



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11293547



(Not a survey)

PRICE: \$995,000

LOCATION:

INDIAN LAKEFRONT BUILDING SITE

Address: 55049 Indian Trail, Eau Claire MI 49111
Sec./Twp/County: Silver Creek Twp., Cass County MI
Lot Size: 1.42+/- Acres, 123' on lake, 80' on Brush Lk Rd., by 394' deep.

Taxes: 2024 Estimated at \$11,900 (non-Homestead).
Tax ID #: 14-130-149-032-00 & 14-130-149-033-00
Street: Public paved & 2nd private drive access on South side of site. **Possession:** At closing
Water: Existing 5" well/pump
Electric Utility: On site.
Sewer: Municipal sewer on site.

REMARKS: Great building site. Silver Creek Building codes in effect plus seller will mandate on deed restriction that at least 2,400 SF or larger dwelling & site cannot be split into two building sites. Township setbacks include 30 ft from water's edge excluding ground level patios. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. Lines on photo not a survey. NEW SURVEY FORTHCOMING. Property can also be accessed off of Indian Trail as a private road 'dead-ends' at this property (or build drive way in from Brush Lake Road.)