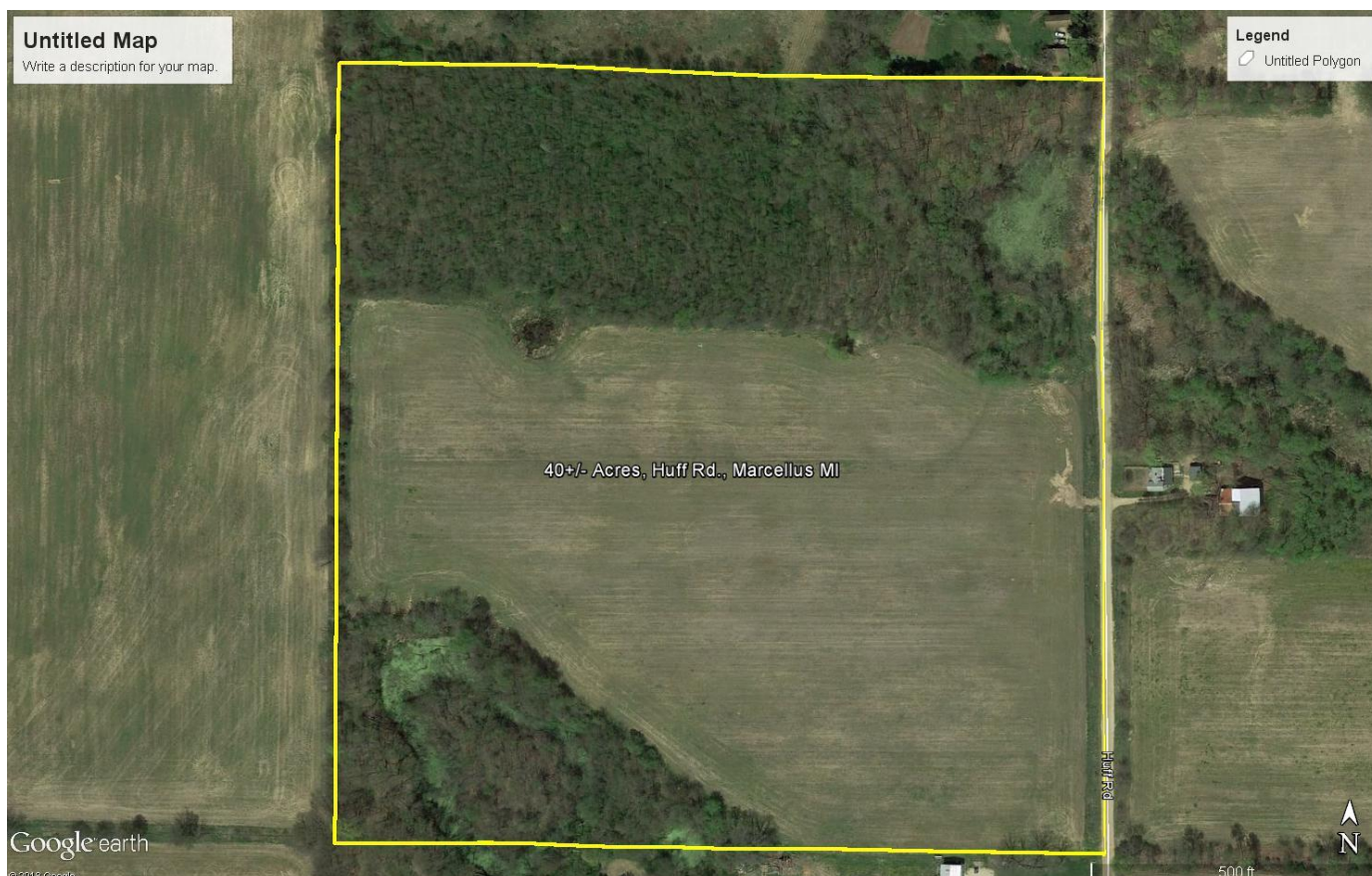




32502 M-62 West, Dowagiac, Michigan 49047
 Phone (269) 782-4000
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MYSTATEMLS



PRICE: \$180,000.

LOCATION:

40+/- ACRES, HUFF RD., MARCELLUS MI

Address: Huff Road, Marcellus MI 49067
Sec./Twp/County: Sec. 32, Marcellus Township, Cass County

Approx. Total Acres: 40+/- Acres

Approx. Tillable Acres: 20.9 +/- Tillable acres

Lot Size: Aprox. ¼ mile by ¼ mile. (Aprox 1,320' x 1,320')(to typical middle of road)

Taxes: 2017 \$527 (Homestead) (see below)

Tax ID #: 14-050-032-012-00

Assessed Value: 2017 \$66,000

Street: Public gravel **Possession:** At closing, subject to farm tenant crops for 2017

Timber: 2018 Limited select cut performed.

REMARKS: GREAT hunting & recreation property with farm rent income. Has two wetlands on property & mature hardwood woods. Located just North of Dutch Settlement East of Wakelee & West of M-40. Take Huff Rd North, on West side. If property meets standards for a Mich Qualified Ag property, then property taxes should stay approximately the same other than annual minor increases. Consult the local assessor for more details on property taxes for this property. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Aerials & lines are not a survey & do not represent property lines but only general reference. Not responsible for injury or damage on site. Do not drive into field with planted crops. Tillable is leased for farming for 2018. Seller to receive all 2018 farm rent.