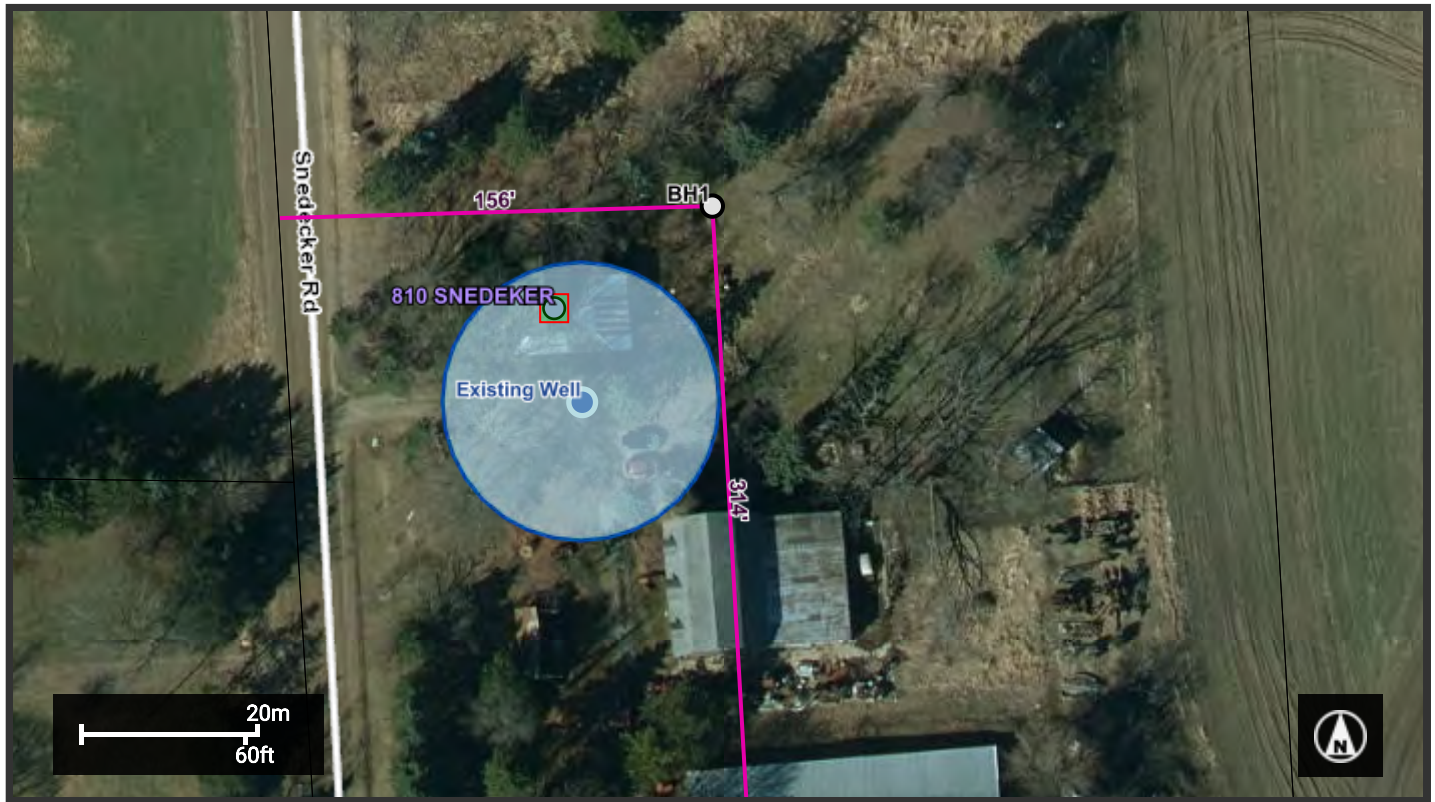
Ingham County Health Department

Mclayton@ingham.org



Land Evaluation Report

Ingham County Health Dept., 5303 South Cedar Street, P.O. Box 30161, Lansing, MI 48909-7661
Phone: 517-887-4312 Fax: 517-887-4560



Site Evaluation is valid for ten years from date completed.

