



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #11940095



PRICE: \$394,000.

LOCATION:

INDIAN LAKEFRONT (LEASED LAND)

Address : 55350 Indian Lake Rd., Dowagiac MI 49047
Approx Sq Ft : 900' (O.D.)
Lot Size : Approx 35' on lake/road by 150' deep:
Back-lot: 35 x 65'
Taxes : 2025 \$2,540 (Non-Homestead) w/2026 SEV might
be about the same +/- estimate only not
guaranteed*
Tax ID# : 14-130-505-025-00 (Silver Creek Township)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec base/wall unit
Possession : At closing
Water Heater : 30 gal elec
Sewer : Municipal

Beach: Very sandy
Street: Private paved
Siding: Vinyl
Walls: Dry Wall
Bsmnt: Crawl space
Water: 2026 NEW 5" well

Approx. Built : Unknown
1st Bedroom : 10½ x 11
2nd Bedroom : 9½ x 9½
3rd Bedroom :
Bath : Full Shower
Living/Dining : 11½ x 23'
Kit/Breakfast : 9 x 12'
Laundry : 8 x 12'
Decks : 10 x 12, 12 x 12'
Garage : 2-Car detached 24 x 28'
Shed : 4 x 20'

REMARKS: Walk-in condition & turn-key. Has AC wall unit. Must be a 'cash' deal as "leased land" does not include purchasing real estate, but leasing the site from a land-owner with annual lease fee & purchasing cottage as personal property. Current lease runs to 4/30/2027 & is currently is in amount of \$7,414.10 p/yr. Historically, lease renews with 5-yr term with seasonal occupancy from May 1st to Oct 31st. For additional amount, can have typically all-year occupancy. Contact land owner with questions at (269)782-5764.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer.