


Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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MyStateMLS
MLS #11533683

PRICE: \$250,000.
LOCATION:
INDIAN LAKEFRONT (LEASED LAND)

Address : 55772 Indian Lake Road, Dowagiac MI 49047
Approx Sq Ft : 1,090 (O.D.)
Lot Size : 46.8' on lake, 61.3' on road by 108/114' deep.
Taxes : 2024 \$2,087 (Non-Homestead) w/2025 SEV might be \$2,602 +/- estimate only not guaranteed*
Tax ID# : 14-130-510-029-00
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles/roll
Elec Service : 100 amp fuses
Construction : Frame
Heat : None
Possession : At closing
Water Heater : 50 gal elec
Sewer : Municipal

Beach: Very sandy
Street: Private gravel
Siding: Alum
Walls: Dry Wall
Bsmnt: Crawl space
Water: 4" well/sub pump

Approx. Built : Unknown
1st Bedroom : 11 x 12
2nd Bedroom : 11½ x 12'
3rd Bedroom : 7 x 10'
Bath : Full Shower
Bath : Half
Liv/Dining : 11 x 23½
Kitchen : 10 x 17'
Shed : 12 x 16'
Boathouse : Lakeside w/electric

REMARKS: Leased Land means the cottage is purchased as personal property with an existing lease from land owner. Must pay cash as a mortgage is not possible. Lease does not allow subletting or renting. Cannot build a garage at this location. Current annual lease amount is \$9,535 and runs to April 30, 2028. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Has shed and lakeside boathouse.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)