System Type: Residential

System ID:

Owner Name: BRAVENDER WILLIAM D

Property Information

Address: 810 SNEDEKER RD

City: WEBBERVILLE

State: MI

Zip: 48892

Township: Leroy Township

County: Ingham County

Parcel ID: 33-08-08-32-100-014

Section: 32

SITE EVALUATION

Land Evaluation Expiration Date: 09/03/2036

Seasonal High Water Range: 46

Install Type: Replacement

Existing System Failing:

Existing well to be kept in service:

Septic System replacement area available:

System Type: Alternative

Completed By: Mallorie Clayton

Site Review Complete Date: 09/03/2026

Sanitarian Signature:



Notes:

current house most likely to be demolished but there is an existing system still connected to the residence

SOIL BORINGS

System ID:

Label: BH1

Boring Completed By: Mallorie Clayton

Boring Date: 09/02/2026

Free Water Depth (in):

Seasonal High Water Mark (in): 46

Boring Type: Backhoe Cut

Location Description:

Comments:

Soil Type: Loamy Sand

Secondary Soil Type:

Depth Start (in): 0

Depth End (in): 13

Mottled: No

Mottling at (inches):

Topsoil: Yes

Color:

Soil Notes:

Soil Type: Sand

Secondary Soil Type:

Depth Start (in): 13

Depth End (in): 25

Mottled: No

Mottling at (inches):

Topsoil: No

Color:

Soil Notes:

Soil Type: Clay Loam

Secondary Soil Type:

Depth Start (in): 25

Depth End (in): 55

Mottled: Yes

Mottling at (inches): 46

Topsoil: No

Color:

Soil Notes:

APR 12 1983

WATER WELL AND PUMP RECORD

PERMIT NUMBER

PART 127 ACT 368, P.A. 1978

1 LOCATION OF WELL		TOWNSHIP NAME		Fraction	Section Number	Town Number	Range Number
County	Ingham	Township Name	Serby	1/4	32	3 N	2 E
Distance and Direction From Road Intersection		3/10 mi. So. of Dennis Rd. and 300 ft. E. of Sneecker Rd.					
Street Address & City of Well Location		Hasteburnville					
Locate with "X" in Section Below		Sketch Map					
2 FORMATION DESCRIPTION		THICKNESS OF STRATUM	DEPTH TO BOTTOM OF STRATUM				
Clay		11					
Clay & Gravel		19	30				
Sand & Gravel		7	37				
Clay & Gravel		9	46				
Black Shale		133	179				
Gray Shale		19	198				
Black Shale		61	259				
Black Shale & Sandstone		39	298				
3 OWNER OF WELL:		Bill Bravender					
Address		Hasteburnville, Mich.					
Address Same As Well Location?		☐ Yes ☐ No					
4 WELL DEPTH: (completed)		298 ft.					
Date of Completion		9/6/82					
5 ☒ Cable tool ☒ Rotary ☐ Driven ☐ Dug							
☐ Hollow rod ☐ Auger ☐ Jetted ☐							
6 USE: ☒ Domestic ☐ Type I Public ☐ Type III Public							
☐ Irrigation ☐ Type IIa Public ☐ Heat pump							
☐ Test Well ☐ Type IIb Public ☐							
7 CASING: Diameter ☒ Steel ☒ Threaded ☐ Plastic ☐ Welded		Height: Above/D below					
4 in to 53 ft. depth		Surface 1 ft.					
6 in to 32 ft. depth		Weight 11 lbs./ft.					
6 in to 32 ft. depth		Drive Shoe ☒ Yes ☐ No					
8 SCREEN: ☒ Not Installed							
Type _____ Diameter _____							
Slot/Gauge _____ Length _____							
Set between _____ ft. and _____ ft.							
FITTINGS: ☐ K-Packer ☐ Lead Packer ☐ Bremer Check							
☐ Blank above screen _____ ft. Other _____							
9 STATIC WATER LEVEL: 42 ft. below land surface ☐ Flow							
10 PUMPING LEVEL: below land surface							
air test							
_____ ft. after _____ hrs. pumping at _____ G.P.M.							
_____ ft. after _____ hrs. pumping at _____ G.P.M.							
11 WELL HEAD COMPLETION: ☒ Pitless adapter ☒ 12" above grade							
☐ Basement offset ☐ Approved pit							
12 WELL GROUTED? ☐ No ☐ Yes From _____ to _____ ft.							
☐ Neat cement ☐ Bentonite ☐ Other _____							
No. of bags of cement _____ Additives _____							
13 Nearest source of possible contamination							
Type Septic Distance 75 ft. Direction N							
Well disinfected upon completion? ☒ Yes ☐ No							
14 PUMP ☐ Not Installed ☐ Pump Installation Only							
Manufacturer's name Tait							
Model number _____ HP 37 Volts 230							
Length of Drop Pipe 63 ft. capacity 20 G.P.M.							
TYPE: ☒ Submersible ☐ Jet							
PRESSURE TANK: Manufacturer's name wellcatal							
Model number 202 Capacity _____ Gallons							
15. Remarks, elevation, source of data, etc.		16. WATER WELL CONTRACTOR'S CERTIFICATION:					
ADDED INFO BY DRILLER, ITEM NO. _____		This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.					
*CORRECTED BY _____		Robert Cornell 787					
**ADDITION BY _____		REGISTERED BUSINESS NAME _____ REGISTRATION NO. _____					
ELEVATION _____		Address R#1 Hasteburnville, Mich.					
DEPTH TO ROCK _____		Signed Robert Cornell Date 9/6/82					
		AUTHORIZED REPRESENTATIVE					

