

# LAND FOR SALE

CLINTON COUNTY

# 19.5<sup>±</sup> ACRES



THIS RURAL ACREAGE IS SURROUNDED BY TREES WITH SUGAR CREEK RUNNING THROUGH THE SOUTHERN SIDE OF THE PROPERTY, PLENTY OF WILDLIFE IN THE AREA AS WELL. SITUATED IN VERY SOUTHERN CLINTON COUNTY, THE PROPERTY IS IN CLOSE PROXIMITY TO FRANKFORT AND LEBANON BOTH. CURRENTLY BEING USED AS CATTLE PASTURE, THERE IS THE POSSIBILITY OF A HOME SITE BEING BUILT ON THE PROPERTY WITH APPROVAL OF CLINTON COUNTY AREA PLAN AND BOARD OF ZONING. SMALL CEMETERY LOCATED ON THE NORTH SIDE, SEE PHOTOS FOR MORE DETAIL. THE ONLY TAX INFORMATION WILL ON THE PARENT PARCELS AND WON'T BE REPRESENTATIVE OF WHAT FUTURE TAXES WILL BE WHEN THIS TRACT IS SURVEYED OFF TO NEW BUYER.

## CLINTON COUNTY MINI FARM & POTENTIAL HOME SITE

# PRICE: \$105,000

**Owner:** Larrell J. Neal

**Address:** Off Scotland Rd.

**Directions to Property:** St. Rd. 39 South of Antioch 2 miles to CR 650S, then turn east travel to "T", turn south on CR 400, then half mile to Scotland Road (Church), then left and half mile on right.

**Total Acres:** 19.5<sup>±</sup>

**Tillable Acres:** 0.00

**Pasture/Woods:** 19.31<sup>±</sup>

**Section:** 9

**Township:** Kirklin

**Roads & Waste:** 0.19<sup>±</sup>

**Possession Date:** At closing

**Taxes Payable 2016:**  
See Comments

**Zoning:** #199 Agricultural & Other Uses

**Fencing:** Entire Perimeter

**FSA DATA:**

**Farm No.:** 575 Tract 2208

**Corn Base Acr:** 0

**Wheat Base Acr:** 0

**Farm History:** Corn Yield - NA  
Soybean Yield - NA

**Improvements:** None

**Topography:** Rolling Pasture

**High School:** Clinton Central

**Elec. Source:** Duke Energy

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Neal • TF18C



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