



Jerdon Real Estate, Inc.

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PRICE: Was \$122,900 NOW \$119,900

LOCATION:

PIPESTONE LAKEFRONT LOT

Address : 1864 Nichols Road, Benton Harbor MI 49022

Lot Size : 1.11+/- Acres: Approx. 85' on lake, 100' on road by 392/496' deep.

Taxes : 2015 \$291.80 (non-Homestead) w/2016 SEV might be \$1,337 +/- estimate only not guaranteed*

Tax ID # : 11-01-0026-0008-13-7

Lake Size : 115+/- Acres (all-sport)

School District: Watervliet

Beach : Very Sandy

Street : Paved private** (has road upgrade assessment)

REMARKS: Property has been approved by the Berrien County Health Dept for "Cedar Shed Biofilters" septic system & septic approval/info available upon request. More information on this system on line at: <http://waterloo-biofilter.com/products/residential-treatment-units/cedar-shed-biofilters/> Septic permit for 3 bedroom 2 bathroom home. See survey for property layout. **BRAND New concrete sea-wall & boardwalk installed along shore!** **another \$226 assessed against property for 5 years (or \$1,100 total) to upgrade private road. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.