



**Jerdon Real Estate, Inc.**

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**PRICE: Was \$155,000. NOW \$144,200**

**LOCATION:**

**Tract #1, Ball Road, Decatur MI**

**Address:** (Tract #1) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

**Lot Size:** **All Approximates: 24.1+/- Acres.** Approx. 910' on road & less across the back by generally no more than 1,200' +/- deep. Typically, all dimensions run to approximate center of county roads.

**Pole Barns:** (2) 30 x 32 (elec., concrete floor), 37 x 80 (elec, water, bathroom w/septic, concrete floor, upper level storage, shop, work benches, etc.)

**Tillable Acres:** None, wooded.

**Timber:** Select cut performed in 2017 according to forester plan/recommendation.

**Taxes:** NOTE: Tax amount includes land not within this offering. This property will have new tax parcel for 2019 after land division. 2017 Taxes \$971 (Homestead). Current taxes will not reflect taxes after purchase. Contact Township with questions.

**Tax ID #:** Part of 14-150-001-014-00 (Wayne Twp)

**Deed Restrictions:** Single family dwellings only, and dwelling must have a minimum roof pitch of 5/12 or steeper. One land division conveyed at closing.

**School District:** Decatur

**Street:** Gravel public **Possession:** At closing

**Buyer Obligations:**

Buyer to have burden/cost of obtaining: driveway permit, septic and/or well permit (if wanted), building permit (if wanted).

**Seller** will provide a new stake survey and Land Division Application/fee to the Township.

**Zoning/Building:** Contact Wayne Twp for all details. Though not warranted, according to a zoning map, parcel is zoned "OSR- Open Space & Recreation" but check with Twp to make sure of current zoning. Jerdon has a recently purchased Wayne Twp Zoning Manual available for review in our office.