



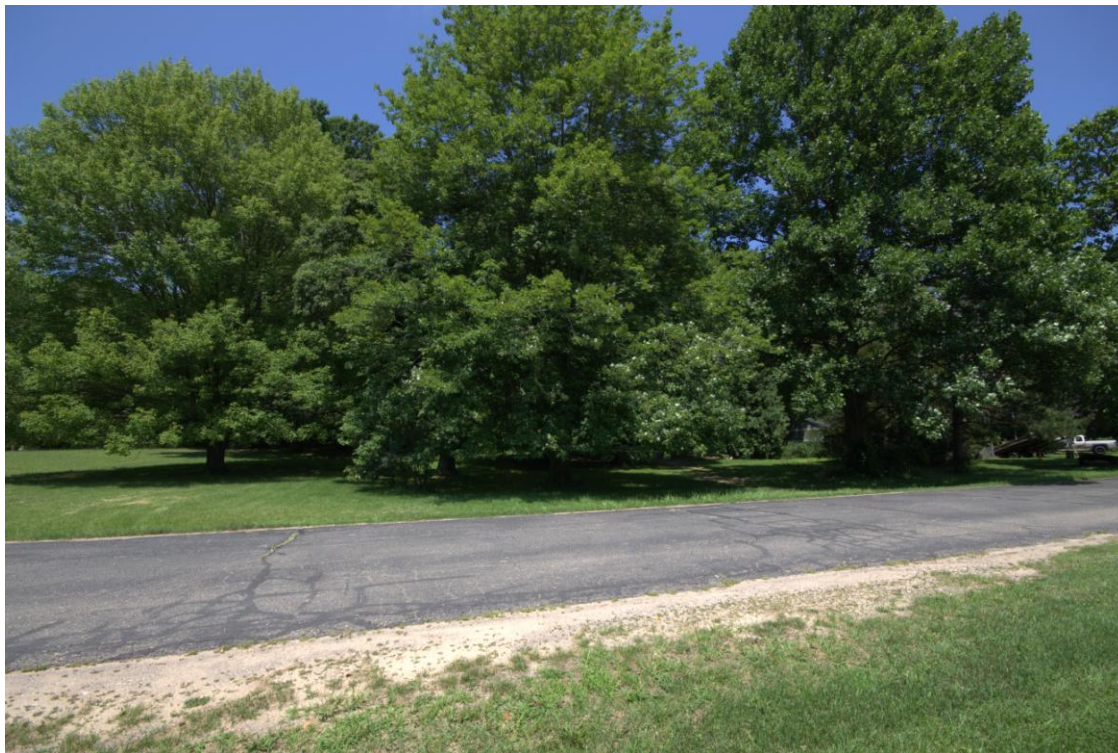
Jerdon Real Estate, Inc.

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VISIT OUR WEBSITE WWW.JERDON.NET

MY STATE MLS MyStateMLS #11325330



(Sunrise Rd acreage)

PRICE: \$79,900.

LOCATION:

CABLE LAKE ACCESS ACREAGE & LOT

Address: Sunrise Rd., Dowagiac MI 49047

Lot Size: Sunrise Rd Acreage: 1.55+/- acres, 108' on Sunrise, 259' across back by 384' deep.
Lot 11, Block 9: 40' on 4th Street by 120' deep.

Taxes: 2023 \$647.08 (Non-Homestead) w/2024 SEV might be \$1,321+/- estimate only not guaranteed*

Tax ID #: 14-130-005-005-01 & (Lot 11, Blck 9) 14-130-224-011-00

Lake Size: 91 Acres (private, no watercraft engines)

School District: Dowagiac **Beach:** Private access beaches (Not public)

Street: Paved public **Possession:** At closing

REMARKS: The parcel to build upon is the acreage parcel on Sunrise Rd. The Lot in Wildwood Sub., simply affords access to its private beaches. An annual and nominal HOA fee is expected in Wildwood. Sunrise Rd should have municipal sewer available but please contact the Sister Lakes Area Sewer Authority. Contact Silver Creek Twp for building and zoning codes. Lot 11, Blk 9, is not likely to qualify for building as it does not apparently front on a sewer line; thus, septic and building codes may prevent building.

