



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$89,900. Now \$69,900.**

### LOCATION:

### INDIAN LAKEFRONT LEASED LAND

**Address** : 55526 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,207 (O.D.)(493' on 2<sup>nd</sup> Level)  
**Lot Size** : Unknown, might be 35' on lake by 300' deep,  
 But only a guess.  
**Taxes** : 2011 \$711 (Non-Homestead) w/2012 SEV might be  
 \$964 +/- estimate only (Personal property taxes)  
 2012 Lease was \$8,700  
**Tax ID#** : 14-130-505-004-00 (Silver Creek Twp)  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : NEW 2012 wall furnace  
**Possession** : At closing  
**Water Heater** : None  
**Sewer** : Municipal

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11 ½ x 13½  
**2<sup>nd</sup> Bedroom** : 10 x 13½'  
**3<sup>rd</sup> Bedroom** : 9 x 13 ½'  
**Bath** : Half  
**Living Room** : 13 ½ x 21'  
**Kitchen** : 7 ½ x 10'  
**Dining** : 9½ x 10'  
**Porch** : Enclosed front 10 x 13 ½'  
**Shed** : 12 x 16'

**Neighborhood:** Indian Lake Club

**REMARKS: LEASED LAND** in historic Indian Lake Club; all buyers must be approved by Club & must agree to Club's master lease with land owner. INCLUDED: range, ref., din table & 8 chairs, 2 dressers, 3 chest of drawers, double & 2 single beds w/springs/mattresses, metal cabinet, 3 rocking chairs, 2 couches, 4 lamp tables, 2 table lamps, floor lamp, 4 wicker chairs, wicker coffee table, recliner, secretary, TV & stand, upholstered chair, all window treatments, pier w/supports, pontoon boat & motor, lawn mower, canoe, ladders, various tools, vacuum, waders, dishes, pots,, pans. \*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)

