



Jerdon Real Estate, Inc.

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**PRICE: \$135,000.**

**LOCATION:**

**DEWEY LAKEFRONT LOT (Parcel #5/#5A)**

**Address:** 51274 Garret Road, Dowagiac MI 49047

**Lot Size:** Parcel #5A-Lakefront Area: 60' on lake & road by approx. 45' +/- deep  
Parcel #5: Building area: 60' on road by 191/198' deep.

**Taxes:** Unknown as this site is presently under a much larger tax parcel not included with this offering. However, if assessed for the asking price, taxes might be \$3,240+/- Non-Homestead (estimate only not guaranteed)

**Tax ID #:** Part of #14-130-210-020-01 (Silver Creek Twp)

**Lake Size:** 223 Acres

**School District:** Dowagiac **Beach:** Sandy

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

**REMARKS:** Township requires that 3 cabins on or next to this site plus a small garage must be removed to comply with set backs. Sewer tap on property for connection. Seller to perform final survey work & land division split with Township. Must cross Garret Road to access shore area.

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