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

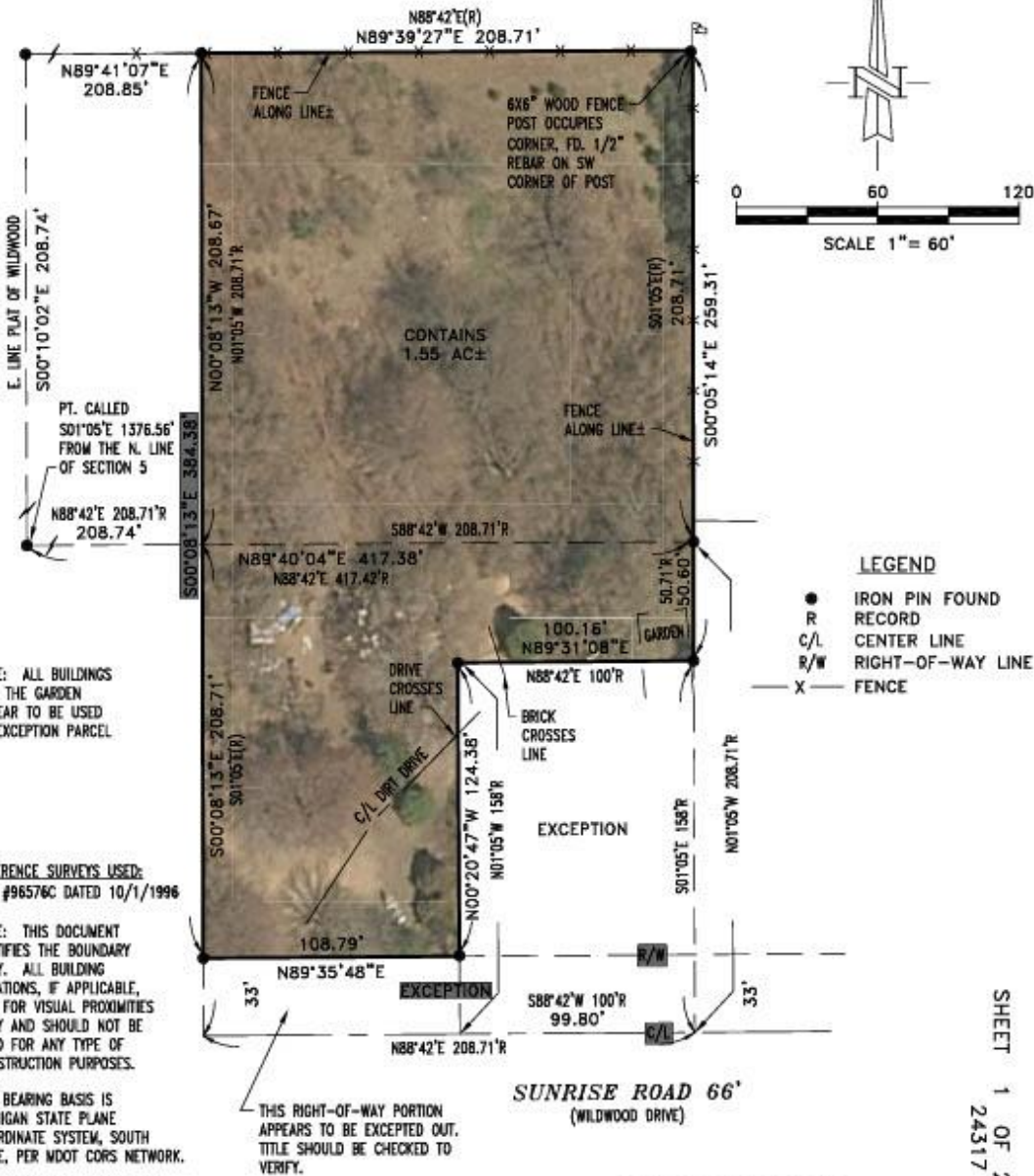


NOT A SURVEY

Red lines are private beach access sites. Yellow lines are the properties offered. General sketch; not a survey.

CERTIFICATE OF SURVEY:~

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION
5, SILVER CREEK TOWNSHIP, CASS COUNTY, MICHIGAN



NOTE: ALL BUILDINGS AND THE GARDEN APPEAR TO BE USED BY EXCEPTION PARCEL

REFERENCE SURVEYS USED:
SLS #96576C DATED 10/1/1996

NOTE: THIS DOCUMENT CERTIFIES THE BOUNDARY ONLY. ALL BUILDING LOCATIONS, IF APPLICABLE, ARE FOR VISUAL PROXIMITIES ONLY AND SHOULD NOT BE USED FOR ANY TYPE OF CONSTRUCTION PURPOSES.

THE BEARING BASIS IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PER MDOT CORS NETWORK.

ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.
TO: MIKE DARCY

I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS A. STEPHENSON, PS #4001046689

- LEGEND**
- IRON PIN FOUND
 - R RECORD
 - C/L CENTER LINE
 - R/W RIGHT-OF-WAY LINE
 - X FENCE

SHEET 1 OF 2 SHEETS
24317

