



Jerdon Real Estate, Inc.

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PRICE: \$98,700.

LOCATION: TRACT #6, Ball Road, Decatur MI

Address: (Tract #6) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

Lot Size: **All Approximates: 21.5 +/- Acres** 680+/- along road & less across the back by generally no more than 1,300' +/- deep. Typically, all dimensions run to approximate center of county roads.

Tillable Acres: None, wooded.

Timber: Select cut to be performed in 2018 according to forester plan/recommendation. Trees are marked. Seller reserves all timber rights & proceeds for the marked timber harvest inventory.

Taxes: Tract #6 currently has two tax parcels. NOTE: One Tax Parcel amount includes land not within this offering for Tax Parcel #14-150-001-002-02. This property will have new tax parcel for 2019 after land division. #14-150-001-002-02 2017 Taxes \$484 (Homestead) and #14-150-001-015-00 2017 taxes of \$106 (Homestead). Current taxes will not reflect taxes after purchase. Contact Township with questions.

Tax ID #: Part of #14-150-001-002-02 & #14-150-001-015-00 (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.