



Jerdon Real Estate, Inc.

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PRICE: \$287,500. (or the East or West Half for \$147,500 each)

LOCATION: LAKE OF THE WOODS LAKEFRONT RESORT OR BUILDING SITE(S)

Address : 46550 86th Avenue, Decatur, MI 49045
Approx Sq Ft : From 280 to 400 SF each. Caretaker's is 440 SF.
Lot Size : 2 Acres: 100' on lake, 366' on road by 377/461' deep.
Taxes : '09 Taxes \$5,299 (Non-Homestead); w/'10 SEV might be \$6,280 +/- Estimate only not guaranteed*

Built : Unknown
Bedroom : 1 in each unit (except 1 "Studio")
Bath : Full shower or tub/shower each
Living Room : 1 in each unit
Garage : 1-Car attached to Caretaker's cabin.

Tax ID# : 80-10-024-022-20 (Hamilton Twp.)
Lake Size : 265 Acres
School District: Decatur
Roof : Shingles
Elec Service : 1 Service
Construction : Frame
Sewer : Septic type
Possession : At closing subject to tenants
Water Heater : (5) 20 Gal electric (in each unit)
Heat : Natural gas wall heaters in most units & caretakers has CFA
Beach: Sandy
Street: Paved public
Siding: Vinyl
Walls: Composition board
Bsmnt: None
Water: 2" well/jet pump

REMARKS: Possible one or two building sites by dividing property. Property widens to 366' along the road . Building setbacks are : each home must be built at 80' site width (each), side yard setback is 10', lakefront setback 30' from high water mark, & 25' setback from road. 5 rentals with additional caretaker's cabin. Property offers several options for large family, multi-family , resort renting, or redevelopment into single family sites. Great location, large 2 acre site, & sandy beach. Directions: Take M-51 South of Decatur, MI, North on 4750th, Right (East) on 86th Ave to property. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

