



Jerdon Real Estate, Inc.

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PRICE: \$59,900.

LOCATION: INDIAN LAKEFRONT (LEASED LAND)

Address	: 55096 Indian Lake Road, Dowagiac MI 49047	Built	: Unknown
Approx Sq Ft	: 910(O.D.)	1st Bedroom	: 9 x 10'
Lot Size	: Yard area measured at approx 115' on Lk & road by 35/101' deep.	2nd Bedroom	: 7 x 9'
Taxes	: 2016 \$541 (Non-Homestead) w/2017 SEV might be \$783+/- estimate only not guaranteed*	Bath	: Full Shower
Tax ID#	: 14-130-505-058-00 (Silver Creek Twp)	Bath	: Stool
Lake Size	: 500 Acres	Liv/Dining	: 14 x 17'
School District:	Dowagiac	Kitchen	: 8 x 8½
Roof	: Shingles	Porch	: Enclosed 16 x 17'
Elec Service	: 100 amp	Fireplace	: Propane gas
Construction	: Frame	(3) Sheds	: 8x16, 8 x 10, 8 x 10
Heat	: Elec wall units		
Possession	: At closing		
Water Heater	: 40 gal electric		
Sewer	:		

REMARKS: Must pay cash; you are purchasing the cottage as personal property; **LEASE:** Current annual lease is \$4,900 w/\$100 increase per year running to 2020. Included: 3 sheds, range, ref., washer, dryer, micro wave oven, 4 futons, queen bed, double bed all w/springs & mattresses, china cabinet, 5 end tables, 6 lamps, sofa, 2 outdoor tables & 10 chairs, all window treatments.

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