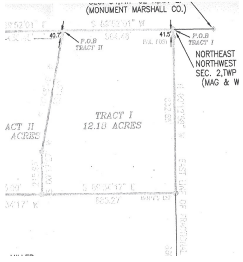
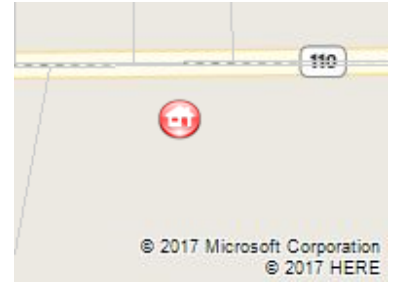


ALL FIELDS CUSTOMIZABLE



MLS # 201619057
Class LOTS AND LAND
Property SubType Agricultural Land
Area Fulton County
Listing Price \$120,000
Address 7489 SR 110
Lot #
City Culver
State IN
Zip 46511
Status Sold
Sale/Rent For Sale
IDX Include Y



GENERAL

REO Y/N	No	Short Sale Y/N	No
Original MLS #		Contingency Type	
Association ID	North Central IN Assoc. of Realtors	Zip Code	46511
Zip + 4		Parcel# ID	25-01-02-100-002.020-001
Parcel ID 2		Parcel ID 3	
State ID		Platted Y/N	Yes
Township	Aubbeenaubee	Grid	
Special Listing Cond.	None	Planned Unit Dev. Y/N	No
Subdivision		Cross Street	
Auction Y/N	No	Auction Reserve Price \$	
Auction 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	Yes	Buyer Broker Compensation	3%
Variable Rate Y/N	No	Listing Date	5/2/2016
Expiration Date	6/12/2017	Contract Type	Exclusive Right to Sell
School District	Culver Community Schools Corp.	Elementary	Culver
Middle School	Culver	High School	Culver
Legal Description	NE Cor NE NW 2-31-1 9.11a	Legal Description 2	
Section Number		Lot Number	
Zoning		Zoning Description	
Lot Dimensions	irregular	Approx. Lot Size SqFt	530,561
Approx. Lot Size Acres	12.1800	Price per Acre	\$8,045.98
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	State	Road Surface	Asphalt
Road Frontage	State	Road Frontage Length	564
Can Property Be Divided?	No	Structure/Bldg Imprvmnts	No
Seller Owns Planted Crops		Easements	No
Platted Development	No	Waterfront Y/N	No
Water Type		Water Access	
Water Frontage		Channel Frontage	
Water Name		Owner Name	Pugh
Showing Instructions	Call first; drive by	Sched. Shwng by Email Y/N	No
Email Address		Excluded Party	None
Off Market Date	2/1/2017	Associated Document Count	1
Agent Hit Count	53	Client Hit Count	12
Cumulative DOM	275	Branded Virtual Tour	Branded Virtual Tour
Unbranded Virtual Tour	Unbranded Virtual Tour	Mapping	
Tax ID		Update Date	2/7/2017
Status Date	2/7/2017	HotSheet Date	2/7/2017

Presented by: PAM BAKER / RE/MAX OAK CREST -CULVER

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GENERAL

Price Date	2/7/2017	Input Date	5/2/2016 4:07 PM
General Date	2/1/2017	Original Price	\$120,000

FEATURES

PARCEL DESCRIPTION	SEWER TYPE	DOCUMENTS AVAILABLE	EXEMPTIONS
Irregular	None	Survey	No Exemptions
Tillable	FUEL TYPE	PROPOSED FINANCING	LOCATION
TYPE USE	None	Cash	Rural
Agriculture	ELECTRICITY TYPE	Conventional	
WATER UTILITY	None		
None			

FINANCIAL

Annual Taxes	\$2,275.14	Year Taxes Payable	2016
Assessed Value \$		Owner RE License Y/N	No
Agent/Owner Related Y/N	No	Possession	immediate
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	\$98,000
Closing Date	2/7/2017	Pending Date	2/1/2017
Type of Sale	Traditional	Total Concessions Paid	\$0.00
NonMLS Sales Agent		NonMLS Sales Office	
SP/LP%	81.67	Sold/Concession Remarks	

REMARKS

12.18 Acres! Some open field and lots of wooded area, with a park like setting. A large meadow-like clearing has many useful features. Could be a lovely spot for a site built home. Property has trails, & lots of wildlife, that the nature lover would adore. If any crops are planted at time of sale, farmer has a right to harvest crops. All building restrictions and permits are the responsibility of the buyer. Buyer will need to check with Fulton County guidelines. This property is also very near West Shore boat launch on Lake Maxinkuckee and has a Culver address. This property is also very near West Shore boat launch on Lake Maxinkuckee.

AGENT REMARKS

Buyer to satisfy any and all building requirements in Fulton Co. Sellers are in contract for 3 years for alfalfa; seller will buy out contract if an offer is acceptable.

PRIVATE REMARKS**DIRECTIONS TO PROPERTY**

From Culver: Follow SR 17 south to SR 110, turn east on to SR 110 and follow to property on right side, watch for sign.

DISCLAIMER

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