

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

MLS # 201755435 **TBD** Ridge View Trail **Tippecanoe** **IN** 46570 **Status** Sold **LP** \$22,500



Area Marshall County **Parcel ID** 50-24-18-000-004.014-012 **Type** Residential Land
Sub River Ridge **Cross Street**
School District TSC Elem Triton **JrH** Triton **SrH** Triton

Legal Description Lot 57 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 Trail. Turn Left onto Ridge View Tr and look for signs for Lot 57.

Remarks Beautiful country subdivision, ideally located near 331. Approximately 20 miles from Warsaw, Plymouth, or 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 the enjoyment of local wildlife, including red fox, deer, and bald eagles to name a few. Lot 57 is a perfect location to build a walk-out basement that will overlook the water. Buyer to satisfy building needs prior to closing. Lot size per county records.

Sec	Lot 57	Zoning		Lot Ac/SF/Dim	0.6500 / 28,314 / 150x190		
Parcel Desc	Level, Waterfront, Water View			Platted Development	Yes	Platted Y/N	Yes
Township	Tippecanoe	Date Lots Available		Price per Acre	\$34,615.38		
Type Use	Residential	Road Access	County	Road Surface	Asphalt	Road Frontage	County
Type Water	Well Needed			Easements	No		
Type Sewer	None			Water Frontage	154.41		
Type Fuel	None			Assn Dues	Not Applicable		
Electricity	None			Other Fees			

Virtual Tours: Unbranded Virtual Tour

DOCUMENTS AVAILABLE Plat Map

Miscellaneous

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

Water Name Tippecanoe River **Lake Type**
Water Frontage 154.41 **Channel Frontage** 0.00 **Water Access** RVRF
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-Culver - office: 574-842-4663

Pending Date 5/27/2019 **Closing Date** 6/5/2019 **Selling Price** \$22,500 **How Sold** Cash
Total Concessions Paid \$0.00 **Sold/Concession Remarks**
Presented by: Natalie L Brookins - Cell: 574-202-6625 / Listing Leaders-Culver - office: 574-842-4663