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MYSTATEMLS  MLS #10992942



PRICE: \$25,000.

LOCATION:

CABLE LAKE ACCESS LOTS

Address: 1 Forest Road, Dowagiac MI 49047

Lot Size: 7 Lots (each is 40' x 120' deep) totaling 120' on road by 280' deep.
0.77 Acre

Taxes: 2020 \$566 (Non-Homestead) w/2020 SEV should be approx the same. Estimate only not guaranteed*

Tax ID #: 14-130-216-008-00 (Silver Creek Township)

Lake Size: 91 Acres

School District: Dowagiac **Beach:** Private sandy beach access

Street: Private **Possession:** At closing

REMARKS: Cable Lake Access lots are very scenic in this wooded area called Wildwood. Several private lake accesses including large subdivision swimming beach area of this 93 acre spring fed lake. Cable does not allow any motorized watercraft making it ideal for fishing, swimming, kayaks, canoeing, and sailing. Lk is over 40 feet deep. Will require a private water well and as near as we can tell, municipal sewer is NOT available. In that case a private septic needed. Silver Creek Township building restrictions/codes in effect. Very private and quiet area accessed by winding private roads. *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)