



## Jerdon Real Estate, Inc.

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VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)

MY STATE MLS  MLS #10701633



(Drawing is NOT a survey. General reference only.)

**PRICE: \$240,000. For EACH 80+/- Acre Parcel**

### LOCATION:

### SOUTH 80+/- ACRES,

**Address:** 40<sup>TH</sup> Street, Decatur, MI 49045 (Sec. 9, Decatur Twp., Van Buren County, MI)

**Lot Size:** 80+/- Acres, Approx. ¼ Mile on Road by ½ Mile deep.

**Taxes:** AMOUNTS ARE FOR ENTIRE 160 ACRE PARCEL AND NOT EACH 80 ACRE PARCEL OFFERING.  
2019 \$4,185 (Non-Homestead)

**Tax ID #:** 80-08-009-014-00 (Decatur Twp)

**School District:** Decatur

**Street:** Paved public **Possession:** At closing

**REMARKS:** All wooded with pines & hardwoods, terrain has some slight roll. Acreage amount based on County data. Drawing is for general reference only and is NOT a survey with actual property lines. If Seller agrees to an 80 acre sale, seller to survey outside four corners and is subject to Township approval of land split. Abutting 80+/- Acres available also.

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