



Jerdon Real Estate, Inc.

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PRICE: Was \$89,900. NOW \$59,900.

LOCATION: MILL POND LAKEFRONT ACREAGE(Parcel #3)

Address : 143 Conifer Trail, Dowagiac MI 49047 (PARCEL #3)

Lot Size : 6.05+/- Acres; 245' along lake, max width over 500', 150' on road, by 509/576' deep.

Taxes : 2017 \$280 (Non-Homestead) w/2017 SEV might be \$885+/- estimate only not guaranteed

Tax ID # : 14-160-321-001-15 (City of Dowagiac)

Lake Size : 149 Acres (small engine or No wake)

School District: Dowagiac

Beach : Undeveloped

Street : Public paved

Utilities : Must connect to City water, septic system permits obtained, natural gas available, city electric.

Possession : At closing.

REMARKS: Beautiful acreage with hardwoods & pine plantings. Must connect to City water, optional to connect to city sewer or can install own septic system, Seller will bring underground electric to centerline between Parcels #2 & #3; Natural gas available to property. City building code in effect plus property restrictions SEE RESTRICTIONS FOR COMPLETE DETAILS. Seller is Mich real estate licensee. *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)