



0 W 100 S. New Palestine, IN 46163

Prop Sub/Trans: **Res Lots/Land/Sale**
 School Dist: **Southern Hancock County**
 Subdivision: **NO SUBDIVISION**
 Legal Desc: **MD SE 4-15-6 7.000**

Media: **2**
 Area: **3007 - Hancock - Sugar Creek**
 Virtual Tour:
 Interactive VT:

Status: **Active**
 BLC#: **21622784**
 DOM/CDOM: **1/1**
 List/MoRnt \$: **\$27,000**
 \$/Acre: **\$3,857**
 Section/Lot: **/0**



Tax ID: **301004400040000012** MultiTax ID: Solid Waste: **No**
 Semi Tax: **\$27** Tax Year Due: **2018** Tax Exempt: **OtherTax Exemption/SeeRemarks**
 Lot Size: **304920**
 Lot Info: "Res Lots/Land Acres Info"
 Acres: **5-9.99 Acres** # of Acres: **7.00**
 Zoning: **Recreational** Divisible: **No**
 Restrict Private:
 Restrict Public:
 Easement Private:
 Easement Public:
 Type: **Single Lot**
 Web Link2: <http://www.wesellindyteam.com>

Recent: **02/26/2019 : NEW**

Lot Information	
# Lots:	1
# Lots In Sub:	
Land Characteristics:	Rural, TreesMature, Wooded, SeeRemarks
Min SF 1 Lvl:	
Min SF 2 Lvl:	
Present Zone:	Recreational
Potential Zoning:	Recreational

Directions: **US 40 East of Mt Comfort Road to 400 W. South to 100 S. East on 100 S. to ground on the northside of the road just east of Shady Lane.**

Property Description: **Nature at it's best, this 7.0 acre parcel is your outdoor paradise for camping, hunting, target practice or just recreational use. Located in a flood plain and is NOT buildable. Seller has installed a culvert & rock drive for access to the property. 4 Deer stands will remain on the property and a food plot with clover and rye grass. Also a burm for target practice.**

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information
Seller financing will be considered with 50% down

Site Features	
Soil Type:	See Remarks
Soil Test:	
Improvements:	None
Topography:	Hilly
Buildings:	No Building
Interstate:	
Dev Status:	SeeRemarks, Other
Road Access:	County Road
Pub Transit:	
Facilities on Site:	None
Facilities near Site:	NotApplicable
Docs on File:	Aerial Photo
Water:	Not Applicable
Sewer:	Not Applicable
Options:	SeeRemarks
Road Surface:	Asphalt
Road Frontage:	County Road
Road Frontage in Ft:	

Finance Information	
Insurance Expense:	Total \$/SF
Gross Potential Rent:	Cap Rate:
Investment:	
Possible Financing:	Cash Only
Tax Info N/A Prop Split:	No
Assessment:	Not Applicable

Lease Information	
Existing Lease:	Remaining Term:
Proposed Lease:	Proposed Term:
Lease Type:	

Contract/Office Information			
List Type: Exclusive Right to Sell	BAC: 3.5 %	Var: No	Insp/Warr:
Circumstances of Sale:	Disc: Not Applicable		Disc Oth: As-Is
Show: FHA Cert: No	Show Dt:		Poss: AtClosing
LOfc: EXPL01: eXp Realty, LLC	OP: 812-734-6048	X:	Dir Solicit: No
LAgt: 15467: Kimberly S. Carpenter	Pref: 317-509-4000		Dir:
VM:	PF:		Hm: 317-509-4000
Team:	Fdbk: 317-509-4000		Show: 317-955-5555
Circumstances re: Sale: -			WD:
			Chg Dt: 02/26/2019