



## Jerdon Real Estate, Inc.

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**MYSTATEMLS**  MLS #10979109



**PRICE: Was \$62,900. NOW \$49,900. (Tract #1)**

### LOCATION:

### LOST LAKEFRONT 7+/- ACRES

**Address:** 1 Twin Lakes Road, Dowagiac MI 49047

**Lot Size:** 7+/- Acres; Approx. 148' along lake, 275 along road by 668/1,022' deep

**Taxes:** 2020 \$601 (Non-Homestead) w/2020 SEV might be \$684.

**Tax ID #:** 14-150-015-018-03 (Wayne Twp)

**Lake Size:** 5½ +/- Acres

**School District:** Dowagiac **Beach:** Undeveloped

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

**REMARKS: Great fishing for panfish!** Great building site; wooded shore area; ideal for walk-out lower level; very spacious site; Tract #1 contains a driveway & easement for the benefit of the neighbor to the North. All dwellings must have at least a 5/12 roof pitch or steeper & a minimum 12" eave. Contact Wayne Twp for other building codes. Property will need to be serviced by private septic and water well. No additional land divisions will be conveyed. Easement for utilities to be recorded. \*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)