



## Jerdon Real Estate, Inc.

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**PRICE: Was \$349,900. NOW \$299,000.**

### LOCATION:

### STONE LAKEFRONT ACREAGE

**Address** : M-60 and Lakeshore Drive, Cassopolis MI 49031

**Lot Size** : 47 +/- Acres with 2,713' on M-60 and 949' on Lakeshore Drive. Plus (3) Lakefront Lots totaling 150' on lake & road by 158/170' deep.

**Taxes** : '07 \$2,863 (Non-Homestead) w/'08 SEV might be \$5,260 +/- estimate only not guaranteed\*

**Tax ID#** : 14-041-215-031-00 & 14-040-035-018-00 (Cassopolis Village & LaGrange Twp)

**Lake Size** : 148 Acres

**School District:** Cassopolis                      **Street:** Both public paved

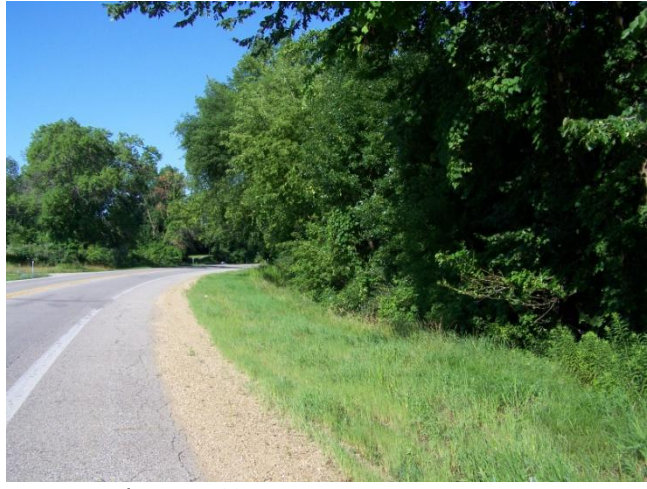
**Beach** : Undeveloped

**REMARKS:** Great recreational property with mature hardwoods ideal for hiking, biking, trail building, ATVs, snowmobiles, hunting, & viewing wildlife. The 3 Lakefront lots are located directly across from 47 acres (both acreage and Lots abut Lakeshore Drive) and Lots are located at end of road (Lakeshore Dr). Lots also offer another great waterfront building site. Rare opportunity to own wooded acreage on a full-rec lake. SEE PROPERTY SKETCH FOR GENERAL LAYOUT. Directions: Take M-60 into Cassopolis. \*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)



Beautiful mature hardwoods.



Frontage along M-60.



Lakeshore Drive area.