

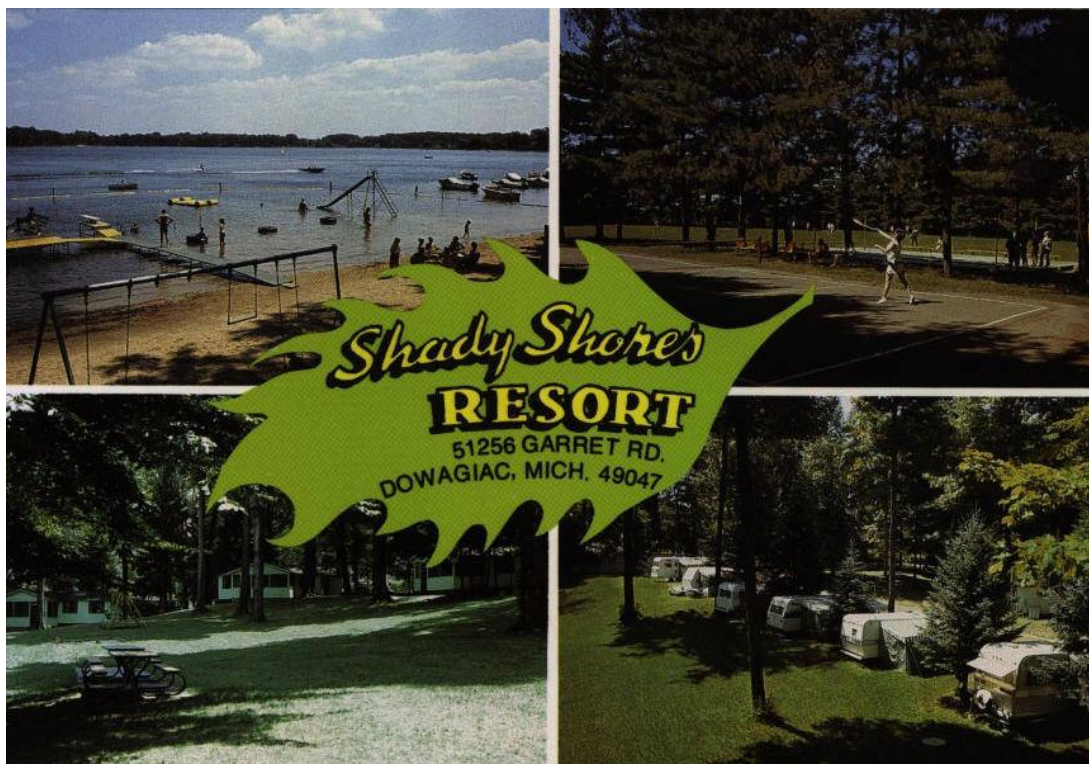


Jerdon Real Estate, Inc.

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PRICE: \$1,375,000.

LOCATION: SHADY SHORES RESORT, DEWEY LAKEFRONT

Address: 51256 Garrett Road, Dowagiac, MI 49047

Lot Size: Approx. 20+/- Acres: All approximates & general estimates: 341' plus 105' along lake, over 1,100' deep, irregular shape; SEE SKETCH DRAWING.

Taxes: 2010 \$10,410 plus \$72 personal property taxes. w/2011 SEV might be \$10,384 +/- plus personal property taxes. Estimate only not guaranteed.

Homestead at \$1,237+/- OR \$2,002+/- Non Homestead; *estimate only not guaranteed.

Tax ID #: (Silver Creek Township) 14-130-210-020-01; 14-130-210-024-01; 14-130-211-064-00; 14-130-211-068-00; 14-130-008-021-01; 14-130-008-003-00; 14-130-008-006-00; 14-130-008-005-00; 14-130-910-012-00

Street : Public paved **Possession:** 60 Days after close subject to tenants, if any.

MAIN HOME & OFFICE:

2,328 SF; (2) Full Baths
1st Bedrm: 13 x 13'
2nd Bedrm: 10 x 13'
3rd Bedrm: 9 x 12'
Liv Rm: 16 x 18 ½' KIT: 9 x 15'
Din Rm: 13 x 16' Office: 13x16'
Extra: 9x10' Heat: Nat. gas
Fireplace; 4" Well;

15 RESORT COTTAGES:

Scenically located cottages within the 20 acres adding privacy & many lake views, & semi-Wooded locations with 1, 2, or 3 bedrooms each.

THE BEST SAND BEACH ANYWHERE!

RV TRAILER PARK/SITES:

Very attractive RV Park area w/28+/- sites. Seasonal occupancy, great maintenance, & Located in back-end of property providing exceptional privacy.

OTHER BULDINGS:

Vintage Pavilion w/4,765 SF; 3-Car detached Garage: 36 x 40';

REMARKS: This historic & popular resort becomes available for the first time since forever. One of the best sand beaches you can find! Wooded beautiful park setting with rolling woodlands & lawn. Ideal for live-in owner, family summer business, & potential for development with site condos provided approvals can be met. City sewer, septic, & several wells. DO NOT ENTER PROPERTY. QUALIFIED BUYERS ONLY. *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)

