



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11191702



PRICE: Wa \$184,500. NOW \$149,900

LOCATION:

INDIAN LAKEFRONT LOT

Address: Parcel #1, (South Parcel), Indian Lake Road, Dowagiac MI 49047

Lot Size: 60' on lake & across back by approximately 230' deep. (will be re-surveyed to add approx. 100' to existing lot depth; Note: State statute caps lot depth to 4 times of lot width)

Taxes: 2022 \$498 (Non-Homestead) w/2023 SEV might be \$4,200 +/- estimate only not guaranteed*

Tax ID #: 14-130-030-064-02 (Silver Creek Twp)

Lake Size: 500 Acres

School District: Dowagiac **Beach:** Very sandy

Street: Paved public + private drive to hilltop **Possession:** At closing

REMARKS: Panoramic hilltop view of lake viewing sunsets, sandy swim beach. Two lots total available. Must cross Indian Lk Rd to access shore area. Several options to build from lower level, walkout at hill top, or to the East of private drive on nice level area overlooking lake. Municipal sewer does not cross this property. However, potential to connect to sewer main located to the South or septic possible. Parcel #2 will have septic permit for flat hilltop area as terrain has good elevation & soils for septic. 15' private drive from Indian Lk Rd for hilltop access is not publicly maintained. Silver Creek Twp building & zoning in effect. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Subject to 'property line adjustment' approval from Twp to deepen lots to max depth allowed. Lines drawn on photos are not survey lines & only general reference.

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