



## Jerdon Real Estate, Inc.

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**PRICE: \$199,500.**

### LOCATION: 73 ACRES & FARM HOUSE + CREEKFRONT

<b>Address</b>	: 55253 M-40, Marcellus, MI 49067	<b>Built</b>	: 1881+/-, addition 1930s+/-
<b>Approx Sq Ft</b>	: 1,990 (784 SF 2 <sup>nd</sup> Level)	<b>1<sup>st</sup> Bedroom</b>	: 10 x 14'
<b>Lot Size</b>	: 73 +/- Acres; 1,400' along M-40 by 1/2 Mile deep. (cut outs & add-ins, see aerial)	<b>2<sup>nd</sup> Bedroom</b>	: 14 x 14' (2 <sup>nd</sup> Level)
<b>Taxes</b>	: Using the asking price herein & 2010 millage rates, might be \$2,795 as Homestead OR \$4,595 Non-homestead; estimate only not guaranteed*	<b>3<sup>rd</sup> Bedroom</b>	: 9 x 14' (2 <sup>nd</sup> Level)
<b>Tax ID#</b>	: Part of #14-050-034-008-00	<b>4<sup>th</sup> Bedroom</b>	: 8 x 13' (2 <sup>nd</sup> Level)
<b>School District:</b>	Marcellus	<b>Bath</b>	: Full Tub/shower (2 <sup>nd</sup> level)
<b>Roof</b>	: NEW '09	<b>Bath</b>	: Full tub
<b>Elec Service</b>	: 100 amp	<b>Living Room</b>	: 11 x 29' (Oak floors)
<b>Construction</b>	: Frame	<b>Kitchen</b>	: 10 x 15'
<b>Heat</b>	: CFA oil	<b>Dining Room</b>	: 13 x 19'
<b>Possession</b>	: At close	<b>Utility</b>	: 7 1/2 x 9'
<b>Water Heater</b>	: 80 gal elec.	<b>Porch</b>	: 5 1/2 x 20'
<b>Sewer</b>	: Septic type	<b>Garage</b>	: 2-Car attached 24 x 25'
		<b>(3) Barns</b>	: Bank barn 31 x 43', 28x61, 18x28

**REMARKS:** 2<sup>nd</sup> Level has newer dry walling/painting, some new windows, gutters oak floor in living rm., **ACREAGE (SEE AERIAL):** Has the frontage on the Skyhawk Lk Creek which heads N. to Pickerel Lk & becomes the Rocky River. Discover scenic canoeing, hiking, and hunting. Both rolling high ground & lower ground, woods, some timber value, bubbling springs & trickles into creek bottom, canoe landing. Mature hardwoods of oaks, maples, cherry. Wetland plants & transition cover/forest edge. Has shallow ponds, potential to dig fish pond too. Hunting loaded with ducks, geese, sand hill cranes, monster Buck country, turkey. Contains about 7 1/2 acres tillable under farm lease through 2013 w/buyer receiving 3-yr rent income at closing equal to \$150 p/acre p/yr. \*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)