



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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PRICE: \$89,900

LOCATION:

MAGICIAN LAKEFRONT (LEASED LAND)

Address	: 30962 Currans Bch, Hse #6702, Dowagiac, MI 49047	Built	: Unknown
Approx Sq Ft	: 861' (O.D.)	1st Bedroom	: 9 ½ x 11 ½'
Lot Size	: 58' on lake, 21' in back, 213/216' deep, street divides the parcel	2nd Bedroom	: 9 x 11 ½'
Taxes	: Personal property only, \$723 (Non-Homestead) w/'08 SEV might be \$916 +/- *Estimate only not guaranteed	Bath	: Full Tub/shower
Tax ID#	: 14-130-500-005-00 (Silver Creek Twp.)	Kit/Liv/Din	: 11 x 27'
Lake Size	: 528 Acres	Patio	: 12 x 33'
School District:	Dowagiac	Front Porch	: Enclosed 7 ½ x 16'
Roof	: Shingles	Storage Shed	: 8 x 8'
Elec Service	: 60 Amp fuses	Beach:	Sandy
Construction	: Frame	Street:	Private gravel
Heat	: Propane gas wall htr	Siding:	Vinyl
Possession	: At closing	Walls:	Dry wall/Knotty Pine
Sewer	: Municipal, \$600/yr until paid	Bsmnt:	Crawl space
		Water:	Well/jet pump
		Water Heater:	50 Gal electric

REMARKS: "Leased land" is an affordable means to purchase with a low sales price on this premier lake. Cottage is purchased as personal property and site is leased from the land owner. Landowner is not selling land. Current Lease runs to 2020. \$6k /year to 2010, \$6.5K/year 2011 to 2015, \$7K/year from 2016 to 2020. CPI increases. Also \$_____ for portion of real estate taxes plus \$600/year for sewer assessment until paid in full. Included: Range, refrigerator, microwave, 3 bunk bed sets, king bed w/springs & mattress, 2 chests of drawers, dining table w/4 chairs, 2 couches, coffee table, 2 lamp tables, 2 floor lamps, 2 table lamps, TV & stand, 3 chaise lounges, 2 wicker tables, Directions: M-152 to Polk Road to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

