



Jerdon Real Estate, Inc.

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PRICE: \$85,000.

LOCATION: 40 ACRES: Woods, Pines, Flowing Stream

- Address** : M-40 South and Dutch Settlement Rd., Marcellus, MI 49067
- Lot Size** : 40+/- Acres: All approximates & general estimates: 2,100'+/- along M-40, 390'+/- along Dutch Settlement Rd. 3.42+/- Acres tillable along M-40, flowing stream from Skyhawk Lake runs through Center of acreage & has bends & meanders. About 5 Acres of Pines & mature Hardwoods on high Ground on the East property line.
- Taxes** : Unknown, will be divided off of large farm tax parcel after closing. Using asking price, might be Homestead at \$1,237+/- OR \$2,002+/- Non Homestead; *estimate only not guaranteed.
- Tax ID #** : Part of \$14-050-034-002-00 (Marcellus Township)
- School District:** Marcellus
- Street** : Public paved
- Possession** : At closing, subject to farm lease through 2013. (see below)

REMARKS: About 35 woods, good potential to dig a fish pond, flowing stream meanders through acreage, has 3.42+/--Acres tillable open ground under farm lease through 2013 where buyer will receive farm rent income from seller at closing for remaining years at \$150 p/acre p/year. Several locations good for building. Has wetlands, high & low woodlands. MONSTER WHITETAIL COUNTRY. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.