



Jerdon Real Estate, Inc.

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PRICE: \$85,000

LOCATION:

LAKE OF THE WOODS ACCESS

Address : 47520 84th Ave., Decatur, MI 49045
Approx Sq Ft : 864 (O.D.)(12' x 65' + extension)
Lot Size : 92' wide on road by 161/164' deep.

Taxes : '10 Taxes \$1,323 (Non-Homestead); w/'11 SEV
 might be \$1,166 +/- Estimate only not guaranteed*

Tax ID# : 80-10-013-027-33 (Hamilton Twp)

Lake Size : 265 Acres

School District: Decatur

Roof : NEW '01

Elec Service : Unknown

Construction : 12 x 65' Mobile Home

Possession : At close

Heat : NEW '06 HVAC Propane gas

Water Heater : 30 Gal electric

Sewer : Septic type

Built : 1974 Holly Park

1st Bedroom : 11 1/2 x 11 1/2'

2nd Bedroom : 9 x 9 1/2'

Bath : Full Tub/shower

Living Room : 14 x 18'

Kitchen/Dine : 11 1/2 x 13'

Deck : 10 x 19'

(2) Sheds : 12 x 17', 12 x 12'

Garage : Pole Building 24 x 24'

Beach: No Sand

Street: Private gravel

Siding:

Walls: Composition

Bsmnt: Open skirted crawl

Water: Well/jet pump

REMARKS: Access directly across street is 40 ft. wide shared with others. Included: Range, refrigerator, microwave, dishwasher, dining table, 4 chairs, couch & matching chair, 5 table lamps, desk lamp, TV set/stand, DVD, computer table, 2 vacuum sweepers, picture on living room wall, 2 queen beds w/springs & mattresses, 2 end tables, 2 plastic chairs, paddle boat, inflatable boat, garage remote. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.