

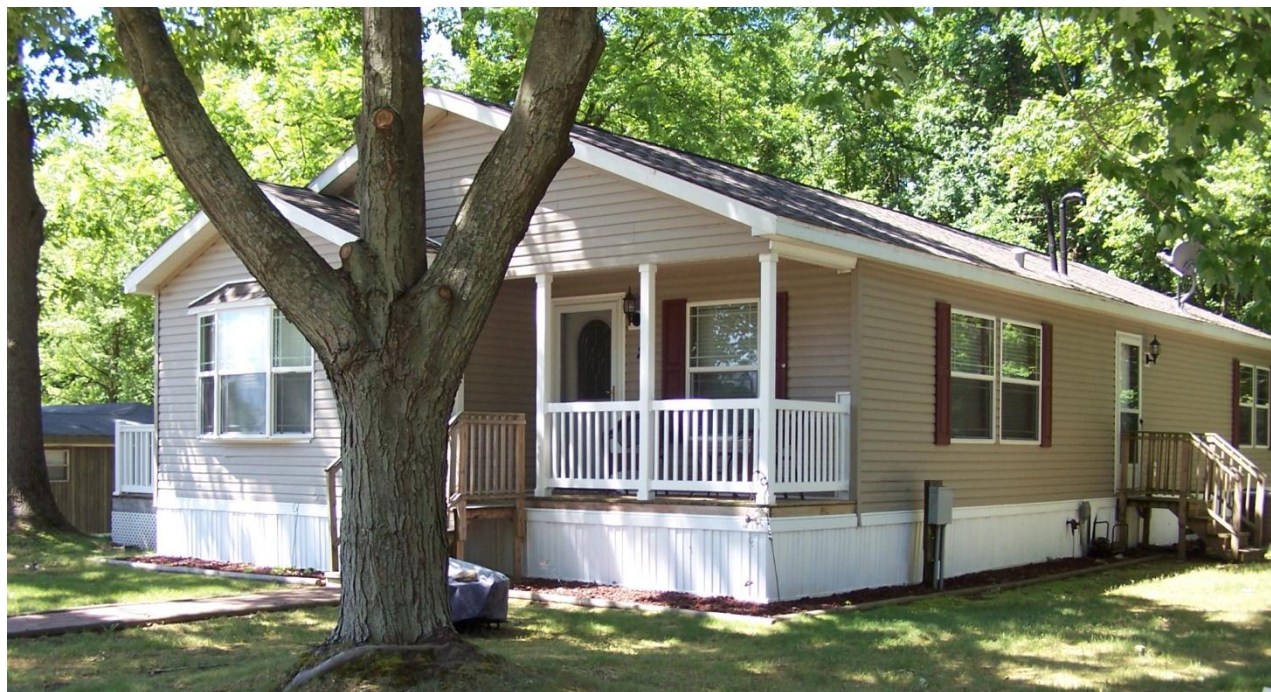


Jerdon Real Estate, Inc.

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PRICE: \$99,000

LOCATION: INDIAN LAKE ACCESS (PARK LEASING in Lakeview Mobile Home Park)

Address : 54778 Highland, Eau Claire, MI 49111
Approx Sq Ft : 1,516 (O.D.)
Lot Size : Not specified. Common use of park acreage except private areas around each of the dwellings. About 260' of lake frontage.
Taxes : None. Park leasing is \$390 per month.
Tax ID# : N/A (Located in Silver Creek Twp.)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 Amp
Construction : Manufactured
Heat : HVAC Propane gas
Possession : At close
Water Heater : 50 Gal electric
Sewer : Municipal

Beach: Very Sandy
Street: Private gravel
Siding: Vinyl
Walls: Dry wall
Bsmnt: Crawl space
Water: Park water well supplied by owner

Built : 2008
1st Bedroom : Master 12 x 15'
2nd Bedroom : 10 x 10'
3rd Bedroom : 11½ x 12½'
Bath : Master Full Garden Tub & shower
Bath : Full Tub/shower
Living Room : 12 ½ x 20'
Kitchen/Din : 12 x 23'
Utility : 6 x 8 ½'
Decks : (2) 12 x 16', 5 x 13'
Neighborhood: Lakeview Mobile Home Park

PARK/LEASE RULES: Private park for only 14 manufactured or mobile homes. Monthly leasing. No permanent residency. Snow plowing ends Jan 1st. No pets, jet skis, ATVs, or motor bikes. 2 boats max & 2 tenants per pier.

REMARKS: Enjoy Indian Lakefront for a fraction of the cost! NICE VIEW OF LAKE FROM DECK! Enjoy large lake frontage, park acreage, approx. 260' of lake front, share a pier with 1 other tenant, dock up to 2 boats. Very quiet & private area. **INCLUDED:** Fire-pit, deck table and 6 chairs, gas grill, charcoal grill, Rubbermaid box, Shed, dining table & 7 chairs, 3 bar stools, water cooler, range, 2 refrigerators, dishwasher, microwave hood, washer, dryer, matching couch, love seat & chair, 2 oak end tables, flat screen TV & TV cabinet, all window treatments, small TV and stand, Samsung flat screen TV w/stand, oak bench, small green dresser, 2 wicker night stands, oak night stand, 5 table lamps, 2 matching night stands, bath cabinet, 2 queen and 2 twin beds all w/springs and mattresses, ½ ownership in pier and golf cart. **DIRECTIONS:** M-62, N. on Brush Lk Rd, R. on School St., R. at Lakeview entrance.

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

