



Jerdon Real Estate, Inc.

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PRICE: \$719,000

LOCATION:

W. SADDLEBAG & FINCH LAKEFRONT ACREAGE

- Address** : Saddlebag Rd, Decatur, MI 49045
- Lot Size** : Approx. 87 +/- Acres, General estimated at maybe 1,666' on W. Saddlebag Lk & 120' along Finch. Approx. 493' along road. (see aerial). Max depth (North to South) is 2,623' and max width (East to West) might be \$2,150 +/- . Dimensions are not guaranteed.
- Taxes** : '08 \$742 (Homestead) w/'09 SEV might be same \$2,717 OR \$4,407 Non-Homestead* Additional \$12.50 appeared on tax bill for sewer road frontage.
- Tax ID #** : 14-050-0007-004-00 (Marcellus Twp.)
- Lake** : West & Saddlebag Lakes combined are 103 acres, also connects to Finch (114 acres) & Big Fish(340 Acres) with total water acreage of about 600 acres. Connecting waterways all accommodate boats.
- School District:** Marcellus
- Street** : Private gravel
- Possession** : At closing

REMARKS: 12' x 16' Camper's hut with propane gas located on property. See aerial of property. All wooded, scenic wildlife galore, deer hunter's paradise, turkey, fox, coyote, small game, remote trails, wetlands, large timber. Trails make for great hiking, cross country skiing, snowmobiles, ATVs, hunting, bird watching, upland and wetland birds galore. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Directions: Marcellus Hwy, N. on Lawrence, R. on Oak/Park, L. on Saddlebag Rd to property on right. ONCE IN A LIFETIME WATERFRONT ACREAGE!!!!



Shore on W. Saddlebag Lake.



Winding trails throughout.



Camper's Hut.



Far shore is this property (W. Saddlebag Lake).