



## Jerdon Real Estate, Inc.

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**PRICE: \$65,000.**

### LOCATION:

### INDIAN LAKEFRONT LEASED LAND

**Address** : 55344 Indian Lake Road, Dowagiac MI 49047  
**Approx Sq Ft** : 716' (O.D.)  
**Lot Size** : 36' on lake, less on road by 125' deep.  
**Taxes** : Personal Property taxes \$749 (Non-Homestead)  
 w/2015 SEV might be \$928+/- not guaranteed\*  
**Tax ID#** : 14-130-505-026-00 (Silver Creek Twp)  
**Lease** : Runs to May 2016, \$6,744 per year  
**Lake Size** : 500 Acres  
**School District:** Dowagiac  
**Roof** : Shingles  
**Elec Service** : 150 amp  
**Construction** : Frame  
**Heat** : Electric baseboard  
**Possession** : At closing  
**Water Heater** : Electric  
**Sewer** : Municipal

**Built** : Unknown  
**1<sup>st</sup> Bedroom** : 9 x 12  
**2<sup>nd</sup> Bedroom** : 9 x 12'  
**Bath** : Full shower  
**Living Room** : 11½ x 17½  
**Kitchen** : 9 x 11½  
**Dining** : 11½ x 11½

**Beach:** Very sandy  
**Street:** Private paved  
**Siding:** Slate-like  
**Walls:** Knotty pine  
**Bsmnt:** Crawl space  
**Water:** Well/pump

**REMARKS: INCLUDED:** Range, ref., 2 single beds w/springs & mattresses, all window treatments, pier w/supports. \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. CASH ONLY, lenders will not finance leased land. Historically, this leased land has had 5 yr leases. Buyer assumes remainder of current lease.

