

S T A T E O F M I C H I G A N

BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

**BOARD OF COMMISSIONERS—SELL COUNTY-OWNED MANLIUS TOWNSHIP PROPERTIES**

**BE IT RESOLVED** that the Board of Commissioners authorizes the County Administrator to contract, list, and sell two parcels located at 5533 126th Av, Fennville, MI 49018:

14-028-009-50 (8.67 Acres)

14-028-009-40 (2.47 Acres); and

**BE IT FINALLY RESOLVED** that the County Administrator is authorized to sign all necessary documents on behalf of the County.



ALLEGAN COUNTY  
REQUEST FOR ACTION FORM

Date: 11-26-2023

Request Type Routine Items  
Department Requesting Admin/Dispatch  
Submitted By Dan Wedge  
Contact Information ex 2635

Description

Seeking BOC authorization to list and sell two County land parcels. Allegan County owns two parcel in Manlius Township. This land was used to host a 911 radio tower until the County switched to the State 800Mhz radio system. There no current need to retain these parcels. There is also ongoing maintenance cost.

I recommend the County use Martin Commercial Properties West Michigan. Allegan County holds an agreement with Martin Commercial to market property for the County. They will attempt to market to cellular vendor and broadband providers.

The parcels being recommended are located at 5533 126th Av, Fennville, MI 49018  
14-028-009-50 (8.67 Acres)  
14-028-009-40 (2.47 Acres)

See the attached Broker Opinion of Value

Thank You,

Dan Wedge

# Broker Opinion of Value

Prepared for:

**ALLEGAN COUNTY**



5533 126<sup>th</sup> Avenue  
Fennville, MI 49018

Prepared by:

**Blake Rosekrans**  
Vice President

Martin Commercial Properties West Michigan LLC  
3949 Sparks Dr SE, Suite 106  
Grand Rapids, MI 49546  
616 726 5476  
blake.rosekrans@martincommercial.com

November 10, 2023



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## EXECUTIVE SUMMARY

### The Property and its Position in the Market

5533 126<sup>th</sup> Avenue and the adjoining 2.47-acre vacant land parcel in Fennville are located just north of M-89 (124<sup>th</sup> Avenue) and east of 56<sup>th</sup> Street in the township of Mannlius and the county of Allegan in West Michigan. The 8.67-acre and 2.47-acre sites (up to 11.14 collective acres) are zoned General Commercial; however, they are located northwest of the city of Fennville in a rural area surrounded by large tracks of farmland with very little exposure to the local population.

Largely vacant, 5533 126<sup>th</sup> Avenue is encumbered by a 410-foot radio tower previously utilized by Allegan County for emergency communications, a small shelter and a generator with perimeter fencing.

Clearly the sites could once again be utilized for telecommunications and broadcasting purposes; however, demand for this use is low. With its present zoning, the properties *could* be developed for commercial use, though the area's inferior demographics, low traffic counts and considerable distance to I-96 would not make this a viable option. The 2.47-acre site has a city well that could provide water to the parcels. We believe that the highest and best use for the site(s) is for single-family residential. Whether for residential or commercial redevelopment, it is likely the county would need to remove the tower, shelter and generator from the property.





