



**Jerdon Real Estate, Inc.**

32502 M-62 West, Dowagiac, Michigan 49047

(269) 782-4000 [www.jerdon.net](http://www.jerdon.net)



**PRICE: \$529,000.**

### LOCATION:

### HOME & FARM

**Address** : 33728 M-62, Eau Claire MI 49111  
**Approx Sq Ft** : 1,877(O.D.)(731 SF 2<sup>nd</sup> Level)  
**Lot Size** : All are approximates 45+/- Acres; 13.5 A. in apples, 11 row crops, 10 acres woods, wetlands too.  
**Taxes** : 2017 \$3,134 (Homestead) Might be possible to keep farm land taxes capped. Contact assessor.  
**Tax ID#** : 14-110-006-128-11 & 14-130-031-026-00  
 Located in Pokagon & Silver Creek Twps.  
**School District:** Dowagiac  
**Roof** : Shingles 2006  
**Elec Service** : 200 amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At closing\*\*  
**Water Heater** : 40 gal elec  
**Sewer** : Septic type

**Street:** Public paved  
**Siding:** Brick  
**Walls:** Dry wall  
**Bsmnt:** Full unfinished  
**Water:** (2) 5" wells/sub pumps

**Built** : Approx. 1948 +/-  
**1<sup>st</sup> Bedroom** : 11 x 15½' (2<sup>nd</sup> Level)  
**2<sup>nd</sup> Bedroom** : 11 x 12' (2<sup>nd</sup> Level)  
**3<sup>rd</sup> Bedroom** : 11 x 11 (2<sup>nd</sup> Level)  
**Bath** : Full Tub/shower (2<sup>nd</sup> Level)  
**Bath** : Half  
**Living Room** : 13½ x 22'  
**Kit/Breakfast** : 13 x 19'  
**Dining Room** : 12½ x 13½  
**Porch** : Enclosed 7½ x 10  
**Fireplace** : Fieldstone, gas log  
**Deck** : 8 x 9'  
**Pole Barns (2):** 40 x 64, 38 x 64 High ceiling Slabs, electric  
**Bank Barn** : 20 x 45' Electric,

**REMARKS:** Great location, farming, hunting, very scenic. Large barns can suit many operations; Apple varieties are empire, red & golden delicious. \*\*Subject to farm tenant after March 1. Farm tenant to pay \$450 p/acre for apples and \$150 p/acre for row crop acres for 2019 if purchased after 3/1/19. Oak trim, oak floors, attic exhaust fan, Included: range, ref., micro wave, dishwasher, washer, dryer, de-humidifier, water softener, all window treatments, garage door remotes, bath cabinet, swag lamp, window AC unit. Skid Fuel tank NOT included. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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