



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$99,900. NOW \$88,500**

### LOCATION:

### MAGICIAN LAKEFRONT (LEASED LAND)

**Address** : 30628 Polk Road , Dowagiac MI 49047  
**Approx Sq Ft** : 1,239'(O.D.)(Main floor 829 SF)  
**Lot Size** : 55' on lake, 50' on road by 103/110' deep.  
**Taxes** : 2015 Personal property taxes \$1,959 (Non-Home-Stead) Landlord collects portion of real estate Taxes at \$1,403 + 'bridge assessment \$792.  
**Tax ID#** : 14-130-500-046-00 (Silver Creek Twp)  
**Lease** : To 2029, Currently \$7,000 p/yr  
**Lake Size** : 528 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At closing  
**Water Heater** : 50 gal electric  
**Sewer** : Municipal

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11½ x 12½  
**2<sup>nd</sup> Bedroom** : 9 ½ x 10' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 9 x 9 ½ (2<sup>nd</sup> Level)  
**4<sup>th</sup> Bedroom** : 9½ x 9½ (2<sup>nd</sup> Level)  
**5<sup>th</sup> Bedroom** : 7 x 9½(walk-through-2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower  
**Living Room** : 17 x 19½  
**Kit/Dining** : 9½ x 20'  
**Utility** : 6 x 10'  
**Decks** : (2) 10 x 30, 6 x 30'  
**Shed** : 8 x 20'

**Beach:** Very sandy  
**Street:** Private gravel  
**Siding:** Vinyl  
**Walls:** Knotty pine  
**Bsmnt:** Crawl space  
**Water:** 50 gal elec

**REMARKS: NEW windows just installed!** INCLUDED: range, ref., micro wave, TV set, VCR, 2 window AC units, 3 double beds (frame/headboard/footboard not included) 4 couches, 2 dining tables, 2 dressers, 2 chests of drawers, all window treatments, grill, 5 deck chairs, lawn mower.