



Jerdon Real Estate, Inc.

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PRICE: \$97,500.

LOCATION:

INDIAN LAKE CHANNEL FRONT (LOT #21)

- Address** : Moody Drive, Eau Claire, MI 49111
- Lot Size** : 37.8' on water, 36' on road by 265/275' deep.
(Depth dimension above is for "dry" land but actual depth runs to center of channel)
- Taxes** : '08 \$352 (Non-Homestead); w/'08 SEV might be \$1,892 +/- estimate only*
- Tax ID#** : 14-130-030-036-80 & 14-130-180-021-01
(Silver Creek Twp.)
- Lake Size** : 500 acres
- School District:** Eau Claire **Beach:** No Sand
- Street** : Private gravel
- Utilities** : Electric, phone, Cable TV. Sewer: tap fee
Currently \$7,000 +/-
- Neighborhood:** Oak Grove

REMARKS: Beautiful channel lot with nice view of lake from shore area. Steel sea wall makes this a great advantage for docking a boat or building a board walk along the top of it. Deed restrictions state: max 3' wide pier in channel installed parallel to sea wall, watercraft also must be parallel to shore. Directions: M-62 N. on Brush Lk Rd, R. on Moody Drive. Silver Creek Township building code is in effect. Township Hall telephone is (269) 424-3025 ask for building department. According to Township, tap in fee for sewer is currently at \$7,000 +/- . Typically, on a lot of this size, side yard setback of 5' to outward projection of dwelling which means the eaves or gutters.



View from shore towards road.



View of lake from shore area.



Road scene.

