



Jerdon Real Estate, Inc.

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PRICE: Was \$739,000 NOW \$719,000.

LOCATION:

BIG SMITH LAKEFRONT, 203+/- ACRES

Address: Franklin Road, Berrien Center MI 49102

Lot Size: 203+/- Acres; 2,972'+/- along Smith Lake, approx.. 1/2 mile wide by 3/4 mile deep.

Tillable Acres: Estimated at 50+/- acres.

Taxes: 2016 first year property separated from other property on North side of road;
2016 estimated taxes at \$2,650+/- (Ag-Homestead)

Tax ID #: 11-04-0012-0006-02-0 (Berrien Twp)

Lake Size: 150 Acres (both Big & Little Smith Lakes combined)(small engine lakes)

Street: Public gravel

Timber: Mix of mature hardwoods including maple, oak, hickory, tulip, beech, cherry.

Land Features: Rolling to flat, high ground, marsh areas, tillable, .

Conservation

Easement: Protects property from development, cannot be divided, will accommodate one house.

REMARKS: Nature Lover's or Hunter's Paradise. Wildlife galore: turkey, trophy whitetails, waterfowl, coyotes, bald eagles, Sand hill cranes, the rare & declining migratory heron marsh bird called the Least Bittern, nesting areas, wood-ducks, pileated woodpeckers, king fishers, owls, other herons, vast diversity of uplands, wetlands, and waterfront. Unspoiled and undeveloped; only two owners since pre-civil war. Smith Lakes are mostly undeveloped. Breathtaking lake views!!! Favorable property taxes & good farm rent income; Property is designated by the National Audubon Society as an Important Bird Area, for nesting of the Least Bittern migratory (small) heron. Kayak the coves & bays of these two great fishing lakes! Fish undisturbed with the vast natural shore lines. You'll think you are in the North (no noise!) but only 90 miles from Chicago. **Jerdon cannot guarantee tax estimate but provides to assist the buyer.