



Jerdon Real Estate, Inc.

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PRICE: \$189,900.

LOCATION:

MAGICIAN LAKEFRONT (Leased Land)

Address	: 30888 Polk Road, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 2,020 (O.D.)(865 SF 2 nd Level)	1st Bedroom	: Master 15 x 21 (2 nd Level)
Lot Size	: Approx. 50' on lake & road by 124' deep.	2nd Bedroom	: 10½ x 11
Taxes	: 2016 \$2,009 (Non-Homestead) w/2017 SEV might be \$2,314+/- estimate only not guaranteed*	3rd Bedroom	: 8 x 10'
Tax ID#	: 14-130-500-013-00 (Silver Creek Twp)	4th Bedroom	: 13 x 16' (2 nd Level)
Lake Size	: 528 Acres	5th Bedroom	: 12 x 15' (2 nd Level)
School District:	Dowagiac	Bath	: Full tub/shower
Roof	: Shingles	Bath	: Master Full Tub/shower (2 nd L.)
Elec Service	: 200 amp	Liv/Kit/Din	: 16 x 31'
Construction	: Frame	Entry	: 6½ x 11'
Heat	: NEW 2018 HVAC gas	Veranda	: 9½ x 36' (Lakeside)
Possession	: At closing	Patio	: 16 x 23'
Water Heater	: 30 gal elec	Fireplace	: Limestone, wood burning
Sewer	: Municipal	Shed	: 10 x 12'
	Beach: Sandy		
	Street: Private gravel		
	Siding: Vinyl		
	Walls: Dry wall		
	Bsmnt: Crawl space		
	Water: Well/jet pump		

REMARKS: Leased land is the purchase of a personal property building and the site is rented (or leased) from a landowner...no mortgage is possible- must be a cash transaction. **LEASE:** Current lease to year 2020 at \$6,939 p/yr plus \$2,824 for a portion of real estate taxes, sewer, etc.. Then, Lease continues from 2020 to 2025 Lease at \$7,439 p/yr + \$2,824. INCLUDED: Range, ref., micro wave, all window treatments, NEW 2018 pier w/supports, 2 queen & 1 folding beds w/spring & mattresses, desk, chest of drawers, 2 couches, rocking chair w/ottoman, 4 end tables, hall tree, 3 TV sets, 2 TV stands, dining table w/4 chairs, 2 drawer stand, 2 misc chairs, 6 reed chairs, small iron table w/4 chairs, gas grill, patio table w/4 chairs, 1 wood burning unit, hammock, large light pole.