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PRICE: \$159,500.

LOCATION:

WEST SADDLEBAG LAKEFRONT LOT

Address: 51049 W. Saddlebag Lake Road, Decatur MI 49045

Lot Size: 70' on lake and road by 215/235' deep.

Taxes: 2025 \$3,247.22 (Non-Homestead) w/2026 SEV might be \$3,883+/- estimate only not guaranteed*. Estimate and tax amounts include sewer assessment and road paving assessments until paid in full.

Tax ID #: 14-050-007-024-80 (Marcellus Twp)

Lake Size: 43+/- Acres and connects to E. Saddlebag 60 Acres, Finch 113+/- Acres, B. Fish 340 Acres plus waterways etc.

School District: Marcellus **Beach:** No Sand

Street: Paved private. More recently the private road was upgraded and asphalted. Buyer assumes remainder assessment w/approx. principle of \$4,919 +/- plus interest. Annual 2025 prin/interest payment on tax bill of \$428.38+/- until paid in full over 10 yr original bond term. Another \$100 on tax bill for road maintenance fund and snow removal. Contact assessor for more information.

Possession: At closing

Sewer: Municipal; tap installed for on-site RV. Every 3 months sewer utility bill currently at \$234.30 per. Approximate sewer assessment principle remaining of \$5,175+/- until paid in full plus annual interest; 2008 Bond issue over 40 yrs. Annual principle/interest payment on tax bill approx \$428.38+/- . Buyer assumes this levy but can be paid off at anytime. Contact assessor for more information.

REMARKS: Site will not accommodate a full basement, so either crawl space or slab construction. Existing shallow spike well for RV on site but new modern water well needed for a home. Parts of this site/shore area may have been filled long ago, so depending on size of home, an upgraded foundation/footings may be needed. Row boat and shed included. RV camper is in average condition; buyer can have it or removed by seller; it will need some renovation. Contact Marcellus Twp for building / zoning codes etc. *Estimate for future taxes provided to assist buyer but is not guaranteed whatsoever and is subject to change.

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