

#J-3706



## Jerdon Real Estate, Inc.

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**PRICE: WAS \$49,900. NOW \$39,900**

### LOCATION:

**FIRE SALE, 1.23 Acres, NEW Septic, Barn, Well**

**Address :** 68332 M-62, Edwardsburg, MI 49112

**Lot Size :** 1.23 Acres +/- 215' along road by 250' deep (to approx center of road).

**Taxes :** 2010 \$1,422.10 (**Non**-Homestead) OR Homestead might be \$850 +/-.

**Tax ID # :** 14-090-005-009-00 (Ontwa Twp)

**School District:** EDWARDSBURG SCHOOLS

**DETAILS:** Fire caused substantial damage to house in April, (1993 Manufactured home). Foundation inspected twice and building inspector verbally cleared it for new construction. **FULL 8 FT. POURED WALL BASEMENT** that is approximately 26'7" wide by 48' Long. SHOULD ACCOMMODATE new manufactured or modular home. Elec service on site at pole. 3 Decks may be utilized again. 5" water well were working in April. **New septic dry wells in 2010 includes two 900 gallon each dry wells, tank pumped before installation, paddle valve, and riser.** **24 x 32' BARN** WITH ELECTRIC, dirt floor, newly painted. Ontwa Township building codes in effect. Subject to utility easements and underground pipeline easement. SURVEY AVAILABLE TOO! SELLER IS REAL ESTATE BROKER.



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