

1/2 Mile

Clare & Gladwin Counties

160+/- of 320+/- Available Acres
Wooded, Fenced & Trailed

1/4 Mile

1. Former Deer Farm
2. Dual Fencing
Standard Perimeter
Deer Fencing Interior
3. Good Soils If Farmed
4. Land Division Potential
5. Tax# 016-025-200-01
\$5,500 Per Acre

Section 25
Sheridan
Township
Clare Co.

3/4 Mile

Section 30
Beaverton
Township
Gladwin Co

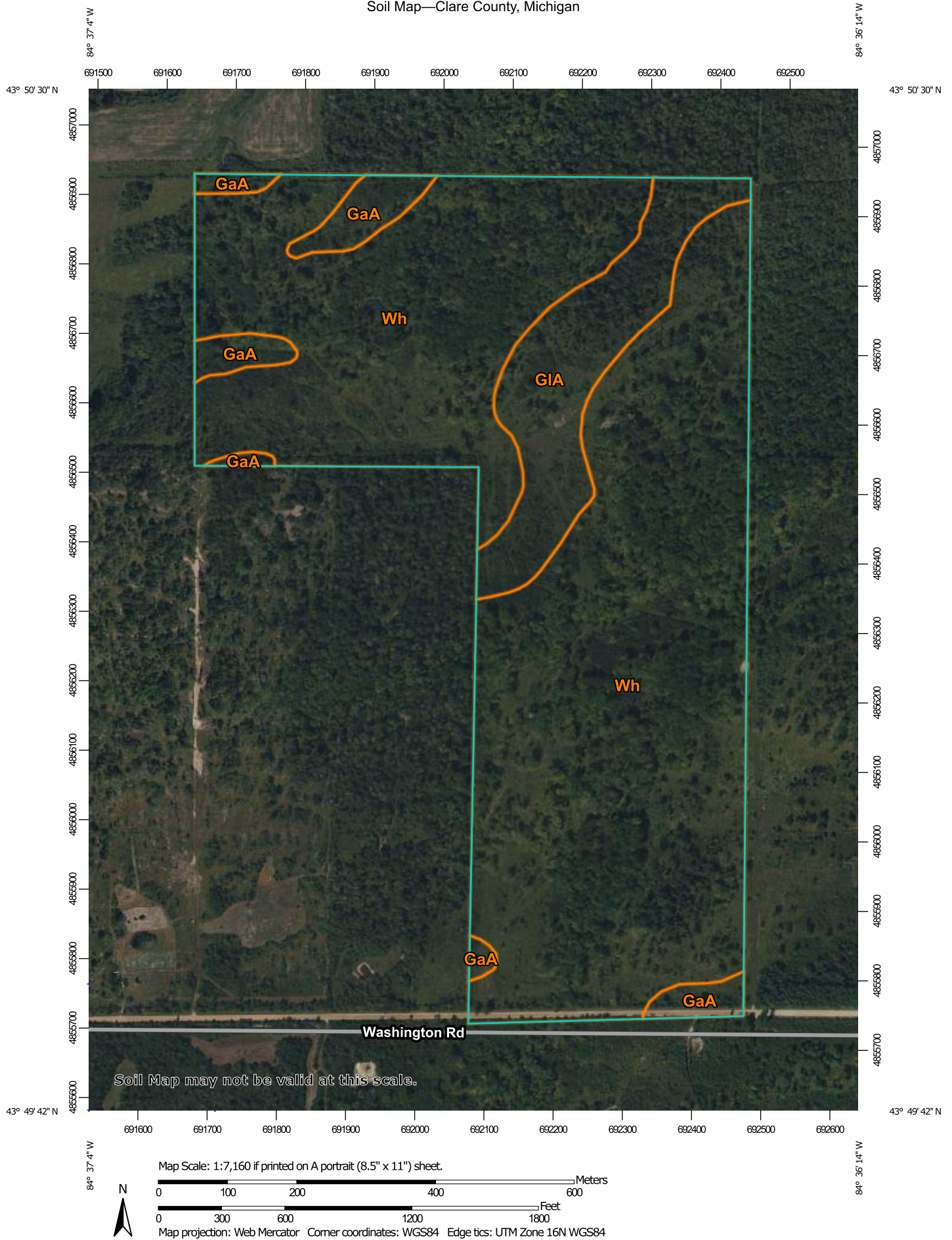
Approximately 11895 E.
Washington Road



Lyle Road



Soil Map—Clare County, Michigan



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/10/2025
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GaA	Gladwin loamy sand, 0 to 2 percent slopes	7.8	4.8%
GIA	Gladwin loamy sand, loamy substratum, 0 to 2 percent slopes	17.3	10.8%
Wh	Wheatley loamy sand	135.7	84.4%
Totals for Area of Interest		160.9	100.0%

Gladwin County, Michigan

Wh—Wheatley loamy sand

Map Unit Setting

National map unit symbol: 6ckq

Elevation: 600 to 1,200 feet

Mean annual precipitation: 27 to 32 inches

Mean annual air temperature: 41 to 45 degrees F

Frost-free period: 90 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Wheatley and similar soils: 93 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wheatley

Setting

Landform: Depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: loamy sand

H2 - 8 to 24 inches: sand

H3 - 24 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: A/D

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Clare County, Michigan

GIA—Gladwin loamy sand, loamy substratum, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 6ch0

Elevation: 600 to 1,400 feet

Mean annual precipitation: 27 to 33 inches

Mean annual air temperature: 41 to 46 degrees F

Frost-free period: 80 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Gladwin, loamy substratum, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladwin, Loamy Substratum

