



Jerdon Real Estate, Inc.

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PRICE: Was \$64,900. NOW \$57,500.

LOCATION:

COUNTRY HOME WITH 1 ACRE

Address : 52083 Decatur Road, Decatur MI 49045
Approx Sq Ft : 2,326' (O.D.) (615 SF on 2nd Level)
Lot Size : 1 Acre: Owner to have property surveyed. Approx. 225' by 225' +/- (SEE BELOW)
Taxes : 2012 \$1,022 (includes other land not with house) (Homestead)**
Tax ID# : 14-140-017-004-00 (Volina Twp)
School District: Marcellus
Roof : Shingles
Elec Service : 200 amp
Construction : Frame
Heat : Elec baseboard
Possession : At closing
Water Heater : 40 gal elec
Sewer : Septic type

Street: Public paved
Siding: Alumn
Walls: Plaster/Dry wall
Bsmnt: Partial
Water: 5" well/sub pump

Built : Unknown
1st Bedroom : 15 x 18 ½'
2nd Bedroom : 13 x 15'
3rd Bedroom : 14 x 17 ½' (2nd Level)
4th Bedroom : 13 x 15' (2nd Level)
Bath : Full Tub/shower
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Living Room : 14 x 17 ½'
Kitchen : 10 x 18'
Dining area : 9 x 11 ½'
Breeze-way : 9 ½ x 11 ½'
Porch : Enclosed 5 ½ x 17 ½'
Garage : 1 ½ Car attached 18 x 30'
Shop : 17 x 28', + 12 x 16'

REMARKS: GREAT LOCATION! Located North of Marcellus Hwy & just North of Fosdick ST. East property line shall be approx. 50 ft. East of white shop building. (Old brown building being removed by seller). East property line shall NOT extend to farm field. INCLUDED: generator, all window treatments, range w/oven, dishwasher, water softener. *Jerdon cannot estimate future taxes as this house is currently located on tax bill with farm land not included in this sale. **SELLER NOT ACCEPTING LAND CONTRACTS OR RENT WITH OPTION TO BUY.** Cash offers not subject to a mortgage may get priority.

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

