

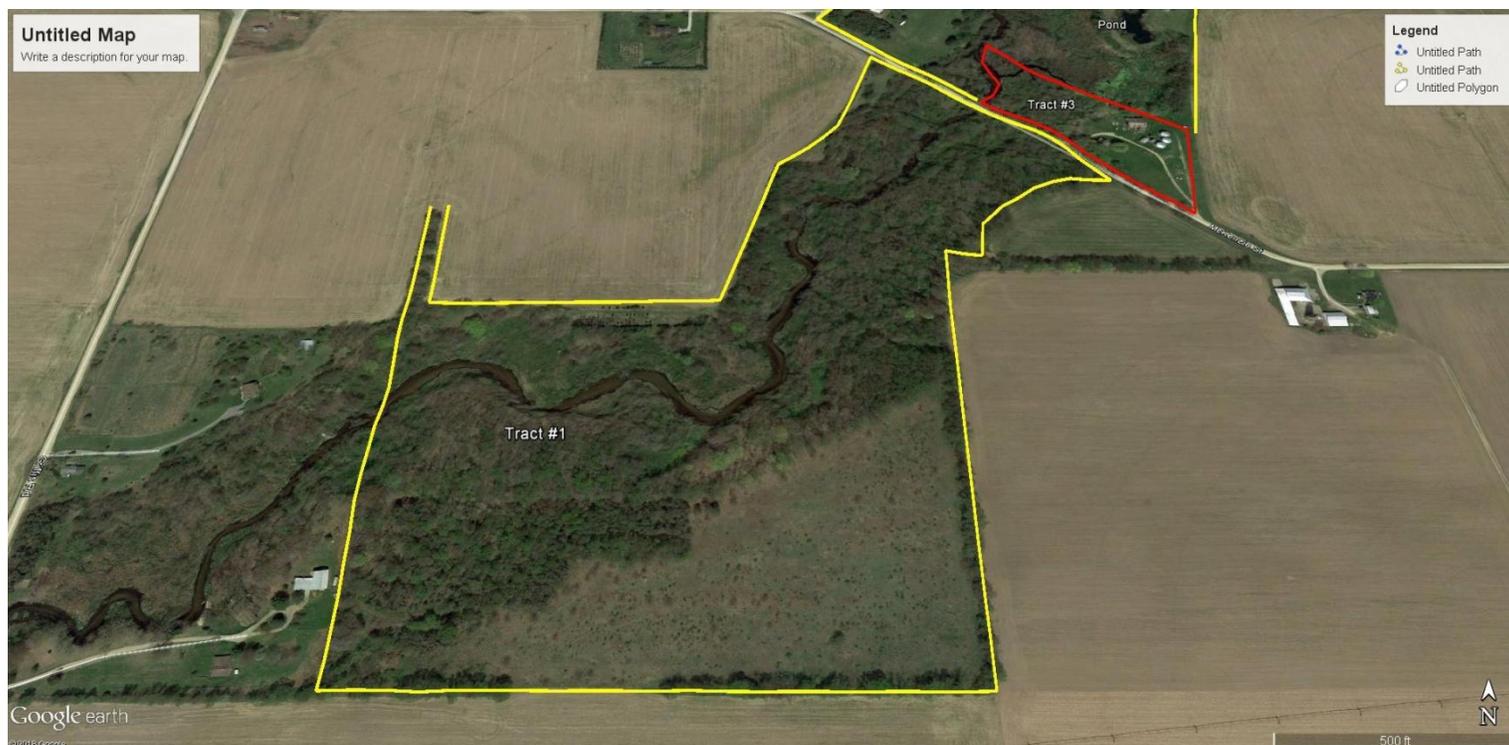


## Jerdon Real Estate, Inc.

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VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**SEALED BID OFFERING by AUGUST 1, 2018 5PM**  
**HALF-MILE DOWAGIAC CREEK**  
**TRACT #1 (SOUTH PARCEL)**  
**56 +/- ACRES McKENZIE STREET, CASSOPOLIS MI**

**LOCATION:**

- Address:** McKenzie Street, Cassopolis MI 49031  
**Sec./Twp/County:** Sec 31, Volinia Twp., Cass County MI  
**Approx. Total Acres:** 56 +/- Acres (estimate only)  
**Taxes:** 2017 \$1,122 (Homestead) w/2017 SEV might be \$3,660 OR \$6,119 Non-Homestead; estimate only not guaranteed 2017 SEV \$136,600 (or True Cash Value \$273,200)  
**Tax ID#:** 14-140-031-003-01 (Volinia Twp)  
**Street:** Public gravel **Possession:** At closing  
**Schools:** Dowagiac  
**DEQ PERMIT:** DEQ issued a permit for a future potential driveway that could be constructed (if wanted) per the conditions of the permit across a small portion of wetlands on the East side of the creek to access land to the South of this area. This permit is accessible on the Jerdon website. A county Soil & Sedimentation permit is apparently also required.
- NOTES:** FEMA/DEQ flood plain work for three areas is available on the Jerdon website. Volinia Township zoning & building codes in effect. Aerials, sketches, drawings are not a survey & do not represent actual property lines but intended for general reference only. Not responsible for injury on site. Do NOT enter property without agent. Owner reserves right to reject all bids. No buyer contingencies to close & not subject to financing. Minimum bid of \$100,000 though it is anticipated much higher bids will be received. Sealed Bid deadline **AUGUST 1, 2018 5 PM.** Winning bid subject to Court approval of signed purchase agreement between the parties as property is in receivership. Winning bidder to sign purchase agreement within 24 hrs with 10% down earnest money. Owner: Westrate Farms LLC.