



## Jerdon Real Estate, Inc.

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**PRICE: Was \$189,900. NOW \$169,900. OFFERS CONSIDERED!**

### LOCATION: MAGICIAN LAKEFRONT (Leased Land)

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