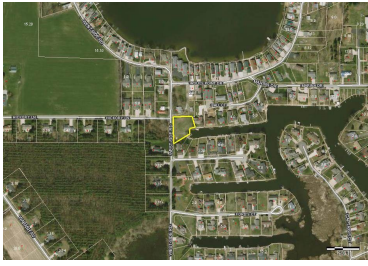


**ALL FIELDS DETAIL**



**MLS #** 201824007  
**Class** LOTS AND LAND  
**Property SubType** Residential Land  
**Area** Fulton County  
**Listing Price** \$99,000  
**Address** 2359 West Side Road  
**Lot #**  
**City** Rochester  
**State** IN  
**Zip** 46975  
**Status** Sold  
**Sale/Rent/Auction** For Sale  
**IDX Include** Y



**GENERAL**

<b>REO Y/N</b>	No	<b>Short Sale Y/N</b>	No
<b>Original MLS #</b>		<b>List Agent</b>	Terry Van Duyne - Off: 574-933-4915
<b>Listing Office 1</b>	RE/MAX OAK CREST -CULVER - Office: 574-842-3000	<b>Co-List Agent</b>	
<b>Co-List Office</b>		<b>Association ID</b>	North Central IN Assoc. of Realtors
<b>Zip Code</b>	46975	<b>Zip + 4</b>	
<b>Parcel# ID</b>	25-07-15-301-010.000-009	<b>Parcel ID 2</b>	
<b>Parcel ID 3</b>		<b>State ID</b>	
<b>Platted Y/N</b>	Yes	<b>Township</b>	Rochester
<b>Grid</b>		<b>Special Listing Cond.</b>	None
<b>Planned Unit Dev. Y/N</b>	No	<b>Subdivision</b>	
<b>Cross Street</b>		<b>Auction Y/N</b>	No
<b>Auction Reserve Price \$</b>		<b>Auction Start Date</b>	
<b>Auction Time</b>		<b>Auctioneer Name</b>	
<b>Auctioneer License #</b>		<b>Auction Comments</b>	
<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes
<b>Show Comments on Internet</b>	Yes	<b>Allow AVM on Internet</b>	No
<b>Buyer Broker Compensation</b>	2.4%	<b>Variable Rate Y/N</b>	No
<b>Listing Date</b>	6/5/2018	<b>Expiration Date</b>	5/31/2019
<b>Contract Type</b>	Exclusive Right to Sell	<b>School District</b>	Rochester Community School Corp.
<b>Elementary</b>	Columbia / Riddle	<b>Middle School</b>	Rochester
<b>High School</b>	Rochester	<b>Legal Description</b>	Lot 47 Lakeside 3rd Add Lot 48 Lakeside 3rd Add
<b>Legal Description 2</b>		<b>Section Number</b>	
<b>Lot Number</b>		<b>Zoning</b>	
<b>Zoning Description</b>		<b>Lot Dimensions</b>	irregular
<b>Approx. Lot Size SqFt</b>	21,780	<b>Approx. Lot Size Acres</b>	0.5000
<b>Price per Acre</b>	\$174,000.00	<b>Square Footage Source</b>	
<b># Pasture Acres</b>		<b># Timber Acres</b>	
<b># Tillable Acres</b>		<b># Wooded Acres</b>	
<b>Wetlands</b>		<b>CRP(Consrvtm Resrve Prog)</b>	
<b>Leased Acres Y/N</b>	No	<b>Rail Siding Y/N</b>	No
<b>Rail Siding Description</b>		<b>Curb Y/N</b>	No
<b>Date Lots Available</b>		<b>Road Access</b>	City
<b>Road Surface</b>	Paved	<b>Road Frontage</b>	City
<b>Road Frontage Length</b>		<b>Can Property Be Divided?</b>	Yes
<b>Structure/Bldg Imprvmnts</b>	No	<b>Seller Owns Planted Crops</b>	
<b>Easements</b>	No	<b>Platted Development</b>	Yes
<b>Waterfront Y/N</b>	Yes	<b>Water Type</b>	Lake
<b>Water Access</b>	Channel Front/Canal	<b>Water Frontage</b>	0.00
<b>Channel/Canal Frontage</b>	150.00	<b>Water Name</b>	Lake Manitou
<b>Owner Name</b>	Forkner	<b>Showing Instructions</b>	
<b>Sched. Shwng by Email Y/N</b>		<b>Email Address</b>	
<b>Excluded Party</b>	None	<b>Off Market Date</b>	6/24/2018
<b>Associated Document Count</b>	0	<b>Agent Hit Count</b>	22
<b>Client Hit Count</b>	13	<b>Cumulative DOM</b>	19

