



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$155,000.

LOCATION:

Tract #1, Ball Road, Decatur MI

Address: (Tract #1) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

Lot Size: **All Approximates: 24.1+/- Acres.** Approx. 910' on road & less across the back by generally no more than 1,200' +/- deep. Typically, all dimensions run to approximate center of county roads.

Pole Barns: (2) 30 x 32 (elec., concrete floor), 37 x 80 (elec, water, bathroom w/septic, concrete floor, upper level storage, shop, work benches, etc.)

Tillable Acres: None, wooded.

Timber: Select cut performed in 2017 according to forester plan/recommendation.

Taxes: NOTE: Tax amount includes land not within this offering. This property will have new tax parcel for 2019 after land division. 2017 Taxes \$971 (Homestead). Current taxes will not reflect taxes after purchase. Contact Township with questions.

Tax ID #: Part of 14-150-001-014-00 (Wayne Twp)

Deed Restrictions: Single family dwellings only, and dwelling must have a minimum roof pitch of 5/12 or steeper. One land division conveyed at closing.

School District: Decatur

Street: Gravel public **Possession:** At closing

Buyer Obligations:

Buyer to have burden/cost of obtaining: driveway permit, septic and/or well permit (if wanted), building permit (if wanted).

Seller will provide a new stake survey and Land Division Application/fee to the Township.

Zoning/Building: Contact Wayne Twp for all details. Though not warranted, according to a zoning map, parcel is zoned "OSR- Open Space & Recreation" but check with Twp to make sure of current zoning. Jerdon has a recently purchased Wayne Twp Zoning Manual available for review in our office.