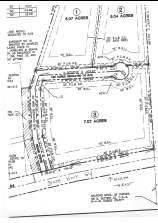




Listings as of 09/05/2024

Property Type LOTS AND LAND Status Sold CDOM 3 DOM 3 Auction No

MLS 202413820 E State Road 64 Highway Bretzville IN 47542 Status Sold LP \$69,900



Area Dubois County Parcel ID 19-10-33-200-007.002-013 Type Residential Land
Sub None Cross Street Lot #
School District SED Elem Cedar Crest JrH Forest Park SrH Forest Park
REO No Short Sale No Waterfront Y/N N
Legal Description 008-06210-02 Forest Ridge Subdivision Lot 3
Directions From State Hwy 64 and State Hwy 162 drive East one mile, property is on the North side of State Hwy 64.
Inside City Limits City County Zoning Zoning Description

Remarks Scenic country location on over SEVEN ACRES. Featuring rolling hills with several nice building spots. Plenty of room to build the house you've always dreamt of with space for a future lake, plenty of room for gardens, firepits and garages. Water, natural gas, sewer and electricity already there. Restrictions on house design and use to maintain the consistency and quality of the subdivision. Central location with a short drive to most of Dubois Counties attractions.

Agent Remarks

Sec Lot Lot Ac/SF/Dim 7.0700 / 307,969 / 7.07 acres
Parcel Desc Rolling, 6-9.999 Platted Development Yes Platted Y/N Yes
Township Jackson Date Lots Available Price per Acre \$\$9,193.78
Type Use Residential Road Access County Road Surface Gravel Road Frontage County
Water Type Public Well Type Easements No
SEWER TYPE Regional Water Frontage
Type Fuel Gas Assn Dues Not Applicable
Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Plat Map

Strctr/Bldg Imprv No
Can Property Be Divided? No
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 Excluded Party None
Annual Taxes \$1,213.0 Exemption Year Taxes Payable 2023 Assessed Value \$79,700.00
Is Owner/Seller a Real Estate Licensee No Possession at closing
List Office farm2country.com - office: 812-630-5722 List Agent Fred K Brockman - Cell: 812-630-5722
Agent ID RB14022344 Agent E-mail brockmanrealty@gmail.com Co-List Agent
Co-List Office
Showing Instr Call agent
List Date 4/23/2024 Exp Date 4/23/2025
Contract Type Exclusive Right to Sell Special Listing Cond. None
Seller Concessions Offer Y/N Seller Concession Amount \$
Virtual Tours: Type of Sale Private Seller
Pending Date 4/26/2024 Closing Date 6/10/2024 Selling Price \$65,000 How Sold Conventional CDOM 3
Total Concessions Paid \$0.00 Sold/Concession Remarks
Sell Office farm2country.com Sell Agent Fred K Brockman Sell Team
Co-Sell Co-Sell Agent
Presented Nicholas Hoium - Cell: 812-606-0435 / farm2country.com - office: 812-630-5722

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