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**GENERAL**

<b>Branded Virtual Tour Mapping</b>	Branded Virtual Tour	<b>Unbranded Virtual Tour Tax ID</b>	Unbranded Virtual Tour
<b>Update Date</b>	7/6/2018	<b>Status Date</b>	7/6/2018
<b>HotSheet Date</b>	7/6/2018	<b>Price Date</b>	7/6/2018
<b>Input Date</b>	6/5/2018 8:43 PM	<b>Original Price</b>	\$99,000
<b>Sold Info: Place of Fin. Agent Voice Mail</b>		<b>Tax Code</b>	
<b>Co List Agent Verification</b>	No	<b>Road Frontage Description</b>	
<b>Well Type</b>		<b>Online Auction Y/N</b>	
<b>REO Buyer Restriction</b>		<b>Inside City Limits</b>	
<b>FIPS Code</b>	18049	<b>Auction Message</b>	
<b>Listing Facilitator</b>		<b>Excluded from Sale</b>	
<b>Geocode Quality</b>	Manually Placed Pin	<b>Auction End Date</b>	
<b>Days On Market</b>	19	<b>Picture Count</b>	2
<b>Sold Price Per SQFT</b>		<b>Price Per SQFT</b>	
<b>Input Date</b>	6/5/2018 8:43 PM	<b>Auction Location</b>	
<b>Unbranded Virtual Tour 2</b>	Unbranded Virtual Tour 2	<b>Update Date</b>	7/6/2018 2:06 PM
<b>Original List Agent</b>		<b>Lake Type</b>	Ski Lake
<b>List Team</b>		<b>Original Selling Agent</b>	
		<b>Sell Team</b>	

**FEATURES**

<b>PARCEL DESCRIPTION</b>	<b>FUEL TYPE</b>	<b>DOCUMENTS AVAILABLE</b>	<b>RESTRICTIONS</b>
Waterfront	None	Aerial Photo	None
<b>TYPE USE</b>	<b>ELECTRICITY TYPE</b>	<b>PROPOSED FINANCING</b>	<b>LOCATION</b>
Residential	None	Cash	Lake
<b>WATER UTILITY</b>	<b>WATER FEATURES</b>	Conventional	
City	Boat Docking Rights	<b>EXEMPTIONS</b>	
<b>SEWER TYPE</b>		No Exemptions	
City			

**FINANCIAL**

<b>Annual Taxes</b>	\$2,595.60	<b>Year Taxes Payable</b>	2018
<b>Assessed Value \$</b>		<b>Owner RE License Y/N</b>	No
<b>Agent/Owner Related Y/N</b>	No	<b>Possession</b>	DOC
<b>Association Dues \$</b>		<b>Assoc. Dues Frequency</b>	Not Applicable
<b>Assoc. Restrictions Y/N</b>		<b>Other Fees \$</b>	
<b>Other Fees Frequency</b>		<b>Other Fee Description</b>	
<b>Gross Monthly Rent</b>			

**SOLD STATUS**

<b>How Sold</b>	Cash	<b>Selling Price</b>	\$87,000
<b>Closing Date</b>	7/6/2018	<b>Pending Date</b>	6/24/2018
<b>Type of Sale</b>	Traditional	<b>Total Concessions Paid</b>	\$0.00
<b>Selling Agent 1</b>	LISA GOODMAN - 574-835-0986	<b>Selling Office 1</b>	LAKESHORE RLTRS, INCR - Office: 574-223-4301
<b>Co-Selling Agent</b>		<b>Co-Selling Office</b>	
<b>NonMLS Sales Agent</b>		<b>NonMLS Sales Office</b>	
<b>SP/LP%</b>	87.88	<b>Sold/Concession Remarks</b>	

**MARKETING REMARKS**

**Remarks** Rare opportunity to build your dream home on Lake Manitou channel. This double lot provides you with the space to build and grow, with access to the lake. Easy access to Rochester's shops and restaurants. Drive by and imagine your new home looking right down the channel. Buyer to satisfy building needs prior to closing.

**AGENT REMARKS**

**Agent Remarks**

**PRIVATE REMARKS**

**Private Remarks**

**DIRECTIONS TO PROPERTY**

**Directions to Property** From US 31 take Wasbash Ave which turns into Westside. Look for the sign.

**ADDITIONAL PICTURES**

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