Setting

Landform: Lake plains, outwash plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 20 to 40 inches of sandy material over calcareous sandy and gravelly glaciofluvial deposits over loamy till

Typical profile

H1 - 0 to 13 inches: loamy sand

H2 - 13 to 18 inches: sand

H3 - 18 to 28 inches: gravelly sandy loam

H4 - 28 to 45 inches: gravelly sand

H5 - 45 to 60 inches: loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D
Ecological site: F099XY005MI - Cool Moist Sandy Depression
Hydric soil rating: No

Minor Components

Mancelona, loamy substratum

Percent of map unit: 2 percent
Landform: Outwash plains, lake plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brevort

Percent of map unit: 2 percent
Landform: Till plains, lake plains, depressions, depressions
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Iosco

Percent of map unit: 2 percent
Landform: Lake plains, till plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Epoufette

Percent of map unit: 2 percent
Landform: Depressions on outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Gladwin

Percent of map unit: 2 percent
Landform: Lake plains, outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Clare County, Michigan
Survey Area Data: Version 23, Aug 26, 2024

Minor Components

Brevort

Percent of map unit: 4 percent

Landform: Till plains, lake plains, depressions, depressions

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Epoufette

Percent of map unit: 3 percent

Landform: Depressions on outwash plains

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F099XY012MI - Cool Wet Sandy Depression

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Gladwin County, Michigan

Survey Area Data: Version 20, Aug 27, 2024

Gladwin County, Michigan

GhA—Gladwin loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 6cgz

Elevation: 600 to 1,200 feet

Mean annual precipitation: 27 to 33 inches

Mean annual air temperature: 41 to 46 degrees F

Frost-free period: 80 to 140 days

Farmland classification: Farmland of local importance

Map Unit Composition

Gladwin and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladwin

Setting

Landform: Lake plains, outwash plains

Landform position (three-dimensional): Rise

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: 20 to 40 inches of sandy material over calcareous sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 13 inches: loamy sand

H2 - 13 to 18 inches: sand

H3 - 18 to 28 inches: gravelly sandy loam

H4 - 28 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Ecological site: F094AB020MI - Acidic Sandy Depression,
F099XY005MI - Cool Moist Sandy Depression
Hydric soil rating: No

Minor Components

Epoufette

Percent of map unit: 5 percent
Landform: Depressions on outwash plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Gladwin, loamy substratum

Percent of map unit: 5 percent
Landform: Lake plains, outwash plains
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Gladwin County, Michigan
Survey Area Data: Version 20, Aug 27, 2024



Clare County GIS

Parcel Report: 016-025-200-01

1/21/2025

6:34:31 PM



Property Address

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Owner Address

PALOMBO FAMILY TRUST

Unit:

016

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Unit Name:

SHERIDAN TOWNSHIP

29400 VAN DYKE AVE #201

WARREN, MI 48093

General Information for 2024 Tax Year

Parcel Number:	016-025-200-01	Assessed Value:	\$238,500
Property Class:	102	Taxable Value:	\$64,106
Class Name:	AGRICULTURAL - VACANT	State Equalized Value:	\$238,500
School Dist Code:	18010		
School Dist Name:	CLARE SCHOOL DISTRICT		

PRE 2023:	100%
PRE 2024:	100%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$238,500	\$238,500	\$61,054
2022	\$238,500	\$238,500	\$58,147

Land Information

Acreage:	159
Zoning:	

Tax Description

T17N R3W SEC 25 . S 1/2 OF NE 1/4 & E 1/2 OF SE 1/4 A 160.

Sales Information

Sale Date: 10-19-2010

Sale Price: 0
Instrument: QC
Grantor: PALOMBO SALVATORE & KATHRYN
Grantee: PALOMBO FAMILY TRUST
Terms of Sale: 14-INTO/OUT OF TRUST
Liber/Page:

Sale Date: 01-01-1993

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page:

Tax History *Total Due as of settlement date

Tax Details 2023 Summer

School Dist. Code:	18010	Assessed Value:	\$238,500
School Dist. Name:	CLARE SCHOOL DISTRICT	Taxable Value:	\$61,054
Property Class:	102	State Equalized Value:	\$238,500
Class Name:	AGRICULTURAL - VACANT	Exemption Percent:	100%

Last Payment Date:

Base Tax:	\$652.67	Base Paid:	\$0.00
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$652.67	Total Paid:	\$0.00

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUC TAX	6	366.32	\$0.00
COUNTY OPERATING	4.6902	286.35	\$0.00

Tax Details 2022 Winter

School Dist. Code:	18010	Assessed Value:	\$238,500
School Dist. Name:	CLARE SCHOOL DISTRICT	Taxable Value:	\$58,147
Property Class:	102	State Equalized Value:	\$238,500
Class Name:	AGRICULTURAL - VACANT	Exemption Percent:	100%

Last Payment Date: January 15, 2023

Base Tax:	\$901.54	Base Paid:	\$901.54
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$901.54	Total Paid:	\$901.54

Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY SENIORS	0.7481	43.49	\$43.49
COUNTY TRANSIT	0.498	28.95	\$28.95
COUNTY 911	0.3486	20.27	\$20.27
ANIMAL CNTRL	0.2988	17.37	\$17.37
MSU & 4H	0.1295	7.53	\$7.53
GYPSY MOTH	0.9964	57.93	\$57.93
TOWNSHIP OPERATI	0.7221	41.98	\$41.98
SCHOOL OPERATIN	17.982	0.00	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00
SCHOOL DEBT	2.9	168.62	\$168.62
C/G RESD OPERATI	0.404	23.49	\$23.49