USE A 2ND SHEET IF NEEDED

810 SNEDEKER RD WEBBERVILLE, MI 48892 (Property Address)

Parcel Number: 33-08-08-32-100-014



Item 1 of 1 0 Images / 1 Sketch

Customer Name: BRAVENDER WILLIAM D

Summary Information

> Residential Building Summary

- Year Built: 1900

- Full Baths: 1

- Sq. Feet: 1,660
- Bedrooms: 0

- Half Baths: 0

- Acres: 7.700

> Assessed Value: \$154,300 | Taxable Value: \$60,919

Access additional record information for a small convenience fee. *

> Additional areas of information include: Delinquent Tax Information

Show Purchase Options

* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Important Message

The information presented on this site is as of the close of the 2025 March Board of Review and the 2025 Assessment and Specific Tax Rolls.

If you require current ownership and mailing address information click on the Municipalities drop-down box above. You may enter the local Township or City name in the search box and click on the Search tab. This will redirect you to the local unit. Once the local unit window opens you can search by name, address, or parcel code number. If you require additional services, it is recommended that you contact the local unit Assessor's Office.

Local unit email and telephone numbers are available at: <https://docs.ingham.org/Department/Equalization/Twp-City%20Directory%20List22.pdf>

Owner and Taxpayer Information

Owner	BRAVENDER WILLIAM D 810 SNEDEKER WEBBERVILLE, MI 48892	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED	Unit	08 LEROY TOWNSHIP
School District	DANSVILLE AG SCHOOL	Assessed Value	\$154,300
MAP PAGE #	8-O	Taxable Value	\$60,919
User Number Index	0	State Equalized Value	\$154,300
User Alpha 1	Not Available	Date of Last Name Change	03/05/2024
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date 01/02/2019

Principal Residence Exemption	June 1st	Final
2024	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$151,500	\$151,500	\$59,088
2023	\$114,600	\$114,600	\$56,275
2022	\$101,300	\$101,300	\$53,596

Land Information

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res7.700

provements\$0

Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	TWP RES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

(LE 32-7) PART OF S 1/2 OF NW 1/4 OF SEC 32 T3NR2E DESC AS: COM W 1/4 COR OF SEC 32 -N03D24'20"W ALNG W SEC LN 384.01 FT TO POB - N03D24'20"W 957.57 FT -S89D06'28"E ALNG N LN OF SD S 1/2 OF NW 1/4 354 FT -S03D24'20"E 944 FT -S88D41'53"W 353.25 FT TO POB 7.7 A SPLIT/COMBINED ON 12/05/2018 FROM 33-08-08-32-100-004;

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	12/05/2018	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	33-08-08-32-100-004		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 1660 sq ft TWO STORY (Residential)

General

Floor Area	1,660 sq ft	Estimated TCV	\$159,658
Garage Area	0 sq ft	Basement Area	1,116 sq ft
Foundation Size	1,116 sq ft		
Year Built	1900	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	39 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Water Well
1st Floor Rooms	0	Sewer	Septic
2nd Floor Rooms	0	Style	TWO STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	50 sq ft	1 Story
1 Story	Basement	Siding	522 sq ft	1 Story
2 Story	Basement	Siding	544 sq ft	2 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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Porch Information

WCP (1 Story)	84 sq ft	Foundation	Standard
WCP (1 Story)	144 sq ft	Foundation	Standard

Type	Barn - General Purpose	Class	D,Frame
Floor Area	1,350 sq ft	Estimated TCV	\$10,551
Perimeter	150 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	62 yrs

Building Information - 1260 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Frame
Floor Area	1,260 sq ft	Estimated TCV	\$8,971
Perimeter	146 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	62 yrs

Building Information - 364 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Frame
Floor Area	364 sq ft	Estimated TCV	\$2,080
Perimeter	80 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	62 yrs

Building Information - 9000 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Frame
Floor Area	9,000 sq ft	Estimated TCV	\$57,746
Perimeter	390 ft	Height	10 ft
Year Built	<i>Not Available</i>	Quality	Average
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	62 yrs

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