



Jerdon Real Estate, Inc.

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PRICE: Was \$73,000. NOW \$69,400.

LOCATION: Tract #4, Ball Road, Decatur MI

Address: (Tract #4) Ball Road, Decatur MI 49045 (Sec. 1, Wayne Township, Cass County MI)

Lot Size: **All Approximates: 14.6 +/- Acres** 490+/- along road by generally no more than 1,300' +/- deep. Typically, all dimensions run to approximate center of county roads or section lines.

Tillable Acres: Estimated at Approx 8.5+/- acres.

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 \$383 (Homestead). Current taxes will not reflect taxes after purchase. Contact Township with questions.

Tax ID #: 14-150-001-018-00 (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.

Zoning/Building: Contact Wayne Twp for all details. Though not warranted, according to a zoning map, parcel is zoned "A-2 General Agricultural" but check with Twp to make sure of current zoning. Jerdon has a recently purchased a Wayne Twp Zoning Manual available for review in our office.

NOTE: Tract #4 is not contiguous to Tract #3 as there is a 16.5' wide strip of land not included located along the North line of Tract #4 which runs from the Road to the West.