



## Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #11014426



**PRICE: \$198,900.**

### LOCATION:

**16 +/- ACRES, Bertrand St., Milton Twp**

**Address:** 1 Bertrand Street, Niles MI 49120

**Lot Size:** 16 +/- Acres, estimated dimensions only as no survey at this time; Approx. 126'+/- on road, 321'+/- across back by 2,396' +/- deep.

**Taxes:** 2020 \$1,064 (Homestead) w/2021 SEV might be \$1,601+/- OR \$2,704+/- as Non-Homestead. Estimate only not guaranteed\*

**Tax ID #:** 14-070-018-001-01 (Milton Twp)

**School District:** Brandywine

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

**REMARKS:** Want a great building site and/or recreational land. 16 +/- acres of paradise. Mostly wooded but open areas too. Private fish pond! Big buck whitetail country, turkey, and wildlife galore. Located on North side of Bertrand St between Ironwood and Gumwood. Build your dream home and compound here with complete privacy only seconds from the Stateline. Approx. or estimated dimensions (no survey & these are unofficial estimates obtained from the assessor) 126+/-' on road, 321+/-' across back or North line by 2,396+/-' deep. Has two hand pump wells 1 1/4" dia., fish pond is 8' to 10' deep. 15 x 24' pavillion. For home building questions contact Milton Township, private well and septic for housing. \*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)