



Jerdon Real Estate, Inc.

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PRICE: \$269,900.

LOCATION:

HOME, 40+/- ACRES, & STREAM

Address : 58294 Oak Grove Rd., Cassopolis MI 49031
Approx Sq Ft : 2,091'(O.D.)(389 SF 2nd Level)
Lot Size : 40+/- Acres, Approx. ¼ mile by ¼ mile
Taxes : 2014 \$973 (Homestead) w/2015 SEV might be \$3,114 +/- estimate only not guaranteed*
Tax ID# : 14-040-016-005-00 (LaGrange Twp)
School District: Dowagiac
Roof : 2008 (House)
Elec Service : 200 amp (2008 box)
Construction : Frame
Heat : HVAC Geo thermal
Possession : At closing
Water Heater : 50 gal elec
Sewer : Septic type

Street: Gravel/Paved
Siding: Vinyl/Brick (2008)
Walls: Dry wall
Bsmnt: Partial/Mich type
Water: 4" Well/sub pump

Built : Est original Late 1800s
1st Bedroom : 9½ x 12½
2nd Bedroom : 9½ x 13½
3rd Bedroom : 10 x 13½ (2nd Level)
4th Bedroom : 8½ x 12½ (2nd Level)
Bath : Full Shower
Bath : Full Shower
Bath : Full Tub/shower (2nd Level)
Living Room : 17 x 19½
Kitchen : 8½ x 15'
Family Room : 13½ x 21½
Dining Room : 11 x 15'
Mud Rm/Util : 7½ x 11½
Fireplace : Brick, wood burning
Garage : 3-Car detached 22 x 38'
Decks : 9x23, 8x15'
Barn/Shed : 19x26', 10x14'

REMARKS: Home has had additions since originally built. Beautiful rolling land, 16 acres tillable, balance in woods. Flowing 3 ft wide stream plus on-site spring & water flow. Ideal to build a fish pond. Barn & Shed sold 'as is'. INCLUDED: range, ref., all window treatments, kitchen cabinet, water softener, fireplace grate & tools. DIRECTIONS: From M-62, West on Peavine, S. on Oak Grove, immediately on West side. *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)