



Jerdon Real Estate, Inc.

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PRICE: Was \$89,900 NOW \$69,900.

LOCATION: SKYHAWK LAKDFRONT 6 ACRES & POLE BARN

Address: 55928 Skyhawk Lake Road, Marcellus MI 49067 (East side of Lake)

Lot Size: 6 +/- Acres, 318' along lake, 340' along road by 806/895' deep.

Taxes: 2014 \$1,446.28 (Non-Homestead) w/2015 SEV should be approx. the same +/-*

Tax ID #: 14-050-034-006-01 (Marcellus Twp)

Lake Size: 48 Acres (Small engine lake)

School District: Marcellus **Beach:** No sand

Street: Public gravel

Pole Barn: 30 x 54', concrete slab, some wiring, elec box (elec source just a few feet away from barn)

REMARKS: Great building site & great storage or auxillary property. Pole barn allows you to use the property now and build later. Boat storage for nearby lake owners too! Skyhawk Lake has less than dozen homes, has 35 to 40' max lake depth, mostly undeveloped, & is a great fishing lake. Driveway installed in 2013. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Seller is real estate broker.

