



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**PRICE: Was \$59,900 Now \$49,900.**

### LOCATION:

### INDIAN LAKEFRONT (LEASED LAND)

**Address** : 55772 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 1,052(O.D.)  
**Lot Size** : 45' on lake & road by 114' deep.  
**Taxes** : 2015 Personal Property \$1,608 (Non-Homestead)  
w/2016 SEV might be \$2,015+/- estimate only not guaranteed\*  
**Tax ID#** : 14-130-510-029-00 (Silver Creek Twp)  
**Lease** : \$8,772 per year + portion of real est. taxes  
**Lake Size** : 500 acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 90 amp  
**Construction** : Frame  
**Heat** : needs replacement  
**Possession** : At closing  
**Water Heater** : 30 gal elec  
**Sewer** : Municipal

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 11½ x 12½  
**2<sup>nd</sup> Bedroom** : 11½ x 12½  
**3<sup>rd</sup> Bedroom** : 7 x 10½  
**Bath** : Full Shower  
**Bath** : Half  
**Living Room** : 11 x 23'  
**Kit/Dining** : 8½ x 17½  
**Deck** : 7 x 28'  
**Fireplace** : Wood burning

**Beach:**Very sandy  
**Street:** Public paved  
**Siding:** Vinyl  
**Walls:** Dry wall/panel  
**Bsmnt:** Crawl space  
**Water:** 4" well/sub pump

**REMARKS:** INCLUDED: range, 2 refs., micro wave, dining table & 6 chairs, couch, 4 recliners, TV set & stand, dresser, 2 chests of drawers, 3 end tables, 3 queen beds & roll-a-way bed all w/springs & mattresses, 4 electric heaters, 3 gas grills, all window treatments, flat bottom boat, pier w/supports. \*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)