



## Jerdon Real Estate, Inc.

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**SEALED BID OFFERING by **AUGUST 1, 2018 5PM****  
**HALF-MILE DOWAGIAC CREEK**  
**TRACT #2 (NORTH PARCEL)**  
**58 +/- ACRES MCKENZIE STREET, CASSOPOLIS MI**

**LOCATION:**

**Address:** McKenzie Street, Cassopolis MI 49031  
**Sec./Twp/County:** Sec 30, Volinia Twp., Cass County MI  
**Approx. Total Acres:** 58+/- Acres (estimate only)  
**Taxes:** 2017 \$3,859 (Non-Homestead) w/2017 SEV might be \$6,159 ; estimate only not guaranteed  
 2017 SEV \$137,400 (or True Cash Value \$274,800)  
**Tax ID#:** 14-140-030-013-02 (Volinia Twp) **Street:** Public gravel **Possession:** At closing  
**Schools:** Marcellus **POLE BARN:** 32x40, electric, water well, concrete slab.  
**Easement:** An easement will be conveyed for Tract #2 to the grantee/purchaser, who is not a contiguous parcel owner, over the 5 acre house parcel that is not included in this offering.  
**NOTES:** FEMA/DEQ flood plain work for area West of creek. FIHSING POND on East side. 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. Owner indicates that an underground water line and electrical line crosses the eastern "finger" of land running to Decatur Road. Apparently, these lines service the neighbor's irrigation system located to the North and South of this property. 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.