



Jerdon Real Estate, Inc.

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PRICE: \$378,000.

LOCATION: DEWEY LAKEFRONT 15.89 ACRES/RV PARK

Address: 51278 Garret Road, Dowagiac MI 49047

Lot Size: **15.89 +/- Acres:** 112' ALONG LAKE, see survey on www.jerdon.net website.
(Survey see Parcels #6/6A/6B/6C/6D)

RV PARK: 20+/- RV spots with elec; private central well; private central septic system

Other : Several rental seasonal cottages mostly in not good condition , but one cottage is stick built & good condition. Has vintage 2-story Lodge that needs work, shuffle board, old tennis court, 2 cabins (#3 & #14) need to be removed to comply with setbacks of proposed property lines as determined by Township. Has mature hardwood forest area to the rear. Possible to divide property further provided private easement access meets zoning regs.

Taxes: 2017 \$3,680 (Non-Homestead) w/2017 might be \$7,849+/- estimate only not guaranteed.

Tax ID #: 14-130-211-068-00; 14-130-211-064-00; 14-130-210-020-01; 14-130-008-021-01 (Silver Creek Twp)

Lake Size: 223 Acres

School District: Dowagiac **Beach:** Sandy

Street: Paved public **Possession:** At closing, subject to RV tenants located on site.

REMARKS: Seller to perform final survey work & land division split with Township. Must cross Garret Road to access shore area. ABUTTING SITES/CABINS ALSO AVAILABLE.