



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: \$92,700.

LOCATION:

Tract #3, Ball Road, Decatur MI

Address: (Tract #3) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

Lot Size: **All Approximates:** 19.55+/- Acres 644+/- along road by generally no more than 1,300' +/- deep. Typically, all dimensions run to approximate center of county roads.

Tillable Acres: Estimated at Approx 5.8+/- acres.

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

Taxes: 2017 \$325 (Homestead) w/2017 SEV might be \$1,751 OR \$2,802+/- Non-Homestead.

Tax ID #: 14-150-001-016-00 (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.

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.

NOTE: Tract #4 is not contiguous to Tract #3 as there is a 16.5' wide strip of land not included located along the North line of Tract #4 which runs from the Road to the West.

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