



Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

VISIT OUR WEBSITE WWW.JERDON.NET



PRICE: WAS \$347,000. NOW \$159,900.

LOCATION:

KELSEY LAKEFRONT 29+/- ACRES

Address : 23643 Dutch Settlement Road, Cassopolis MI 49031
Approx Sq Ft : 854' (O.D.)
Lot Size : All Approx. 29 +/- Acres, 2,100' along lake, 494' along Road; irregular shape
Taxes : 2011 \$2,532 (Non-Homestead) w/2012 SEV might be \$3,552+/- estimate only not guaranteed*
Tax ID# : (Several) LaGrange Twp
Lake Size : 80 acres (small engine)
School District: Dowagiac
Roof : Shingles
Elec Service : 60 amp
Construction : Frame
Heat : CFA Oil
Possession : At close
Water Heater : 40 gal elec
Sewer : Septic type

Beach: No sand
Street: Public paved
Siding: Vinyl
Walls: Panel/dry wall
Bsmnt: Full unfinished
Water: 5" well/sub pump

Built : Unknown
1st Bedroom : 10 x 13'
Bath : Full shower
Living Room : 12 x 23
Kitchen/Din : 10 x 13'
Porches : Front 7 x 14'
 : Back 7 x 13'
Garage : 1-Car detached 19 x 24'
Shed :

Mobile Home: Located on property & is Dated. Condition unknown. Single-wide with addition

REMARKS: ALL LINES DRAWN ON AERIALS ARE GENERAL REFERENCE AND DO NOT REPRESENT ACTUAL SURVEY LINES. FOR COMMON QUESTIONS CONCERNING THIS PROPERTY, ZONING, LAND DIVISION, PLEASE REQUEST OUR "ANSWER PAGE". Generally, after review of this property it probably will accommodate one or two new homes & is not suited for further development. *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)