



Jerdon Real Estate, Inc.

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PRICE: \$62,900. (Tract #1)

LOCATION:

LOST LAKEFRONT 7+/- ACRES

Address: 1 Twin Lakes Road, Dowagiac MI 49047

Lot Size: 7+/- Acres; Approx. 148' along lake, 275 along road by 668/1,022' deep

Taxes: Unknown at this time; Using asking price general estimate of approx \$1,368+/- Non-Homestead

Tax ID #: Part of #14-150-015-018-01 (Wayne Twp)

Lake Size: 5½ +/- Acres

School District: Dowagiac **Beach:** Undeveloped

Street: Paved public **Possession:** At closing

REMARKS: Great building site; wooded shore area; ideal for walk-out lower level; very spacious site; Tract #1 contains a driveway & easement for the benefit of the neighbor to the North. All dwellings must have at least a 5/12 roof pitch or steeper & a minimum 12" eave. Contact Wayne Twp for other building codes. Property will need to be serviced by private septic and water well. No additional land divisions will be conveyed. Easement for utilities to be recorded. *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)