



Jerdon Real Estate, Inc.

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MLS #11027346



**PRICE: WAS \$295,000 NOW \$224,000.**

### LOCATION:

### BANKSON LAKEFRONT ACREAGE

**Address** : 80887 CR 652, Lawton MI 49065  
**Approx Sq Ft** : Beach Shed: 12 x 26' (O.D.)  
**Lot Size** : 3.73 +/- Acres: see survey irregular shape, has several hundred feet on lake & on a bay.  
**Taxes** : 2020 \$4,281 (Non-Homestead) w/2021 SEV might be \$5,322+/- estimate only not guaranteed\*  
**Tax ID#** : 80-16-014-020-61 (Porter Twp)  
**Lake Size** : 217 Acres (full-rec)  
**School District:** Lawton  
**Roof** : Shingles 2011  
**Elec Service** : 100 amp  
**Construction** : Frame  
**Heat** : None  
**Possession** : At closing  
**Water Heater** :  
**Sewer** : (2) 1,000 gal holding tanks

**Approx. Built** : Unknown  
**Front Rm** : 11 x 13  
**2<sup>nd</sup> Rm** : 11 x 11  
**Bath** : Half

**Beach:** Sandy  
**Street:** Public paved  
**Siding:** Wood  
**Walls:** Wood  
**Bsmnt:** Crawl space  
**Water:** 5" well/sub pump

**REMARKS:** The best area to build is in the mature hardwoods area which overlooks this entire bay of the lake. This location provides privacy, good drainage for a septic system, and is ideal for a walkout lower level vacation home. Woods also views a vineyard. This is absolutely a beautiful quiet area with rolling hills and easy access to I-94. Private dead-end road makes for practically no car traffic. Plenty of room and wildlife galore. The property then extends out and onto a peninsula that has views of the entire lake. Here a 12 x 26' Beach Shed is located which has electric and water well ideal for day use, storage, etc. Peninsula is located and attached to entire acreage and is just a short walk or golf cart ride away from the wooded building area. Contact Porter Twp for building and zoning codes. (continued) \*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)

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We assume zoning will allow one single family dwelling so the Beach Shed cannot become a dwelling if you intend to build a vacation home in the wooded area. Beach shed has 100 amp electric, a 5" water well, half bath, and septic holding tanks (2) 1,000 gal each tanks (but this is not a drainage septic system as holding tanks must be perpetually pumped when filled). The kitchenette is not functional. Jerdon assumes that the shed needs to be devoted to storage and day use if a dwelling is built in the wooded area and the Beach shed is used to facilitate lake use, fishing, etc. --The peninsula area incurred flooding in 2020 as Bankson Lake currently does not contain an outlet drain. The Beach Shed had water in it and has since been treated with bleach.

We have been formerly informed that there is a Van Buren County Circuit (36th) Court order to install a drain system in this lake dated 7/30/2021 and a copy of the order is available upon request. Jerdon has also been informed that the order is apparently being appealed via right of appeal to the Michigan Court of Appeals.-- Lines drawn on any aerials do not represent a survey or actual property lines, but are approximates only to aid in the general understanding of the location of the property. Buyer should obtain an actual survey to determine the location of actual property lines.

