

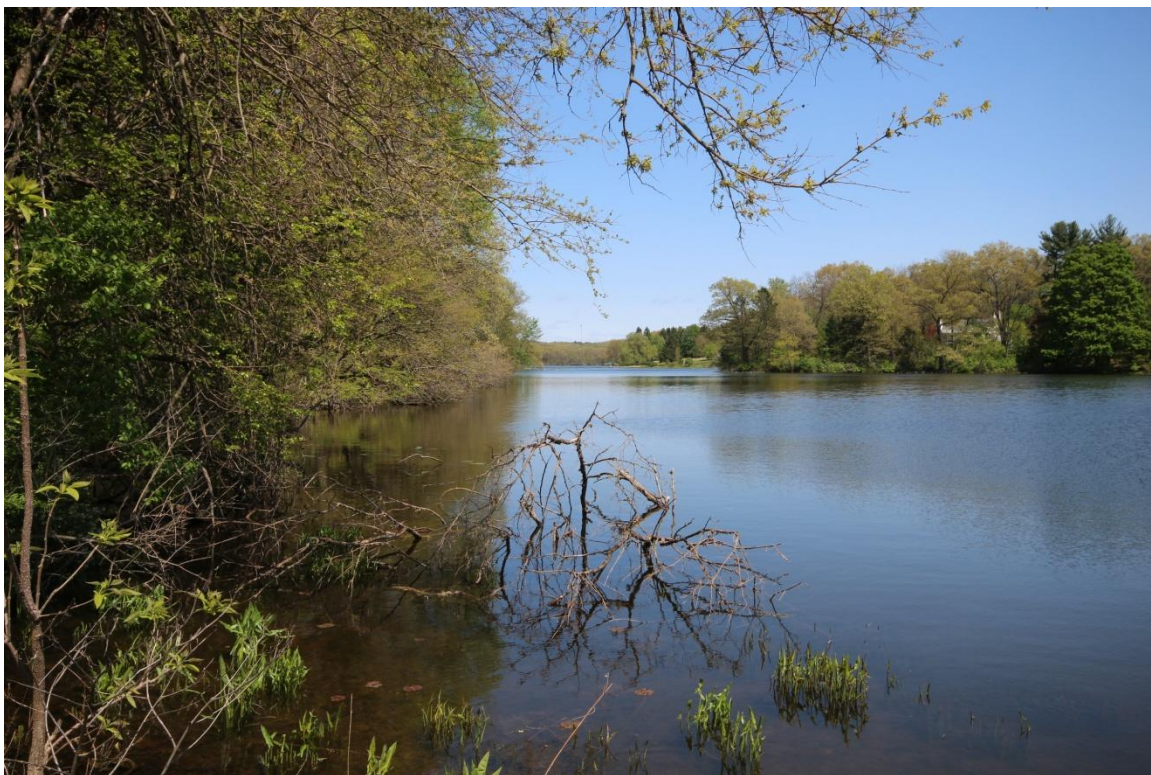


Jerdon Real Estate, Inc.

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PRICE: Was \$98,500. NOW \$74,900.

LOCATION: MILL POND LAKEFRONT ACREAGE(Parcel #2)

- Address** : 55901 Colby Street, Dowagiac MI 49047 (PARCEL #2)
- Lot Size** : 8.90+/- Acres; 200' along lake, 279' along road by 923' deep (irregular shape)
- Taxes** : 2017 \$413 +/- (Non-Homestead) w/2017 SEV might be \$1,308+/- estimate only not guaranteed
- Tax ID #** : 14-160-321-001-10 (City of Dowagac)
- Lake Size** : 149 Acres (small engine or No wake)
- School District:** Dowagiac
- Beach** : Undeveloped
- Street** : Public paved
- Utilities** : Must connect to City water, septic system permits obtained, natural gas available, city electric.
- Possession** : At closing.

REMARKS: Beautiful acreage with hardwoods & pine plantings. Must connect to City water, optional to connect to city sewer or can install own septic system , Seller will bring underground electric to centerline between Parcels #2 & #3; Natural gas available to property. City building code in effect plus property restrictions SEE RESTRICTIONS FOR COMPLETE DETAILS. Seller is Mich real estate licensee. *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)