



## Jerdon Real Estate, Inc.

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**PRICE: \$85,000.**

### LOCATION:

### PIPESTONE LAKEFRONT

**Address** : 8684 Skibbe Drive, Benton Harbor MI 49022  
**Approx Sq Ft** : 420 SF  
**Lot Size** : Approx. 100' on lake by 155' deep.  
**Taxes** : 2014 \$1,494 (Non-Homestead) w/2015 SEV might  
 Be \$1,377+/- estimate only not guaranteed\*  
**Tax ID#** : 11-01-0035-0001-03-4 (Bainbridge Twp)  
**Lake Size** : 115 Acres  
**School District:** Watervliet  
**Roof** : Built-up  
**Elec Service** : 100 amp  
**Construction** : Mobile  
**Heat** : Forced air fuel oil  
**Possession** : At Closing  
**Water Heater** : 30 gal electric  
**Sewer** : Septic type

**Beach:** Some sand  
**Street:** Paved private  
**Siding:** Metal  
**Walls:** Panel  
**Bsmnt:** Crawl space  
**Water:** Well/pump

**Built** : 1959 New Moon Mobile  
**1<sup>st</sup> Bedroom** : 9 x 9  
**2<sup>nd</sup> Bedroom** : 5 x 7  
**Bath** : Full shower  
**Living Room** : 9 x 10  
**Kitchen** : 9 x 7  
**Deck** : 10 x 16'  
**Garage** : 1-Car detached 16 x 24'

**REMARKS: DIRECTIONS:** From Napier (or M-152), South on Nichols, R. on Skibbe to property. \*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)