



## Jerdon Real Estate, Inc.

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**PRICE: \$39,900.**

### LOCATION:

### MAGICIAN LAKEFRONT (Leased Land)

**Address** : 30916 Polk Road, Dowagiac MI 49047  
**Approx Sq Ft** : 544' (O.D.)  
**Lot Size** : 50' on lake & road by 125' deep.  
**Lease/Taxes/ Etc.** : Lease is \$6,500 p/yr w/annual inflation adjustment.  
 Bridge fee is \$1,079 p/yr with 9 yrs left.  
 Property Taxes by landlord of \$850 p/yr.  
 Personal property taxes (cottage) 2012 \$881  
 Sewer until paid \$620 p/yr.

**Tax ID#** : 14-130-500-011-00

**Lake Size** : 528 Acres

**School District:** Dowagiac

**Roof** : Shingles

**Elec Service** : 100 amp

**Construction** : Frame

**Heat** : Gas space heater

**Possession** : At close

**Water Heater** : 10 gal elec

**Sewer** : Municipal, see above

**Beach:** Very sandy

**Street:** Private gravel

**Siding:** Wood

**Walls:** Panel

**Bsmnt:** Crawl space

**Water:** Well/jet pump

**Built** : Unknown

**1<sup>st</sup> Bedroom** : 8 ½ x 11

**2<sup>nd</sup> Bedroom** : 6 x 7 ½'

**Bath** : Full shower

**Living Room** : 14 ½ x 19 ½'

**Kit/Dining** : 7 ½ x 11 ½'

**Deck** : 14 x 20'

**Sheds** : 6 x 8' , 3 x 6'

**REMARKS: INCLUDED:** range, 2 refs., micro wave, 5 bar stools, sleeper sofa, 2 single, 1 double, & bunk beds all w/springs & mattresses, 2 TV sets w/stands, propane gas space heater, coffee table, elec heater, AC unit, deck table w/4 chairs/umbrella, 2 picnic tables, grill, lawn mower, all window treatments, 2 sheds, boat lift.