



### Jerdon Real Estate, Inc.

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**PRICE: \$59,900. (Tract #3)**

**LOCATION:**

**LOST LAKEFRONT 5+/- ACRES**

**Address:** 3 Morton Street, Dowagiac MI 49047

**Lot Size:** 5+/- Acres; Approx. 134' along lake, 180' along road by 576/653' deep

**Taxes:** 2020 \$404 (Non-Homestead) w/2020 SEV might be \$492+/- estimate only not guaranteed\*

**Tax ID #:** 14-150-015-018-07 (Wayne Twp)

**Lake Size:** 5½ +/- Acres

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

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

**REMARKS:** 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)

