



## Jerdon Real Estate, Inc.

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**PRICE: Was \$89,900 NOW \$54,900.**

### LOCATION:

### PARADISE LAKEFRONT LOT

- Address** : Arwine Road, Cassopolis, MI 49031
- Lot Size** : 62' on lake, approximately 62' in back by 173' deep
- Taxes** : 2011 Taxes \$2,085 \*\* (Non-Homestead); w/2012 SEV might be \$1,652 +/- \*Estimate only not Guaranteed. (2012 taxes were appealed downward from 2011)
- Tax ID #** : 14-010-002-024-50 (Penn Twp.)
- Lake Size** : 185 Acres
- School District:** Cassopolis
- Beach** : Some sand.
- Street** : Gravel public
- Possession** : At close

**REMARKS:** \*\*Another \$23.91 appeared on tax bill for sewer assessment w/remaining purchase of \$257. Additional tap-in fee of charged upon construction. Directions: E from Cassopolis on M-60, R (S) on Calvin Center, L (E) on Brownsville, L (N) on Arwine to property. \*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)