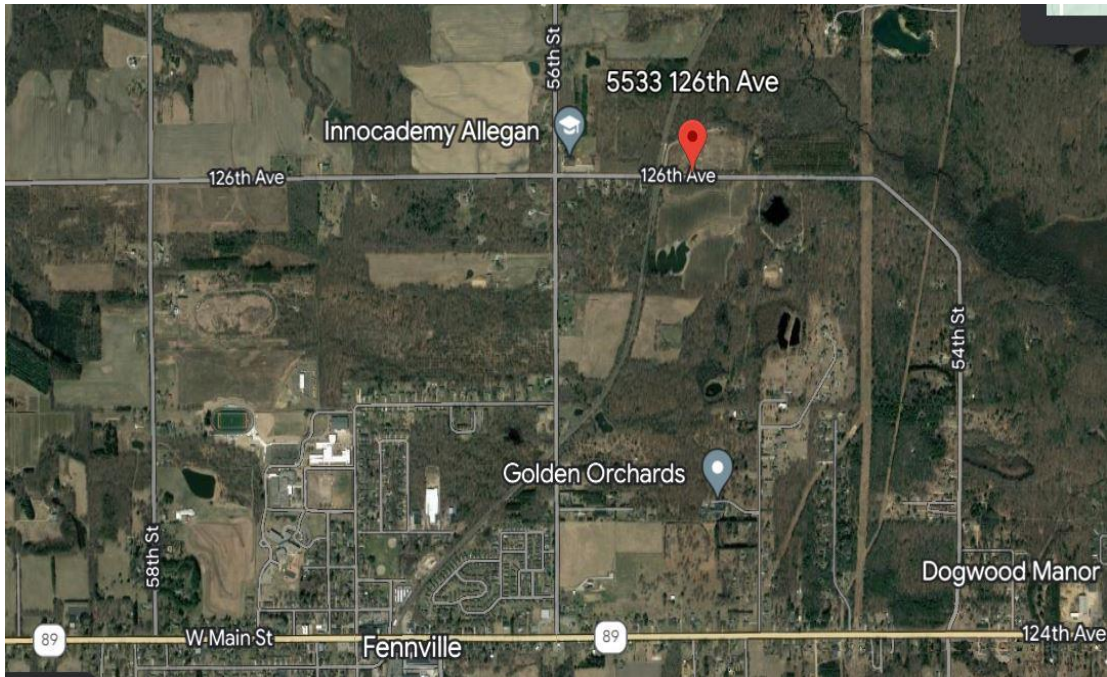
## PROPERTY INFORMATION

SALIENT FACTS			
DESCRIPTION:	Vacant Land		
TAXING AUTHORITY:	Mannlius Township		
PARCEL NUMBERS:	14-028-009-50 14-028-009-40		
PARCEL SIZES:	8.67 Acres 2.47 Acres		
TOPOGRAPHY:	Flat		
ZONING:	Commercial with the potential to rezone for residential use		
POTENTIAL USES:	Telecommunications, Residential or Commercial		
VISIBILITY AND ACCESS:	Poor visibility due to very low traffic volumes		
POPULATION:	1 Mile	3 Miles	5 Miles
	1,923	4,033	6,537
AVERAGE HOUSEHOLD INCOME:	1 Mile	3 Miles	5 Miles
	\$80,931	\$83,334	\$89,510
UTILITIES:	Gas, Electric  No public water or sewer; however, a city well on the 2.47-acre site could provide water to the parcels.		
ENVIRONMENTAL:	No known issues		





### Area Map



### Plat Map





## PROPERTY STRENGTHS & CHALLENGES

### STRENGTHS

- Large site with significant frontage along 126<sup>th</sup> Avenue; could be divided
- Paved road in beautiful country setting
- Relatively flat and cleared site
- Gas and electric on-site
- City well on 2.47-acre site could provide water to the parcels
- Turnkey opportunity for a communications tower operator

### WEAKNESSES

- Very low demand for communication towers in area
- Commercial zoning, yet rural location with little exposure
- Poor demographics and low traffic counts
- Rezoning would be required for residential use
- Deep site limits amount of lot splits
- Frontage along railroad
- Redevelopment would likely require removal of tower, shed and generator







## MARKET DATA APPROACH TO VALUE

The Market Data Approach demonstrates what other users are willing to pay for comparable properties.

### *Recently Sold Comparables*

#	ADDRESS	SIZE	PRICE	\$/ACRE	DATE SOLD	ZONING
1	6200 Riverside, Fennville	13.87 Acres	\$250,000	\$18,024	1/28/2022	Commercial/ Residential
2	6055 127 <sup>th</sup> Ave, Fennville	3.57 Acres	\$50,000	\$14,005	4/15/2022	Agricultural/ Residential
3	2710 60 <sup>th</sup> St, Saugatuck	3.44 Acres	\$31,500	\$9,157	12/20/2022	Agricultural/ Residential
4	2721 60 <sup>th</sup> St, Fennville	11.42 Acres	\$75,500	\$6,611	10/5/2021	Rural Residential
5	0000 Settlers Creek, Fennville	44 Acres	\$370,000	\$8,409	1/28/2022	Agricultural/ Residential
6	5925 Homestead, Fennville	6.90 Acres	\$74,900	\$11,348	4/29/2022	Rural Residential
7	2669 Settlers Creek, Fennville	2.56 Acres	\$30,000	\$11,719	7/26/2022	Rural Residential
8	2660 Settlers Creek, Fennville	2.68 Acres	\$30,000	\$11,194	11/30/2022	Rural Residential
9	2661 Settlers Creek, Fennville	4.80 Acres	\$40,000	\$8,333	7/26/2022	Rural Residential
10	6200 Arrowhead, Fennville	6.91 Acres	\$216,500	\$33,331	1/28/2022	Residential

Eliminating the high and low sales price per acre, the average sales price per acre is \$13,213.

