



Jerdon Real Estate, Inc.

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MY STATE MLS  MLS#11909005



PRICE: \$189,900.

LOCATION:

PIPESTONE LAKEFRONT BUILD SITE

Address: 8792 Skibbe Drive, Benton Harbor MI 49022

Lot Size: **Estimated only:** Approx. 100' on lake & road by 240' deep. (Property may run to North side of private road)

Taxes: 2025 \$1,593.37 (Homestead). Tax amount does not reflect future taxes after purchase or consideration Of homestead status of next owner.

Tax ID #: 11-01-0026-0008-61-0

Lake Size: 115+/- Acres; all-sport

School District: Watervliet **Beach:** No sand

Street: Paved private c **Possession:** At closing

REMARKS: **Private** road was recently paved. Annual road maintenance is approximately \$150 p/yr. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Dwelling is viewed as a 'tear down' & have obtained a written estimate for demolition. Must be a cash transaction. Contact Bainbridge Township for building & zoning regulations. Lines drawn on aerials are rough approximates and not a survey.

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