


Jerdon Real Estate, Inc.

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MLS #11117313

PRICE: \$499,000.
LOCATION: 32+/- ACRES, HOME, BARN, POND, Horse Pastures

Address	: 57803 O'Keefe Road, Cassopolis MI 49031	Approx. Built	: 1998 Duchess Home
Approx Sq Ft	: 1,125'(O.D.)	1st Bedroom	: 10 ½ x 10 ½
Lot Size	: 32+/- Acres; Approx. 1,525' +/- along road by 914' +/- deep.	2nd Bedroom	: 9 ½ x 11 ½
Taxes	: 2021 \$2,692 (Non-Homestead) w/2022 SEV might be \$4,879 OR Homestead of \$2,828 estimate only not guaranteed*	3rd Bedroom	: 9 ½ x 9 ½
Tax ID#	: 14-040-011-027-02, 14-040-011-027-03, 14-040-011-027-04 (LaGrange Twp)	Bath	: Full Tub/shower
School District:	Cassopolis	Bath	: Full Tub/shower
Roof	: NEW steel 2021	Living Room	: 10 ½ x 15 ½
Elec Service	: 100 amp	Kitchen	: 11 ½ x 12'
Construction	: Manufactured house	Dining Area	: 9 ½ x 15'
Heat	: HVAC propane gas	Deck	: 24 x 40'
Possession	: 30 Days after closing	Barn	: 40 x 60', high door Elec, water, hay loft, Grow facility, 7 horse stalls
Water Heater	: Electric	Horse Pastures:	3 total with electric fencing, Hay storage, pens.
Sewer	: NEW 2021 Septic type		

REMARKS: House was re-worked last year with NEW siding, roof, electric service, deck, dry wall, interior doors, painting, etc. House was brought to site last year as a 1998 Duchess. Barn has interior grow facilities nearly complete or semi-completed.

GREAT PROPERTY for livestock, horses, family, hunting, fishing! Current taxes are as Non-homestead. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. House needs kit countertops, some trim & floor covering. DO NOT ENTER PROPERTY WITHOUT JERDON. Affidavit of Affixture secured for manufactured house. MEC HI-SPEED INTERNET SERVICE.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)



