



Jerdon Real Estate, Inc.

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MYSTATEMLS

MLS #10624868



PRICE: \$667,000.

LOCATION:

INDIAN LAKEFRONT

Address	: 55199 Indian Trail, Eau Claire MI 49111	Approx. Built	: Unknown
Approx Sq Ft	: 1,480(O.D.)(does not include porch or bunk houses)	1st Bedroom	: Master 10½x18½ + 5½ x 6½
Lot Size	: Approx. 140' onlake, 80' on road by 144/168' deep.	2nd Bedroom	: 10½ x 19
Taxes	: 2018 \$9,353 (Non-Homestead) w/2019 SEV might be \$10,513+/- estimate only not guaranteed	3rd Bedroom	: 9 x 11½
Tax ID#	: 14-130-149-008-00 & 14-130-149-009-00	Bunk Houses	: (2) 10 x 10, 10 x 10'
Lake Size	: 500 Acres	Bath	: Master Full Shower
School District:	Eau Claire	Bath	: Full Tub/shower
Roof	: Shingles	Bath	: Half
Elec Service	: 200 amp	Living Room	: 15½ x 19½
Construction	: Frame	Kit/Dining	: 11 x 15½
Heat	: HVAC propane gas	Porch	: Screen 19 x 26'
Possession	: 10/1/2019	Pole Barn	: 24 x 24'
Water Heater	: 50 gal elec		
Sewer	: Municipal		
	Beach: Sandy		
	Street: Public paved		
	Siding: Composite		
	Walls: Panel		
	Bsmnt: Crawl space		
	Water: 4" well/sub pump		

REMARKS: 140 FEET OF SANDY BEACH FRONTAGE!! Has 1/6th undivided ownership in the 4 acres located directly across the street for parking, etc.

Included: no personal property included. *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)