



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: Was \$69,900. NOW \$59,900

LOCATION:

FARM HOUSE & DETACHED APARTMENT

Address : 55489 M-40 South, Marcellus, MI 49067
Approx Sq Ft : 1,848' (O.D.)(636 SF 2nd Level)
Lot Size : All measurements to center of road; 1.4 +/- Acre
 Approx. 218' along M-40 by 287' deep.

Taxes : Currently taxed with farm land, etc. Based on asking price, a general estimate might be \$1,332 (50% homestead) OR \$1,647(Non-Homestead)

Tax ID# : Part of 14-050-034-002-00 (Marcellus Twp)

School District: Marcellus

Roof : Shingles

Elec Service : 60 amp

Construction : Frame

Possession : At close

Heat : CFA Oil, elec. Baseboard in one bedroom.

Water Heater : 50 gal. elec.

Sewer : Septic type

Built : 1800s APT: Unknown

1st Bedroom : 12 x 15'

2nd Bedroom : 9 x 10½'

3rd Bedroom : 12 x 15' (2nd Level)

4th Bedroom : 13 x 17' (2nd Level)

Bath : Full tub/shower

Bath : Half (2nd Level)

Living Room : 13 x 19½'

Kit/Dining : 13 x 17'

Utility : 10 x 14' (irregular)

Fireplace : Brick, wood burning

Garage : 1-Car attached 12 x 22'

DETACHED APARTMENT: SF: 949', (1) Bedrm: 12x15 Bath: Full Shower Kit/Dining: 9½x14 Liv Rm: 13x25 Utility: 5x11 Elec: 170 amp Heat: Elec baseboard Fireplace: Limestone Roof: NEW '10 Water: Shared well Crawl space: Siding: Wood Dryer hook-ups. Garage: Attached 1-Door 26x33

REMARKS: Apartment provides income potential or guest quarters. Included: appliances in house & apartment, if any, window treatments. Township zoning indicates that on-site livestock not permitted on this site due to its size.

*Jerdon cannot guarantee tax estimate but provides to assist the buyer. Typically, Mich. Property taxes are not based on actual sales prices of a specific property. This estimate is based on the asking price herein, so contact assessor. INCLUDED: All appliances.

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



Detached apartment & shop.

