



Jerdon Real Estate, Inc.

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PRICE: \$234,900

LOCATION:

ST. JOSEPH RIVERFRONT

Address : Riverside Drive, Niles, MI 49120

Lot Size : 5.06 Acres: 494.14' along river, approximately 355' along street, 374' to 657' deep.

Taxes : '08 Taxes \$1,674.12 (Homestead) w/'09 SEV might be same +/- . Non-Homestead might be \$2,778 +/-*

Tax ID # : 11-14-0020-0005-48-9 (Niles Twp., Berrien County)

School District: Buchanan

Street : Paved public

Possession : At closing

REMARKS: Directions: From Business 31 north of Niles go west on Walton Road, then L (S) on Geyer, R (W) on Riverside, property on left. Gated entry. A mostly paved road extends through the property down the hill to flat area at the bottom along the river. Steel fence posts with red streamers at the street mark the property lines. When facing the shoreline there is a steel fence post to the left, then property goes along river southwesterly close to neighbor's pier. *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)

