



## Jerdon Real Estate, Inc.

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**PRICE: \$ 95,000**

### LOCATION:

**63291 M-40 JONES, MI**

<b>Address</b>	: 63291 M-40 Jones, MI 49061	<b>Built</b>	: 1930 +/-
<b>Approx Sq Ft</b>	: 1,790' (O.D.)	<b>1<sup>st</sup> Bedroom</b>	: 11 x 12' Lower Level
<b>Lot Size</b>	: 16+/- Acres 528' on M-40, 528' in back by ¼ mile deep. 6+/- Acres tillable.	<b>2<sup>nd</sup> Bedroom</b>	: 11 x 15'
<b>Taxes</b>	: 2012 \$794 (Homestead); w/'13 SEV might be \$2,043 +/- Estimate only not guarantee*	<b>3<sup>rd</sup> Bedroom</b>	: 11 x 12'
<b>Tax ID#</b>	: 14-120-011-005-01	<b>4<sup>th</sup> Bedroom</b>	: 10 x 11'
<b>School District:</b>	Constantine	<b>5<sup>th</sup> Bedroom</b>	: 9 x 10'
<b>Roof</b>	: Shingles	<b>Bath</b>	: Full Tub Lower Level
<b>Elec Service</b>	: 60 Amp	<b>Living Room</b>	: 14 x 17'
<b>Construction</b>	: Frame	<b>Dining</b>	: 14 x 14'
<b>Heat</b>	: Propane/Wood Burner	<b>Kitchen</b>	: 11 x 15'
<b>Possession</b>	: At close	<b>Porch</b>	: 2-Enclosed: Front 7x21' Back 7x14'
<b>Water Heater</b>	: 30 Gal	<b>Garage</b>	: Attached 20 x 48'
<b>Sewer</b>	: Septic type	<b>Old Barn</b>	: 34 x 80'

**REMARKS:** 2013 SEV or assessed value is \$73,700, when doubled true-cash value is \$147,400 and these amounts should be appealed for the March Board of Review. Property is in disrepair & being sold completely 'as is'. Directions: From M-60 at Jones, turn right (S) on M-40; after crossing Harvey St., property on left. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. ALL CONTENTS, DEBRIS, ETC., ON SITE AT CLOSING ACCEPTED BY PURCHASER.

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

