



Jerdon Real Estate, Inc.

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MYSTATEMLS 



PRICE: Was \$135,000. NOW \$125,00.

LOCATION: DEWEY LAKEFRONT LOT (Parcel #5/#5A)

Address: 51274 Garret Road, Dowagiac MI 49047

Lot Size: Parcel #5A-Lakefront Area: 60' on lake & road by approx. 45' +/- deep
Parcel #5: Building area: 60' on road by 191/198' deep.

Taxes: Unknown as this site is presently under a much larger tax parcel not included with this offering. However, if assessed for the asking price, taxes might be \$3,240+/- Non-Homestead (estimate only not guaranteed)

Tax ID #: Part of #14-130-210-020-01 (Silver Creek Twp)

Lake Size: 223 Acres

School District: Dowagiac **Beach:** Sandy

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

REMARKS: Township requires that 3 cabins on or next to this site plus a small garage must be removed to comply with set backs. Sewer tap on property for connection. Seller to perform final survey work & land division split with Township. Must cross Garret Road to access shore area.

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

