


Jerdon Real Estate, Inc.

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MYSTATEMLS **MLS #10966330**

PRICE: \$279,900.
LOCATION:
INDIAN LAKEFRONT (LEASED LAND)

Address : 55178 Indian Lake Road, Dowagiac MI 49047
Approx Sq Ft : 1,864 (810 SF on 2nd Level)
Lot Size : 2 Sites totaling: Lakefront 83' on lake & road by
(Estimated)* 168/180' deep. Backlots: 83' on road by 70' deep.*
Annual Lease : \$10,870 (includes \$2,470 towards land owners real
 Estate taxes) runs to April 2025.
Personal 2020 \$3,228 (Non-Homestead) w/2020 SEV might
Property Taxes: be \$3,552 +/- estimate only not guaranteed*
Tax ID# : 14-130-505-045-00 (Silver Creek Twp)
Lake Size : 500 Acres
School District: Dowagiac
Roof : Shingles
Elec Service : 100 amp
Construction : Frame
Heat : Needs new furnace
Possession : At closing
Water Heater : 30 gal elec
Sewer : Municipal

Beach: Very Sandy
Street: Private paved
Siding: Vinyl
Walls: Knotty pine
Bsmnt: Crawl space
Water: 5" well/sub pump

Approx. Built : Unknown
1st Bedroom : 8½ x 10½
2nd Bedroom : 9 x 20' (2nd Level)
3rd Bedroom : 11 x 20' (2nd Level)
4th Bedroom : 9 x 16' (2nd Level)
Bath : Full Shower (in Laundry)
Bath : Full Tub/Shower (2nd Level)
Living Rm : 14 x 19'
Kitchen : 8½ x 10'
Dining area : 9 x 13'
Family Rm : 11 x 19 ½
Laundry Rm : 8 x 10½
Fireplace : Brick, wood burning
Garage : 1-Car detached 12x20
 Carport 10 x 20' (backlots)

REMARKS: Must pay cash as mortgages are not available for personal property cottages on leased land. *Jerdon cannot guarantee tax estimate but provides to assist the buyer. **"Lot Sizes" are general estimates only. New furnace bid from local contractor at \$4,450 plus propane tank install. All-year living permitted. 5-year extension of lease upon purchase. INCLUDED: 2 refs, micro wave, double, single, king, & queen beds all w/springs/mattresses, 2 dressers, 7 chests of drawers, 10 lamp tables, console/book cabinet, TV set/cabinet, couch, 5 upholstered chairs, dining table w/6 chairs, small dinging table w/4chairs, 7 lamps, 3 folding tables, wardrobe, hall tree, fireplace grate/screen, all window treatments, pier w/supports, shed.

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