



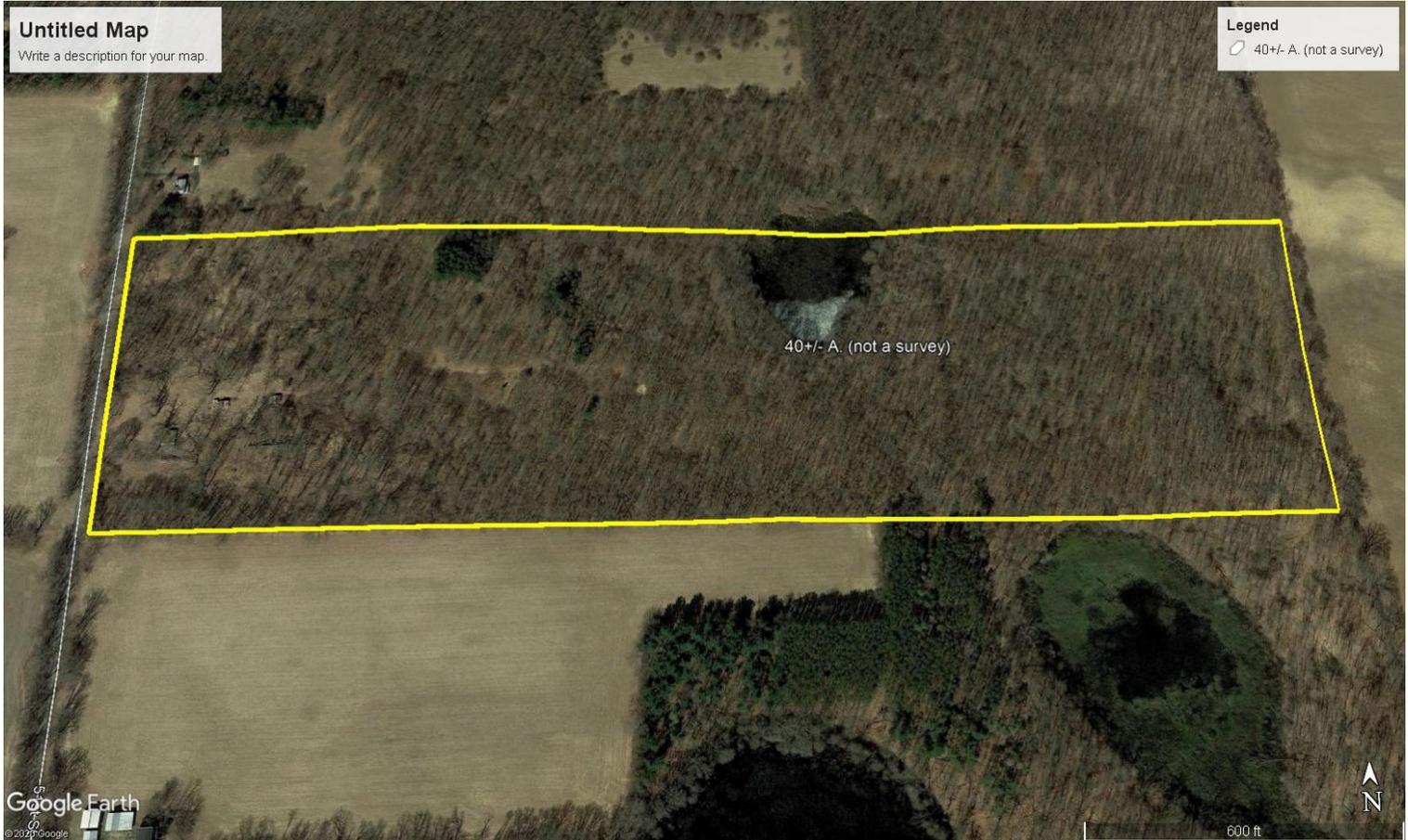
# Jerdon Real Estate, Inc.

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MYSTATEMLS MLS #10932529



(Not a survey. General sketch).

**PRICE: \$125,000.**

**LOCATION:**

**40+/- ACRES, Decatur, MI**

**Address:** 73731 51<sup>st</sup> Street, Decatur, MI 49045

**Lot Size:** 40+/- Acres; Approx. 660' on road by 2,640' deep.

**Taxes:** 2019 \$2,132 (Non-homestead) w/2020 SEV might be \$2,71 +/-  
Estimate only not guaranteed\*

**Tax ID #:** 80-10-003-004-00 (Hamilton Twp)(Van Buren County, MI)

**School District:** Decatur

**Street:** Paved public **Possession:** At closing

**REMARKS:** Quiet & private acreage with mature hardwoods, nearly 100% wooded, wetland area, great building site, recreational land, hunting, whitetail, turkey, ATV riding, and more. Located North of 76<sup>th</sup> Avenue, Sec 3, on East side of road.  
\*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)

