



Jerdon Real Estate, Inc.

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PRICE: \$28,900

LOCATION:

MAGICIAN CHANNELFRONT (LEASED LAND)

Address : 20593 Polk Road, Dowagiac, MI 49047
Approx Sq Ft : 1,049 (O.D.)
Lot Size : 68' on water, approximately 50' on road by 54/143' deep.

Taxes : (Personal Property) '08 Taxes \$423+ sewer(Non-Homestead) w/'09 SEV might be \$477+/- Estimate only not guaranteed* SEE LEASE BELOW

Tax ID# : 14-130-500-061-00 (Silver Creek Twp.)

Lake Size : 528 Acres

School District: Dowagiac

Roof : Unknown

Elec Service : 100 Amp

Construction : Frame

Possession : At close

Heat : Electric base/Electric wall units

Water Heater : 40 Gal electric

Sewer : Municipal sewer, buyer assumes assessment

REMARKS: Included: Range, refrigerator, wood-burning stove, 3 window air conditioners, microwave oven, kitchen table & 6 chairs, glass top table & 3 chairs, 2 base cabinets, sofa bed, double bed, single bed, 2 sets bunk beds, all springs/mattresses, all window treatments, pier, pier supports. Cottage is a "personal property" cottage and taxes above are for the cottage only.

LEASE ITEMS: Lessor will lease for 10 years, lease for 2009 is \$8,145.96 including portion of real estate taxes paid by land owner and a cost of living increase. Also another annual assessment for the new bridge of \$791.90 p/yr. There is a balance of \$10,194.70 principle remaining for bridge. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. Another \$558.72 for annual sewer principle/interest was on '08 tax bill until paid in full. Remaining sewer principle left is \$_____ which can be paid in full anytime.

Built : Unknown

1st Bedroom : 10 x 19 1/2' (2nd Level)

2nd Bedroom : 7 x 19 1/2' (2nd Level)

Bath : Full Tub/Shower

Living Room : 11 1/2 x 19'

Kitchen/Dine : 10 x 11'

Entry : 9 x 10 1/2'

Porch : 10 x 12' (Screened Front)

Deck : 12 x 12'

Neighborhood: Polk's

Beach: No sand

Street: Private

Siding: Wood

Walls: Knotty pine/Dry wall

Bsmnt: Crawl space

Water: Well/pump

