



Jerdon Real Estate, Inc.

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PRICE: \$34,900.

LOCATION:

LITTLE CEDAR LAKEFRONT LOT

Address : Sibert Road, Marcellus MI 49067

Lot Size : Approx. 2.34 +/- Acres: Approx. 290' along lake, 227' along road by 381/411' deep. (The North 48' on lake & 9.8' along road includes an easement for back lot owners for ingress and egress to and from lake.

Taxes : 2015 \$710.17 (Non-homestead) w/2015 SEV by about the same amount ; estimate only not guaranteed*

Tax ID # : 80-16-033-021-20 (Porter Twp., Van Buren County MI)

Lake Size : 28 +/- Acres, small fishing lake.

School District: Marcellus

Beach : Undeveloped

Street : Paved public

Possession : At closing

REMARKS: Large building site, mostly level but possible walkout basement near lakeside area. Wooded shore area. Easy access to I-94 & nice commute to Kalamazoo, MI. See deed restrictions posted on website. Septic and water well required at this location. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

