



## Jerdon Real Estate, Inc.

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**PRICE: Was \$150,000 NOW \$110,000.**

### LOCATION:

### BUCKHORN TRAILER COURT

**Address:** 6487 M-139 , Berrien Springs MI 49103

**Lot Size:** 4.5+/- Acres, 337' along M-139, 324 along Rocky Weed Rd by 324/618' deep.

**Taxes:** 2015 \$4,475 (Non-Homestead) w/2015 SEV might be \$4,951+/- estimate only not guaranteed\*\*

**Sewer:** Private septic system; approx. 10,000 gal. tank, 4,000 gal dosing tank, 2,160 SF drain field

**Tax ID #:** 17-0028-0007-00-6 & 17-0028-0008-01-1

**School District:** Berrien Springs

**Street:** Public paved

**Water:** Private well & pump

**Pole Barn:** 25 x 49 Sheds: 12x13, 8x12'

**(2) Houses:** 1 BR Home, 460 SF, 3 BR home 735 SF

**Trailer Park:** 13 Sites, 8 are presently leased;

**REMARKS:** Leasing rates, income information available upon request. \*\*Jerdon cannot guarantee tax estimate but provides to assist the buyer.