



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$45,000 NOW \$35,000.

LOCATION:

LITTLE CROOKED & CABLE LAKES ACCESS LOT

Address: CR 690, Dowagiac, MI 49047 (at Northeast corner of CR 690 & Haley Road)

Lot Size: **1.25 Acres:** Approx. 300' on CR 690, 115' on Haley by 115/264' deep.

Taxes: 2013 \$945.56* (Non-Homestead) w/2013 SEV might be \$1,200 +/- estimate only not guaranteed*

Sewer: *Another \$485.77 on tax bill for sewer assessment until paid in full.

Tax ID #: 14-130-352-078-50 (Silver Creek Twp)

School District: Dowagiac

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

REMARKS: Very nice wooded acreage with access to TWO LAKES. Three dedicated lakefront parks. Municipal sewer available. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Approx remainder of sewer assessment until paid in full is \$2,321 +/-.