



Jerdon Real Estate, Inc.
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VISIT OUR WEBSITE WWW.JERDON.NET
MYSTATEMLS MLS # 11681657



PRICE: \$349,500.

LOCATION: INDIAN LAKE CHANNELFRONT BUILDING SITE

Address : 54588 Love Lane, Eau Claire MI 49111 **Approx. Built** : Mobile 1972+/- poor condition

Lot Size : (2) Lots totaling approx. 136.7' along water, 144.7' Along road by 137/154' deep.

Taxes : 2025 \$3,612 (Homestead) w/2026 SEV might be \$3,636 OR \$5,549+/- as Non-Homestead *estimate Only not guaranteed*

Tax ID# : 14-130-382-020-00 & 14-130-382-021-00

Lake Size : 500 Acres

School District: Dowagiac **Beach:** Channel

Roof : Mobile **Street:** Public paved

Elec Service : 100 amp

Construction : Mobile home

Heat : Propane

Possession : 30 Days after closing

Sewer : Municipal

REMARKS: Great building site with double lots. Contact Silver Creek Twp for building codes. Use the lake's sandbars for swimming. SEMCO natural gas being installed for Indian Lake. Ideal slope for walkout lower level. Drawn lines are approximates and is not a survey. Buyer will assume possession of poor condition mobile home and any contents left therein. *Jerdon cannot guarantee tax estimate but provides to assist the buyer & taxes include mobile home located on site.