



## Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10937319



**PRICE: \$475,300.**

### LOCATION:

**91.4 +/- Acre Farm, Dewey Lk St & Atwood Rd**

**Address:** Dewey Lake St/Atwood Rd, Dowagiac MI 49047

**Sec./Twp/County:** Secs 4 & 5, Wayne Twp., Cass County MI

**Approx. Total Acres:** Both parcels combined 91.4 +/-

**Approx. Tillable Acres:** Both parcels combined 81 +/-

**Taxes:** 2019 Approximately \$1,303 (East parcel will increase as approx 12 acres presently not on this tax bil.)

**Tax ID #:** #14-150-005-022-00(West parcel) #14-150-004-011-00 (East parcel)

**Street:** Paved **Possession:** Subject to 2020 crops

**Soils:** See soils map, nearly all Glendora Muck.

**Current Year Crop Grown:** Soybeans

**Past crops:** Corn or soybeans

**REMARKS: HIGH YIELD DRY LAND SOILS! WEST PARCEL: 39.4 +/- Acres, USDA 32.5 acres tillable, soils: Glendora Muck. EAST PARCEL: Has tiling, approx 48.5 +/- tillable, mostly Glendora Muck. Seller will survey East parcel, lines to run approx center of drainage ditches. All acreage amounts are approximate. Aerial is not a survey. \*\*Jerdon cannot guarantee tax estimate but provides to assist the buyer.**





