



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET

MyStateMLS MLS #11554860



PRICE: \$189,900.

LOCATION:

INDIAN LAKE ACCESS & VIEW (LEASED LAND)

Address : 33074 Hunt Drive, Dowagiac MI 49047
Approx Sq Ft : 867' (O.D.)
Lot Size : 40' on road by 85/96' deep. Parking area across the road.
Taxes : 2024 \$1,553. (Non-Homestead) w/2024 SEV might be \$1,571+/- estimate only not guaranteed*
Tax ID# : 14-130-515-002-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : NEW 2021
Elec Service : 100 amp
Construction : Frame
Heat : Wall Furnace gas
Possession : At Closing
Water Heater : Elec
Sewer : Municipal

Beach: Very sandy
Street: Private gravel
Siding: Vinyl
Walls: Pine/dry wall
Bsmnt: Crawl space
Water: 5" well/sub pump

Approx. Built : Unknown
1st Bedroom : 11 x 16' (2nd Level)
Bath : Full Shower
Bath :
Living Room : 11 x 20½'
Kitchen : 11 x 13½'
Patio : 12 x 24'
Fireplace : Wood burning
Shed : 8 x 10'

REMARKS: Private boat docking at private common pier at yacht club just a few hundred feet away (new pier too!). Gorgeous view of lake right from the living room or patio. Many new items in 2021 & thereafter: roof, eave coverings, flooring, furniture, appliances, interior work, exterior painting, extensive tree removal, landscaping, new pier. Lake has sand bar areas for swimming. Must pay cash as no mortgages are available with personal property cottages on leased land. 2025 annual lease amount \$4,227.34 due each May 1st. Lease restriction to renting to others or sub-leasing. New leases typically are 5 yr terms. Current lease runs to 4/30/26. INCLUDED: see next page

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

INCLUDED:

Outdoors: planter, patio table and 4 chairs, 8 red chairs, gas and charcoal grills, most contents of shed.

Range, refrigerator, micro wave, most pots, pans, silverware, plates, glasses, etc.

4 bar stools, dining table w/ 4 chairs, 2 AC units, dehumidifier, black dresser, 2 flat screen TVs, sectional couch w/ottomans and pillows, 2 end tables, 2 floor lamps, bench, fireplace grate, screen & tools, all window treatments, all wall decor items, upstairs beds and couch system with springs and mattresses, black end table.