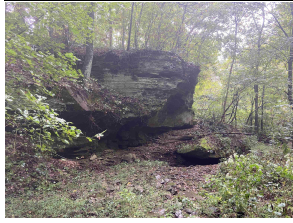


Listings as of 09/27/2024

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** No

MLS 202437400 **5615 E Mineral Koleen Road** **Bloomfield** **IN 47424** **Status Active** **LP \$649,000**



Area Greene County **Parcel ID** 28-12-10-000-003.001-019 **Type** Agricultural Land
Sub None **Cross Street**
School District BLM Elem Bloomfield **JrH** Bloomfield **SrH** Bloomfield
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description 019-00668-00NWSE36439.475A F.R. .525A NONSWSE36439.75A F.R. .525A NON 019-00666-00 PT
Directions From US 231 go East on Furnace Rd, turn right onto E Mineral Koleen Rd, go 4 miles east, property on the Left.
Inside City Limits City **County Zoning** **Zoning Description**

Remarks Check out this Rare chance at a 100 Acre chunk of Indiana's finest. All Timber, Wildlife and Solitude, This property has been extensively managed for Timber with a Very Select cut being done every 7-10 Years. "Mature timber stands of Poplar, Red Oak, White Oak, Hickory, and Hard Maple dot the hillsides according to the Forestry Report done this summer." An extensive trail system throughout the property allow you and the Wildlife to move Freely. Lots of deer, turkey and other wildlife are here for your enjoyment. This property currently in a Classified Forest Program.

Agent Remarks Please Stay on trails if showing the property via UTV.

Sec Lot **Lot Ac/SF/Dim** 100.5300 / 4,379,087 / Irregular
Parcel Desc Heavily Wooded, Irregular, Slope, **Platted Development** No **Platted Y/N** Yes
Township Taylor **Date Lots Available** **Price per Acre** \$6,455.78
Type Use Agriculture, Other, **Road Access** County **Road Surface** Paved **Road Frontage** County
Water Type Available **Well Type** **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

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 \$202.00 **Exemption** **Year Taxes Payable** 2024 **Assessed Value**
Is Owner/Seller a Real Estate Licensee Yes **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 Showingtime or call Marcus @ 812-585-0634

Contract Type Exclusive Right to Sell **Special Listing Cond.** None
Seller Concessions Offer Y/N **Seller Concession Amount \$**
Virtual Tours: Unbranded Virtual Tour **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
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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