The market data approach produces a value of \$148,000 for the subject properties.





## VALUE SUMMARY AS OF NOVEMBER 9, 2023

- Using the Market Data Approach of estimating value, other competing properties for sale, and current market conditions, we estimate the value of the property to be in the range of \$128,489 to \$160,605 or \$11,534 to \$14,417 per acre.
- Our recommended list price for both properties is \$179,999.
- In terms of transaction costs, Allegan County should budget 8% with a 1% cooperating broker override. The market would dictate that another broker would likely request a larger fee split under these current economic times.





## STATEMENT OF DISCLOSURE

This is a Broker Opinion of Value, not an appraisal and was prepared by a licensed real estate salesperson, not a licensed appraiser. In making any decision that relies upon this Broker Opinion of Value, you should know that the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation have not been incorporated.

This Broker Opinion of Value is based upon information obtained from the client and/or others we deem reliable. While we do not doubt its accuracy, we have not verified all the information and make no guarantee, warranty, or representation about it. Moreover, we assume the property is free of any title defects or environmental conditions that might adversely affect value.

We confirm that the officers and members of our staff performing this evaluation are not associated with Allegan County, either by direct or indirect financial interests held, as an officer, employee, or underwriter, or by any form of indebtedness or transactions other than normal business accounts and transactions afforded to usual customers.

G:\GR Brokerage\GR Office Team\Clients\Allegan County\5533 126th Ave (Fennville)\BOV - 5533 126th Ave (Fennville) 11.10.2023 FINAL.docx



## Address Unknown

Parcel Number: 14-028-009-50

### Property Owner: COUNTY OF ALLEGAN

#### Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

### Parcel is Vacant

#### Owner and Taxpayer Information

<b>Owner</b>	COUNTY OF ALLEGAN 113 CHESTNUT ALLEGAN, MI 49010	<b>Taxpayer</b>	SEE OWNER INFORMATION
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#### General Information for Tax Year 2023

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	14 MANLIUS TOWNSHIP
<b>School District</b>	FENVILLE PUBLIC SCHOOLS	<b>Assessed Value</b>	\$0
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$0
<b>USER NUM IDX</b>	1	<b>State Equalized Value</b>	\$0
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	02/28/2008
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

#### Principal Residence Exemption Information

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	-
2022	0.0000 %	0.0000 %

#### Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0
2020	\$0	\$0	\$0

#### Land Information

<b>Zoning Code</b>		<b>Total Acres</b>	0.000
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	RESIDENTIAL NORTH	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

#### Legal Description

COM AT SW COR TH E 1404.24' TH N 10 DEG 02' 20" E 339.89' TH N 38 DEG 56' 20" E 21.75' TH N 67 DEG 50' 20" E 249.70' TH N 75 DEG 33' 50" E 150.77' TH N 67 DEG 46' 50" E 98.72' TH S 157.44' TH E 400' TH S 351.60' TO S LIN OF SEC TH W 941.64' TO POB SEC 28 T3N R15W (02)

#### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/15/2008	\$0.00	QC	ALLEGAN COUNTY BUILDING AUTHORITY	COUNTY OF ALLEGAN	21-NOT USED/OTHER	3207/69
12/14/2001	\$0.00	WD	KEN-ROSS FARMS INC	ALLEGAN COUNTY BULDING AUTHORITY	31-SPLIT IMPROVED	2165/568

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## Address Unknown

Parcel Number: 14-028-009-40

### Property Owner: COUNTY OF ALLEGAN

#### Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

### Parcel is Vacant

#### Owner and Taxpayer Information

<b>Owner</b>	COUNTY OF ALLEGAN 113 CHESTNUT ALLEGAN, MI 49010	<b>Taxpayer</b>	SEE OWNER INFORMATION
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#### General Information for Tax Year 2023

<b>Property Class</b>	402 RESIDENTIAL-VACANT	<b>Unit</b>	14 MANLIUS TOWNSHIP
<b>School District</b>	FENNVILLE PUBLIC SCHOOLS	<b>Assessed Value</b>	\$0
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$0
<b>USER NUM IDX</b>	1	<b>State Equalized Value</b>	\$0
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	02/28/2008
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2021	\$0	\$0	\$0
2020	\$0	\$0	\$0

#### Land Information

<b>Zoning Code</b>		<b>Total Acres</b>	0.000
<b>Land Value</b>	\$0	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	RESIDENTIAL SOUTH	<b>Mortgage Code</b>	No Data to Display
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