



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: \$105,900.**

### LOCATION:

**1960 THOMSON RD, NILES MI**

**Address** : 1960 Thomson Rd., Niles, MI 49120  
**Approx Sq Ft** : 2,241 (O.D.)(Includes 840 SF on 2<sup>nd</sup> Level)  
**Lot Size** : 4.5 +/- Acres: 243' along Rd., SEE AERIAL  
 ( Includes all of Thomson Road area.)  
**Taxes** : Using asking price above might be \$1,071 +/-  
 w/Homestd currently assessed w/other  
 Property not included with this offering\*  
**Tax ID#** : Part of 14-020-005-008-00 (Howard Twp)  
**School District:** Niles  
**Roof** : Shingles/roll  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Hi-eff propane CFA  
**Possession** : At close  
**Water Heater** : 82 gal elec  
**Sewer** : Septic type

**Street:** Public gravel  
**Siding:** Wood/vinyl  
**Walls:** Plaster  
**Bsmnt:** 5' crawl  
**Water:** 4" well/sub pump

**Built** : Unknown, 1800s ?  
**1<sup>st</sup> Bedroom** : 10 x 11 1/2'  
**2<sup>nd</sup> Bedroom** : 12 x 14' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 13 1/2 x 14' (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 9 1/2 x 14' (2<sup>nd</sup> Level)  
**Bath** : Full tub/shower  
**Living Room** : 14 x 14'  
**Dining Room** : 14 x 14 1/2'  
**Kitchen** : 15 x 15'  
**Utility** : 6 x 14'  
**Mud Room** : 10 x 15 1/2'  
**Front Porch** : 8 x 25'  
**Deck** : 8 x 17'  
**Garage** : 2-Car detached 24 x 32'  
**Pole Barn** : 37 x 75'  
**Hog Barn** : Not measured.

**REMARKS:** Very nice & large trim and woodworking, main level has oak floors, 9 FT ceilings. ALL BUILDINGS NOW INCLUDED WITH 4.5 +/- ACRES. SEE AERIAL. **WITH ABOUT 11 +/- ACRES AND THE POND, SELLER MIGHT CONSIDER \$129,500.** SOUTH PROPERTY LINE WILL BE JUST SOUTH OF POLE BARN. Corn bins, dryers, tanks by bins NOT INCLUDED. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. In 2013 this property will have its own tax bill/ID parcel. Seller will escrow taxes at closing for 2012.



37 x 75' pole barn, with high ceiling/doors.



For \$129,500, this pond and 11 +/- total acres included.