



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #11948171



PRICE: \$435,000.

LOCATION:

DOWAGIAC RIVERFRONT HOME W/13 ACRES

Address : 31643 Frost Street, Dowagiac MI 49047
Approx Sq Ft : 1,620' (O.D.)
Lot Size : 13+/- Acres; 66' on road, approx 600' along river;
 See approximate layout on aerial until surveyed
Taxes : (Includes all 83 Acres)2025 \$4,397.30 (Homestead)
 See Notice of Assessment.
Tax ID# : 14-110-009-166-03 (Pokagon Twp)
School District: Dowagiac
Roof : Shingles/Metal
Elec Service : 200 amp
Construction : Pole Barn
Heat : See below
Possession : At closing
Water Heater : Electric
Sewer : Tank & raised drainfield; small system for workshop

Street: Public paved
Siding: Metal
Walls: Dry Wall
Bsmnt: Slab
Water: 5" well*

Approx. Built : 2006 & 2011
1st Bedroom : 11 x 20'
Bath : Full Shower
Bath : (1/2 in Workshop)
Living Room : 29 x 29'
Kit/Breakfast : 11 1/2 x 23'
Storage/gar. : 28 x 60' Barn.
Garage : 2-Car attached 21 x 24'
 3-bay lean-to 16 x 35'
Fireplace : Propane gas log/cultured stone
Workshop : 24 x 28' finished, heated,
 Cooled, insulated, sink & stool,
 Overhead door, 30amp RV plug,
 12 x 16' lean-to, septic,

REMARKS: Pole barn built in 2006. 2011 added living room and workshop. 220 plug in storage area. Entire property available at \$855,000 including all 83+/- Acres. Flexibility for more acreage included dependent on price offered. Land split subject to Pokagon Twp approval. Lines drawn on aerial is not a survey. 2026 NEW Grundfos water well pump & accessories. Heat in Liv Rm is hot water radiant in slab w/ propane gas boiler. Other areas are electric baseboard including workshop. Current taxes are not reflective of taxes after purchase & currently include all 83 acres of land. INCLUDED: All appliances, window treatments, remotes, water softener, two work benches, all industrial shelving units, propane tank (owned), hot tub, any available manuals. 900 Ft of paved drive plus parking.

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- 24 x 28 Finished Workshop: with 2 open bay lean-to plus interior/exterior lights and outlets. Has half bath, separate septic, utility sink, work bench, 30 amp RV hookup, insulated, heated via electric baseboard, cooled w/AC wall unit, and overhead door. Dusk to Dawn exterior light. Washing machine & water heater.
- Additional 3-bay lean-to on Barndominium plus 2-car garage with separate overhead garage doors.
- 900 ft of asphalted paved driveway.
- Electric outlets all-around exterior house.
- Economical boiler system heat in floor in living room and half bath.
- Vaulted ceiling room ceiling, cultured stone fireplace, abundant windows, & many recessed lights.
- 4 Exterior frost free water spigots around property.
- Ceiling fans in every room including work shop.
- 30 x 30 vinyl and chain link fenced with cement patio area and hot tub and gazebo included has a sun screen canopy.
- Woods produces harvestable lumber about every 12 years and mushrooms.
- 25ish acres tillable currently being farmed (over total of 83 acres).
- New in 2026 interior lights adjustable for different tones, cool, warm, daylight, 5000 lumens. They are on brightest now.
- Only go through about 400 gals of propane a year.
- Hot tub runs all year round, drained every quarter. New motor 2024.
- Electric company installed a generator plug on the electric meter.
- Electric base board heat in workshop and bath and bed of house.
- All garage doors remote with keyless entry.
- Propane tank owned (Ferrell gas) very competitive.
- Water softener owned.
- Pole Barn: 28 x 60'; \$3000ish of industrial metal shelving, Pegboard on opposite wall with workbench. Huge additional lighted closets. 220 plug for welder, etc.

- Slab and French doors in bedroom and sliding glass in living room for easy access so no threshold and 36 inch doors and walk in shower so planned for future handicapped accessibility.
- New 2026 Grundfos well pump is variable speed, 5 inch, and bladder tank, 5 year warranty. Well is artesian and located to the East of workshop & East property to include well with home.
- Information is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer.
- Lines drawn on aerials are approximates until surveyed.
- Current taxes include entire 83 acre parcel and are subject to change after purchase.