



Jerdon Real Estate, Inc.

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PRICE: Was \$286,500. NOW \$229,900.

LOCATION: LOG CABIN, TROUT STREAM, 11.4 +/- ACRES

Address : 55377 Griffis Road, Cassopolis MI 49031
Approx Sq Ft : 1,351' (O.D.)(444' 2nd Level)
Lot Size : 11.4+/-Acres; seller to provide a stake survey at closing approx 600' +/- along road by 822'
Taxes : Not accurate because it is not split from other property. 2013 \$2,807.19 (Homestead)
Tax ID# : 14-140-031-005-00, Part of 14-140-031-004-00
School District: Dowagiac
Roof : Shingles
Elec Service : 200 amp
Construction : Log
Heat : CFA propane gas
Possession : At closing
Water Heater : 50 gal electric
Sewer : Tank & drain field

Street: Public gravel
Siding: Log
Walls: Log/Dry wall
Bsmnt: Full
Water: 5" well/pump

Built : 1997-1999
1st Bedroom : 10½ x 14'
2nd Bedroom : 11 x 12½' (2nd Level)
3rd Bedroom : 10 x 11½' (2nd Level)
Bath : Full tub/shower
Bath : Full tub (2nd Level)
Living Room : 11½ x 20'
Kit/Dining : 11½ x 19½'
Pantry : 4½ x 5' (Walk-in)
Pole Barn : 3-Sided 30 x 40'

Small House: 674 SF, (2) BRs 8x11 ½ , 10 x 11 ½, Kit/Dining 11x11 ½ Liv Rm 11 ½ x 14 ½ Elec base heat, 2-car attached garage, full basement

REMARKS: Here's a once in a lifetime chance to buy a log cabin on a premiere trout stream. Paradise awaits! 10+/- Gorgeous acres along this waterfront. Fly fishing paradise! Deer, turkey, small game, etc., too! Very quiet location. Has finished family room in basement, washer/dryer hookups, ready for wood burner with chimney/flew, Bilco door, *Jerdon cannot guarantee tax estimate but provides to assist the buyer. "Small House" needs work & is on separate tax parcel (1/2 Acre). Taxes are not accurate as it does not reflect property split.

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