



## Jerdon Real Estate, Inc.

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**PRICE: \$91,800.**

**LOCATION: TRACT #8, Ball Road, Decatur MI**

**Address:** (Tract #8) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

**Lot Size:** **All Approximates: 20 +/- Acres** 660+/- 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, all 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:** 2017 Taxes \$303 (Non-Homestead) w/2017 SEV might be \$957+/- estimate only not guaranteed\*

**Tax ID #:** #14-150-001-023-00 (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.

\*Jerdon cannot guarantee the tax estimate but is provided to assist the buyer.