



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE [WWW.JERDON.NET](http://WWW.JERDON.NET)



**PRICE: WAS \$169,000 NOW \$149,900**

### **LOCATION: BOGART LAKEFRONT ACREAGE/POND/POLE BARN**

- Address** : Baer Drive, Marcellus, MI 49067
- Lot Size** : 7.9 +/- Acres: SEE SURVEY; 85' along lake, 566' along road by 560' deep, plus more.
- Pole Barn** : 30 x 40' Morton Building.
- Taxes** : Estimated only! Non-Homestead might be \$3,500+/- based on asking price.
- Tax ID #** : Part of #14-080-003-003-04 (Newberg Twp)
- Lake Size** : 35+/- Acres, small engine.
- School District:** Marcellus
- Beach** : No sand.
- Street** : Private gravel
- Possession** : At close
- Directions** : Take M-40 N. of M-60, turn L or E. at "Lumberjack Resort" sign just S. of Dutch Settlement Rd.

**REMARKS:** This is a picture perfect building site(s), wooded acreage, pond, and frontage on this great fishing lake. Feels like the U.P. of Michigan but only 120 miles from Chicago! Easy access to I-80/90 (Toll Road). Also have 4-cabin property for sale on same lake. Most of lake owned by MDNR, so very few homes. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. OWNER will build gravel drive into property which will be shared with another home owner. Multiple building locations possible. SEE SURVEY for layout.

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