

**Property Type** LOTS AND LAND      **Status** Sold      **Auction** No

**MLS #** 201755440      **TBD** Ridge View Trail      **Tippecanoe**      **IN** 46570      **Status** Sold      **LP** \$17,500



**Area** Marshall County      **Parcel ID** 50-24-18-000-004.017-012      **Type** Residential Land  
**Sub** River Ridge      **Cross Street**  
**School District** TSC Elem Triton      **JrH** Triton      **SrH** Triton

**Legal Description** LOT 60 SECTION 4 OF RIVER RIDGE PUD 2ND AMENDMENT SPLIT FROM KEYS 4-5 3-29-04 |  
**Directions** 331 to 17 B Tr. Turn East onto 17 B Tr. Follow that to Ridge View Tr., Turning Left. Lot 60. Follow the signs.

**Remarks** Beautiful county subdivision, ideally located near 331. Approximately 20 miles from Warsaw, Plymouth, and Rochester. Mature trees allow for natural beauty. This subdivision offers two ponds for enjoyment of fishing and swimming. Building a home in this subdivision will ensure your delight of local wildlife, including red fox, deer and bald eagles to name a few. Buyer to satisfy building needs prior to closing. Lot sizes per county records.

<b>Sec</b> Lot 60	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.5900 / 25,700 / 164x156	<b>Platted Development</b> Yes	<b>Platted Y/N</b> Yes
<b>Parcel Desc</b> Level				
<b>Township</b> Tippecanoe	<b>Date Lots Available</b>	<b>Price per Acre</b> \$27,457.63		
<b>Type Use</b> Residential	<b>Road Access</b> County	<b>Road Surface</b> Asphalt	<b>Road Frontage</b> County	
<b>Type Water</b> Well Needed		<b>Easements</b> No		
<b>Type Sewer</b> None		<b>Water Frontage</b>		
<b>Type Fuel</b> None		<b>Assn Dues</b> Not Applicable		
<b>Electricity</b> None		<b>Other Fees</b>		

**Virtual Tours:** Unbranded Virtual Tour

**DOCUMENTS AVAILABLE** Plat Map

**Miscellaneous**

**Impvmt Type**  
**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No

**Water Name**      **Lake Type**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Water Features**

**Financing: Proposed** Cash, Conventional      **Exemption** No Exemptions      **Year Taxes Payable** 2017  
**Annual Taxes** \$18.22      **Is Owner/Seller a Real Estate Licensee** Yes      **Possession** DOC  
**List Office** Listing Leaders, NCI-Culver - office: 574-842-4663

**Pending Date** 8/21/2019      **Closing Date** 9/5/2019      **Selling Price** \$16,200      **How Sold** Cash

**Total Concessions Paid** \$0.00      **Sold/Concession Remarks**  
 Presented by: Natalie L Brookins - Cell: 574-202-6625 / Listing Leaders, NCI-Culver - office: 574-842-4663  
 Information is deemed reliable but not guaranteed.