



Jerdon Real Estate, Inc.

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PRICE: \$84,900.

LOCATION: EAGLE LAKEFRONT (Leased Land)(Decatur, MI area)

Address	: 67902 M-51, Paw Paw MI 49079	Built	: Unknown
Approx Sq Ft	: 1,309 (O.D.)	1st Bedroom	: 8 ½ x 10
Lot Size	: Approx. 70' on lake & road by 112' deep.	2nd Bedroom	: 7 ½ x 13
Taxes	: 2017 \$1,990 (Non-Homestead) w/2018 SEV might Be \$2,588+/- estimate only not guaranteed*	3rd Bedroom	: 18 x 23 (2 nd Level)
Tax ID#	: (Personal property taxes) 80-14-999-520-00	Bath	: Full Shower
Lease	: 2016 \$6,036 (annual)**	Kit/Din/Liv	: 12 x 27
Lake Size	: 198 acres (all-sport)	Porch	: Enclosed Front 9 x 15½
School District:	Paw Paw	Garage	: 1-car attached 11 x 28' (storage only)
Roof	: NEW 2009	Beach:	Sandy
Elec Service	: 100 amp	Street:	Private gravel
Construction	: Frame	Siding:	Vinyl
Heat	: (2010) natural gas	Walls:	Panel & dry wall
Possession	: At closing	Bsmnt:	Crawl space
Water Heater	: 50 gal elec	Water:	Well/jet pump
Sewer	: Septic type		

REMARKS: Actual location is not on M-51 but a side road off of M-51. INCLUDED: range, ref., microwave, round table w/4 chairs, 3 double & single beds all w/springs/mattresses, 3 table lamps, all window treatments, pier w/supports. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **3-year lease running to April 2019; lease copy available upon request.