



## Jerdon Real Estate, Inc.

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Phone (269) 782-4000

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**PRICE: \$39,900**

### LOCATION:

### LAKE OF THE WOODS CHANNEL LOT

- Address** : Prospect Drive, Decatur, MI 49045  
**Lot Size** : 75' along waterfront by 134' deep  
**Taxes** : '07 \$486 (Non-Homestead) property is under tax assessment appeal.  
**Tax ID#** : 80-10-045-015-00 (Decatur Twp.)  
**Lake Size** : 289 Acres  
**School District:** Decatur  
**Beach** : No Sand  
**Possession** : At closing

**REMARKS:** Very nice building site. Septic and well permits already approved. Locate on this full rec lake & enjoy a great vacation home. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer.

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



**WATERFRONT**  
FOR SALE  
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REAL ESTATE, INC.  
202 782-4000  
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FOR SALE **LOT**