



Jerdon Real Estate, Inc.

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PRICE: \$39,900

LOCATION:

LITTLE CEDAR LAKEFRONT LOT

- Address** : Sibert Road, Marcellus, MI 49067
- Lot Size** : All approximates: 2.34 Acres; 290' on lake, 227' on road by 381/411' deep +/- . (The north 48' on lake and 9.8' on street includes an easement for back lot owners for ingress and egress to and from the lake.)
- Taxes** : '08 \$440 (Non-Homestead) w/'09 SEV might be \$675 +/- estimate only not guaranteed.
- Tax ID #** : 80-16-033-021-20 (Porter Twp., Van Buren County)
- Lake Size** : Smaller fishing lake
- School District:** Marcellus
- Beach** : No Sand
- Street** : Paved Public. Quiet, low traffic, dead-end street.

REMARKS: Large building site, mostly level but possible walkout basement near lakeshore area. Wooded shore area. Easy access to I-94 and short commute to Kalamazoo, MI. Subject to approvals from Porter Twp for building code, deed restrictions, & septic & water well approvals. Directions: M-40 South of Lawton or North of Marcellus, West on Sibert, on right or North side of Street.

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

