

Listings as of 09/23/2024

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 3      **DOM** 3      **Auction** No

**MLS** 202436665      **ST Line Place Road**      **West Terre Haute IN 47885**      **Status Active**      **LP \$549,000**



**Area** Vigo County      **Parcel ID** 84-05-28-300-002.000-021      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** VIG Elem      Sugar Creek      JrH West Vigo      **SrH** West Vigo  
**REO** No      **Short Sale** No      **Waterfront Y/N** N  
**Legal Description** THUNDERSTATE 5 LOT SUB 2023006032 28-12-10 LOT 1 68.859 AC  
**Directions** From West Terre Haute, Head west on National HWY, turn right on to W Illiana Dr, go 1.5 mile and turn right onto  
**Inside City Limits**      **City**      **County Zoning**      **Zoning Description**

**Remarks** Check out this 68.8 Acres parcel consisting of approximately 40 ac of Fertile Crop ground with the remaining in excellent deer and turkey hunting. Several building sites are scattered around the property. Property has recently had a select timber cut, so there are nice trails to navigate thru the woods. Butted up to the Illinois state line, this property offers Tremendous Whitetail hunting, along with Income producing crop fields. A Very Rare chance to own this slice of Rural Living

**Agent Remarks** Please book on Showing Time or call Marcus @ 812-585-0634

**Sec**      **Lot**      **Lot Ac/SF/Dim** 68.8590 / 2,999,498 / 2,999,498 sf  
**Parcel Desc** Heavily Wooded, Irregular, Partially      **Platted Development** No      **Platted Y/N** Yes  
**Township** Sugar      **Date Lots Available**      **Price per Acre** \$\$7,972.81  
**Type Use** Agriculture, Other,      **Road Access** County      **Road Surface** Asphalt      **Road Frontage** County  
**Water Type** Available      **Well Type**      **Easements** No  
**SEWER TYPE** None      **Water Frontage**  
**Type Fuel** None      **Assn Dues** Not Applicable  
**Electricity** None      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes  
**Water Access**  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** No      **Auctioneer Name**      **Auctioneer License #**  
**Auction Location**      **Auction Start Date**  
**Financing:** Existing      **Proposed** Cash, Conventional, USDA,      **Excluded Party** None  
**Annual Taxes** \$1,538.4      **Exemption**      **Year Taxes Payable** 2024      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** At Closing  
**List Office** farm2country.com - office: 812-630-5722      **List Agent** Marcus Marner - Cell: 812-585-0634  
**Agent ID** RB21002640      **Agent E-mail** mmarner74@gmail.com  
**Co-List Office**      **Co-List Agent**  
**Showing Instr** Please book on Showing Time or call Marcus @ 812-585-0634

**Contract Type** Exclusive Right to Sell      **Special Listing Cond.** None  
**Seller Concessions Offer Y/N** No      **Seller Concession Amount \$**  
**Virtual Tours:** Unbranded Virtual Tour      **Type of Sale**  
**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 3  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Office**      **Sell Agent**      **Sell Team**  
**Co-Sell**      **Co-Sell Agent**

**Presented** / farm2country.com - office: 812-630-5722

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