



Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10979165



PRICE: WAS \$64,900. NOW \$54,900 (Tract #2)

LOCATION:

LOST LAKEFRONT 8+/- ACRES

Address: 2 Twin Lakes Road, Dowagiac MI 49047

Lot Size: 8+/- Acres; Approx. 153' along lake, by 1,022' deep. 275' along road. Max width is wider than road frontage.

Taxes: 2020 \$676 (Non-Homestead) w/2020 SEV might be \$763 +/- estimate only not guaranteed*

Tax ID #: 14-150-015-018-05 (Wayne Twp)

Lake Size: 5½ +/- Acres

School District: Dowagiac **Beach:** Undeveloped

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

REMARKS: GREAT PAN FISHING! Great building site; wooded shore area; ideal for walk-out lower level; very spacious site; 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)

