



## Jerdon Real Estate, Inc.

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MYSTATEMLS  MLS #10955285



**PRICE: \$193,000.**

**LOCATION: 39.4 +/- Acres , Dewey Lk St & Atwood Rd**

**Address:** (West Parcel) 25714 Dewey Lake St/Atwood Rd, Dowagiac MI 49047  
**Sec./Twp/County:** Section 5, Wayne Twp., Cass County MI

**Approx. Total Acres:** 39.4 +/-  
**Approx. Tillable Acres:** 32.53 +/-  
**Taxes:** 2019 \$639 (Ag-Homestead)  
**Tax ID #:** #14-150-005-022-00(West parcel)  
**Street:** Paved **Possession:** Subject to 2020 crops  
**Soils:** See soils map, nearly all Glendora Muck.  
**Current Year Crop Grown:** Soybeans  
**Past crops:** Corn or soybeans

**REMARKS: Great property for farming, hunting, or building a home. HAS FLOWING STREAM! HIGH YIELD DRY LAND SOILS! WEST PARCEL: 39.4 +/- Acres, USDA 32.5 acres tillable, soils: Glendora Muck. All acreage amounts are approximate. Aerial is not a survey. \*\*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)