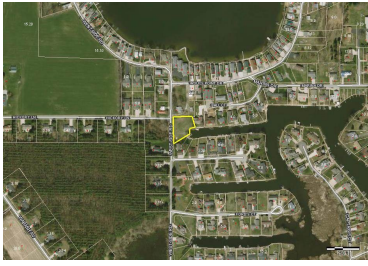


ALL FIELDS CUSTOMIZABLE



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

REO Y/N	No	Short Sale Y/N	No
Original MLS #		Association ID	North Central IN Assoc. of Realtors
Zip Code	46975	Zip + 4	
Parcel# ID	25-07-15-301-010.000-009	Parcel ID 2	
Parcel ID 3		State ID	
Platted Y/N	Yes	Township	Rochester
Grid		Special Listing Cond.	None
Planned Unit Dev. Y/N	No	Subdivision	
Cross Street		Auction Y/N	No
Auction Reserve Price \$		Auction Start Date	
Auction Time		Auctioneer Name	
Auctioneer License #		Auction Comments	
Publish to Internet	Yes	Show Addr to Public	Yes
Show Comments on Internet	Yes	Allow AVM on Internet	No
Buyer Broker Compensation	2.4%	Variable Rate Y/N	No
Listing Date	6/5/2018	Expiration Date	5/31/2019
Contract Type	Exclusive Right to Sell	School District	Rochester Community School Corp.
Elementary	Columbia / Riddle	Middle School	Rochester
High School	Rochester	Legal Description	Lot 47 Lakeside 3rd Add Lot 48 Lakeside 3rd Add
Legal Description 2		Section Number	
Lot Number		Zoning	
Zoning Description		Lot Dimensions	irregular
Approx. Lot Size SqFt	21,780	Approx. Lot Size Acres	0.5000
Price per Acre	\$174,000.00	Square Footage Source	
# Pasture Acres		# Timber Acres	
# Tillable Acres		# Wooded Acres	
Wetlands		CRP(ConsrvtN Resrve Prog)	
Leased Acres Y/N	No	Rail Siding Y/N	No
Rail Siding Description		Curb Y/N	No
Date Lots Available		Road Access	City
Road Surface	Paved	Road Frontage	City
Road Frontage Length		Can Property Be Divided?	Yes
Structure/Bldg Imprvmnts	No	Seller Owns Planted Crops	
Easements	No	Platted Development	Yes
Waterfront Y/N	Yes	Water Type	Lake
Water Access	Channel Front/Canal	Water Frontage	0.00
Channel/Canal Frontage	150.00	Water Name	Lake Manitou
Owner Name	Forkner	Showing Instructions	
Sched. Shwng by Email Y/N		Email Address	
Excluded Party	None	Off Market Date	6/24/2018
Associated Document Count	0	Agent Hit Count	22
Client Hit Count	13	Cumulative DOM	19
Branded Virtual Tour	Branded Virtual Tour	Unbranded Virtual Tour	Unbranded Virtual Tour
Mapping		Tax ID	
Update Date	7/6/2018	Status Date	7/6/2018

Presented by: Terry Van Duyne / RE/MAX OAK CREST -CULVER

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.

GENERAL

HotSheet Date	7/6/2018	Price Date	7/6/2018
Input Date	6/5/2018 8:43 PM	General Date	6/24/2018
Original Price	\$99,000		

FEATURES

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

FINANCIAL

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

SOLD STATUS

How Sold	Cash	Selling Price	\$87,000
Closing Date	7/6/2018	Pending Date	6/24/2018
Type of Sale	Traditional	Total Concessions Paid	\$0.00
NonMLS Sales Agent		NonMLS Sales Office	
SP/LP%	87.88	Sold/Concession Remarks	

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**DISCLAIMER**

Information is deemed reliable but not guaranteed. Copyright © 2018 Indiana Regional Multiple Listing Service LLC. All Rights Reserved.

Presented by: Terry Van Duyne / RE/MAX OAK CREST -CULVER

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.