



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**RESERVE PUBLIC AUCTION AUG. 2, 2008 @ 12:00 NOON EST**

**WALT & MARIE HUFF ESTATE  
INDIAN LAKE CHANNEL FRONT (LOT #22)**

### LOCATION:

- Address** : Moody Drive, Eau Claire, MI 49111
- Lot Size** : 38.8' on water, 40' on road by 191' deep. (Depth dimension above is for "dry" land but actual depth runs to center of channel)
- Taxes** : '07 \$429.14 (Non-Homestead); w/'08 SEV might be \$2,040 +/- estimate only\*
- Tax ID#** : 14-130-030-036-70 & 14-130-180-022-00 (Silver Creek Twp.)
- Lake Size** : 500 acres
- School District:** Eau Claire                      **Beach:** No Sand
- Street** : Private gravel
- Utilities** : Electric, phone, Cable TV. Sewer: tap fee Currently \$7,000 +/-
- Neighborhood:** Oak Grove

**REMARKS: ALSO, JERDON HAS THE ABUTTING VACANT LOT FOR SALE (LOT #21) OF SIMILAR SIZE. SEE LISTING #B-3548.** Beautiful channel lot with nice view of lake from shore area. Steel sea wall makes this a great advantage for docking a boat or building a board walk along the top of it. Deed restrictions state: max 3' wide pier in channel installed parallel to sea wall, watercraft also must be parallel to shore. Directions: M-62 N. on Brush Lk Rd , R. on Moody Drive. Silver Creek Township building code is in effect. Township Hall telephone is (269) 424-3025 ask for building department. According to Township, tap in fee for sewer is currently at \$7,000 +/- . Typically, on a lot of this size, side yard setback of 5' to outward projection of dwelling which means the eaves or gutters. If this & Lot 21 were combined, then 7' sideyard setbacks. "White" building on site is basically a storage shed.



Waterfront yard area.



View from shore towards road, shed on lot.



View of lake.



Road scene.

