real estate LISTING

PROPERTY FOR SALE PARKE COUNTY, IN



List Price: \$650,000

EXCELLENT TILLABLE & RECREATIONAL LAND



COMMENTS:-

This is a great opportunity to purchase income producing tillable acres and recreational acres as well in one package. There is the option to purchase the tillable on the SE side of Catlin Road separate from the wooded/small tillable parcel on the NW side of Catlin Road, each can be puchased seperately. Contact Sales Manager to discuss. There is an easement to access the wooded/smaller tillable section on the NW side of Catlin Road. A new survey will be supplied to the new owners to show all property lines and precise acres, it will be ordered when an offer has been accepted. Sales manager has a prelimary title search, FSA data, etc for review upon request. Please feel free to contact Todd with any questions.

MAIN DETAILS:

Type of Farm: Parke County Tillable & Recreational Land Total Acres: 207.60 Tillable Acres: 91.28 Woods: 116.30 Section: 10, 14 & 15 Township: Adams, Florida & Racoon County: Parke State: Indiana Price: \$650,000 Owner: Harper Family Trust Address: 5300 Block of Catlin Road, Catlin Indiana Tenant: None - Open Easements: Contact Sales Manager for Preliminary Search Taxes: \$2488.12 annual or \$11.99/AC Possession: At closing Zoning: 100 Agri Vacant Land Fencing: Partial

DIRECTIONS: –

Directions: From center of Rockville on Ohio St (US36) turn south on Market Street, this will turn into Catlin Road going south from Rockville. Travel five miles to Catlin Indiana. Farmland is on the southeast side of Catlin Road at Pipeline Road, woods are located on NW side of Catlin Road, behind MT Olivet Cemetery.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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800.451.2709 schraderauction.com/listings

Listing Agent: TODD FREEMAN 765-414-1863 todd@schraderauction.com

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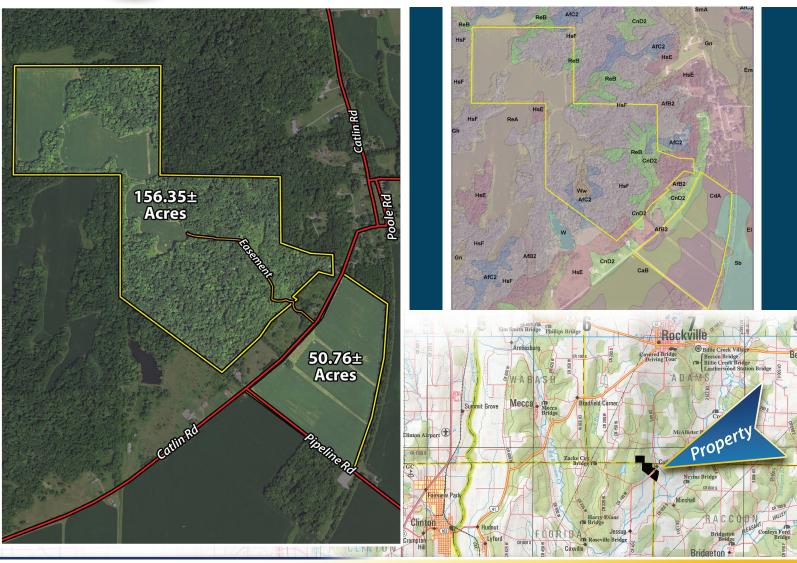


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SOIL MAP

AERIAL MAP



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