

**Jerdon Real Estate, Inc.**

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VISIT OUR WEBSITE WWW.JERDON.NET**PRICE: \$119,000.****LOCATION: DIAMOND CHANNELFRONT LOT****Address:** Tulip Tree Lane, Cassopolis MI 49031 (Lot #20, Diamond View Sub.)**Lot Size:** 70' along water, 71' on road by 152/161' deep.**Taxes:** 2013 \$1,080 (Non-Homestead) W/2014 SEV might be \$1,872+/- estimate only not guaranteed***Sewer:** Mandatory connection, Contact Calvin Township for tap-in fee www.calvintownhip.com or Email: cal2620@qtm.net**Tax ID #:** 14-010-170-020-00 (Calvin Twp)**Lake Size:** 1,020 Acres**School District:** Cassopolis**Street:** Paved public**REMARKS:** Great building site! Municipal sewer makes for easy building. SEE PLAT MAP POSTED ON OUR WEBSITE FOR LOT & CHANNEL LAYOUT. (LOT #20) Just a very short ride to the lake! **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)