



Jerdon Real Estate, Inc.

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PRICE: Was \$60,000 NOW \$39,900

LOCATION:

MAGICIAN LAKEFRONT (LEASED LAND)

Address : 50479 Delling Road, Dowagiac, MI 49047
Approx Sq Ft : 892 (O.D.)
Lot Size : 50' on lake, 50' in back by 160' deep
Taxes : '07 \$842 (Non-Homestead); w/'07 SEV might be \$1,213 +/- estimate only; plus sewer remaining sewer assessment until paid in full*
Tax ID# : 14-130-500-056-00
Lake Size : 528 Acres
School District: Dowagiac
Roof : NEW 2000 Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Wood burner
Possession : At closing
Water Heater : 30 gal elec
Sewer : Municipal, purchaser assumes assessment**

Built : Unknown
1st Bedroom : 10 x 10 ½'
2nd Bedroom : 10 x 10 ½'
Bath : Full Shower
Living Room : 13 ½ x 19'
Kitchenette : 8 ½ x 13 ½'
Porch : 8 x 26' Enclosed

Beach: Sandy
Street: Private gravel
Siding: Aluminum
Walls: Knotty pine
Bsmnt: Crawl space
Water: Well/pump

Neighborhood: Polk's

REMARKS: Leased land is where the dwelling is purchased as personal property and the site is leased from the land owner. '07 lease amount was \$5,131 and runs to 2011. *Tax estimate above is a personal property tax which Jerdon cannot guarantee but provides estimate to assist the buyer. Also an additional \$577 appears on the tax bill for the remaining annual sewer principle & interest payment until paid in full. **Sewer assessment principle balance of about \$4,290 +/- which can be paid in full at any time. Included: Range, refrigerator, full and 2 single beds all w/ springs & mattresses, 2 futons, hide-a-bed w/arm chair, wood burner, 2 end tables, all rugs, 2 dining tables, 20 folding chairs, 4 chests of drawers, all window treatments, pier w/supports, 2 fishing boats, storage shed. Directions: M-152, turn on Delling Rd (gravel) and take to end.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)

