



Jerdon Real Estate, Inc.

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MYSTATEMLS **MLS #10635347**



PRICE: \$159,900

LOCATION:

INDIAN LAKEFRONT (LEASED LAND)

Address	: 55442 Indian Lake Road, Dowagiac MI 49047	Approx. Built	: Unknown
Approx Sq Ft	: 2,155(O.D.)(816 SF on 2 nd Level)	1st Bedroom	: 11 ½ x 19' (2 nd Level)
Lot Size	: Approx.: 40' on lake & road by 142' deep. BackLot: 40' x 60'	2nd Bedroom	: 12 x 14' (2 nd Level)
Taxes	: 2018 \$1,832 (Non-Homestead) w/2019 SEV might be \$3,314 +/- estimate only not guaranteed*	3rd Bedroom	: 8 ½ x 19' (2 nd Level)
Tax ID#	: 14-130-505-014-00 (Silver Creek Twp)	Bath	: Full Shower
Lake Size	: 500 Acres	Bath	: Full Tub/shower (2 nd Level)
School District:	Dowagiac	Living Room	: 14 x 19'
Roof	: Shingles	Kitchen	: 11 ½ x 12'
Elec Service	: 200 amp	Dining area	: 11 x 13'
Construction	: Frame	Entry	: 7 ½ x 18'
Heat	: Elec baseboard	Porch	: Enclosed 11½ x 19'
Possession	: At closing	Patio	: 12 x 12'
Water Heater	: 50 gal elec	Fireplace	: Brick wood burning
Sewer	: Municipal	Garage	: 2-Car detached 2-Story 26 x 37'
	Beach: Very sandy		
	Street: Private paved		
	Siding: Alumn		
	Walls: Dry wall/panel		
	Bsmnt: Crawl space		
	Water: NEW 2019 5" well		

REMARKS: Located in historic Indian Lake Club est. 1897. See 2nd page for more details. Annual lease is for 2019 was approx. \$10,300. HOA annual fee of approx.. \$750. \$500 initial membership fee. Included: range, ref., washer, dryer, micro wave, 3 queen beds & 4 single beds with all springs/mattresses except one set, TV set/stand, couch, recliner, 2 pine chests, din table w/7 chairs, secretary, dresser, 2 chest of drawers, reed chair, 4 wicker chairs, 2 wicker swivel rocking chairs, 2 wicker stands, small wicker table, 2 table lamps, fireplace screen/grate/tools, all window treatments, gas grill, picnic table, 7 outdoor chairs, power lawn mower, pier w/supports, boat lift, fishing boat with engine and trailer . *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

Indian Lake Club (ILC) is in its 122nd year, that's right, this is a leased land community since 1897. The ILC has one master lease for the 21 cottages in the Club that contracts a lease with the landlord. The same landlord has owned the lake property since the 1870s.

Must be a cash deal as a mortgage is not possible. The Club has an HOA, by-laws, and a purchase is subject to Club approval. Very historic and friendly social neighborhood. The average ownership of a cottage in the same family is a remarkable 49 years within the ILC! Club lease with landlord and Club by-laws available upon request.

Several million dollar plus homes built here in the last several years. VERY PRIVATE LOCATION with peaceful winding small paved road leading through the woods to the shore area. Ideal swimming beach.