



Jerdon Real Estate, Inc.

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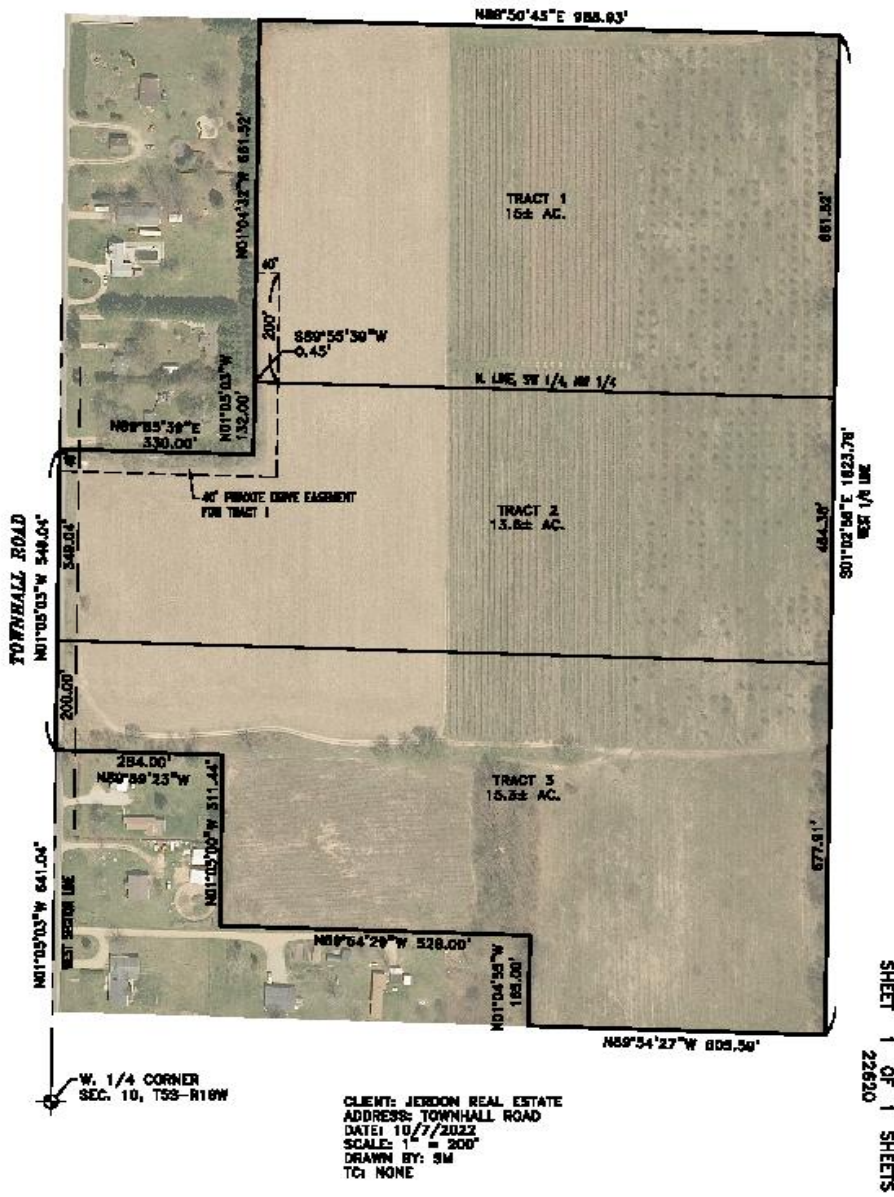
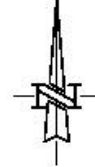
MyStateMLS MLS#11118388

SKETCH SHEET: ~

STEPHENSON LAND SURVEYING

27873 WHITE STREET, CASSOPOLIS, MI 49031
PH (269) 445-8903 FAX (269) 445-8510

PART OF THE NORTHWEST 1/4 OF SECTION 10,
SILVER CREEK TOWNSHIP, CASS COUNTY, MICHIGAN



NOT A SURVEY, SKETCH ONLY.

#G-4109 (Continued) MyStateMLS #11118388

44 +/- ACRES IN UP TO 3 TRACTS

SILENT AUCTION DEC 6 & 7 , 2022
CAROL GOODELL ESTATE

Address: Townhall Road, Dowagiac, MI **SEE AUCTION TERMS FOR AUCTION DETAILS.**

South of M-152 & North of Swisher Street on East side of Road.

Sec./Twp/County: Sec 10, Silver Creek Twp., Cass County MI **Approx. Total Acres: 44 +/- Acres.**

Survey: None at this time. If sold in parcels, Buyer agrees to pay 50% of parcel survey. If entire property sold to one bidder, Seller will not pay for survey costs. "Sketch Sheet" has been developed by this is an estimate.

Taxes: 2021 \$923.71 as Qualified Ag (Homestead) for all parcels. If property is purchased by one bidder & continues with qualified Ag exemptions, then the Taxable Value can stay capped and an Ag-Homestead can be maintained securing a similar tax amount regardless of the sale. If parcels are sold to in tracts, then Twp will assess each parcel and perhaps the qualified Ag exemption may be lost such that it will become a non-homestead. Ask Twp assessor for details.

Current Tax Parcels: Property is currently held in four differently configured tax parcels and if one bidder purchases entire property, Seller will convey property with the 'as is' tax parcels and NOT as the proposed 3 parcel Sketch Sheet. The Sketch Sheet represents buildable tax parcels that should comply with zoning for building. Current tax parcel configuration does NOT allow for building on every current tax parcel.

ZONING / BUILDING: Contact Silver Creek Twp (269)424-3025 or their website-Office hours for zoning/building staff are Monday & Wed mornings. Zoning map states "Agricultural – Rural Residential" but confirm with Twp.

Tax ID#: (Currently 4 tax parcels) #14-130-010-015-00, #14-130-010-018-00, #14-130-010-020-00, #14-130-010-024-00. Go to county website for current tax parcel configuration.

Street: Public paved **Possession:** At closing **Schools:** Dowagiac

Utilities: **SEMCO NATURAL GAS & MEC HI-SPEED INTERNET AT ROAD**, plus electric/phone.

ALL DIMENSIONS, ACREAGE AMOUNTS, ETC., ARE ESTIMATED UNTIL SURVEYED, IF ANY.

TRACT #1(North Tract) : 15+/- Acres, if purchased as proposed, will NOT have public road frontage but a 40' private drive will be surveyed & legally recorded across Tract #2 to Townhall Road. However, drive will not be built by Seller. Underground (only) utilities will need to be extended within this private drive unless provided from another location. Has young hardwoods on East side of property. Has some old orchard with post/wire.

TRACT #2 (Middle tract): 13.6+/- Acres. Approx. 349' on Road has some old orchard with post/wire hi-density apples that have no value. Larger young hardwoods including oaks to East of property.

TRACT #3: (South Tract): 15.3+/- Acres. At least 200' on road (required) with scattered large hardwoods, young hardwoods including many oaks & volunteer young pine/conifer. Has the least amount of old orchard. Has 4" irrigation water well sold 'as is' condition.

ENTER PROPERTY AT OWN RISK. NOT RESPONSIBLE FOR INJURY OR DAMAGE. DO NOT TRESPASS ONTO NEIGHBORING PROPERTIES. STAY ON MOWED PATHS. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. (Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer) JERDON REAL ESTATE, INC. (269)782-4000 www.jerdon.net