



Jerdon Real Estate, Inc.
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VISIT OUR WEBSITE WWW.JERDON.NET
MY STATE MLS **MLS #10700896**



(Drawing is NOT a survey. General reference only)

PRICE: \$455,700.

LOCATION:

Address: O'Keefe Road, Cassopolis MI 49031 (Just S. of Kelsey Lk St on West side of Road)

Sec./Twp/County: Sec. 11, LaGrange Twp., Cass County MI

Approx. Total Acres: 93 +/- Acres, seller providing NEW survey 2020.

Approx. Tillable Acres: 83 +/- Acres tillable USDA

Taxes: 2019 \$1,892 (Ag-Homestead)

Tax ID #: 14-040-011-013-01 & 14-040-011-027-50 (LaGrange Twp)

Street: Paved public **Possession:** At closing

Water: None

Electric Utility: Single phase at road

Soils: Mostly Oshtemo sandy loam 2 to 6% slope; some in Coloma Loam sand 0 to 6% slope (see map)

Current Year Crop Grown: Soybeans

Past crops: Corn

REMARKS: Excellent field configuration for center pivot full circle irrigation. **Jerdon cannot guarantee tax estimate but provides to assist the buyer. See survey, soils map, USDA aerial. Drawing is for general reference only and is NOT a survey with actual property lines.