

MLS #: 39787 **Status:** ACTIVE **Class:** LOTS/LAND **Contract:** No **Asking Price:** \$19,900
Type: Residential **Address:** 00 W SR 32 **City:** WINCHESTER **Zip:** 47394 **County:** Randolph
Area: White River Township (6806) **Township:** WHITE RIVER **Subdivision:** None **City Limits:** No **Outbuilding Type:** None
Improvements: No **Topography/Amenities:** Creek **Tillable:** No **Wooded:** Yes **Crop Rights:** No Crops
Agent: Pamela J. Edwards - Home: (765) 468-8445 **Co-Agent:** **Office:** Reed Realty - MAIN: (765) 468-8463
Directions: Hwy 32 E between Farmland and Winchester, North Side.



Agent Hit Count:
 Client Hit Count:

GENERAL INFORMATION
Original Price: \$25,000 **DOM:** 250 **Reserved:**
Commission: SO: 750 **Variable:** No **Water (Y/N/A):** No
Listing Date: 10/10/2009 **Sewer (Y/N/A):** No
Legal: Lot No NW 21-20-13 1.289 A **Electric (Y/N/A):** No
Lot Frontage: **Irregular (Y/N):** Yes **Gas (Y/N/A):** No
Lot Depth: **Soil Info:**
of Acres /-: 1.28 **Crop Yields:**
Price Per Acre: 15546.88 **Crop Possession:**
Wooded % /-: 100 **Easement Access:**
Wetlands % /-: 0 **Tillable % /-:** 0 **ShowInst:**
Road Frontage: **Ingress/Egress:** Yes
Traffic Count: **Virtual Tour:**
Zoning: **Sale Type:** Private Seller
Elem: WILLARD **Middle:** DRIVER **High:** WINCHESTER

FEATURES
FENCE: None **POSESSION:** Day of Final Closing
2nd OUTBUILDINGS: None **SHOWING INSTRUCTIONS:** Call for Appointment
TOPOGRAPHY/AMENITIES: Level **DOCUMENTS ON FILE:** Aerial Photo, Agency, Legal
WATER: None **DOCUMENTS ONLINE:** NON
SEWER: None **UTILITY COMPANIES:** Vectren, AEP/I&M
UTILITIES: None **INTERNET:**

FINANCIAL INFORMATION
Tax ID #: 68-08-21-200-011.000-020 **Improve. Value:** 0.00 **Assoc. Dues:** **Assoc. Dues/Per:**
Land Value: 3900.00 **Ditch Fee:** 0.00 **Seller Assisted (Y/N):** No
Est. Annual Tax: 61.04 **Blue River Conserv. Fee:** **Auction (Y/N):** No **Auction Date:**
Oth Exp: /Per: **Price per Acre:** 15546.88 **Assumption (Y/N):** No
EXEMPTIONS: None

REMARKS
 Platted lot (vacant) behind (north of) two improved lots. This is a nice wooded lot with creek running through it. Building restrictions - only "stick built" homes. Stone or brick. One car attached garage. Access by Easement on west side of tree line. No numerical address per courthouse records. Survey description and plat view on file in office. No PERC test has been done.

ADDENDUM

SOLD INFORMATION
Selling Agent: **Closing Date:** **Sold Price:** **Concessions:**
Selling Office: **How Sold:** **Buyer Points:** **Interest Rate:**

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified. Confirm school district(s) with school corporation officials due to re-districting.