

# Wooded & Pasture Land FOR SALE

CLINTON COUNTY, INDIANA

# 25 ± acres



**PRICE: \$120,000**



Nice southern Clinton County potential building lot or sportsman's paradise, located close to Lebanon and Antioch; south of Frankfort, Indiana. The lot has been preliminarily scored by Clinton County Area Plan with a passing score for home site pending DNR flood plain evaluation. There are additional wooded acres available that are on the north side and adjoin this property. There is a recent timber opinion available on projected value. Contact sales manager for information on additional acreage and timber value.

**Owner:** Dix Weaver

**Address:** Off Scotland Rd.

**Directions:** State Road 39 South of Antioch 2 miles to CR650S, then turn east, travel to "T", turn south on CR400, then half mile to Scotland Rd (Church), turn left and half mile on left.

**Possession Date:** At Closing

**Total Acres:** 25

**Tillable Acres:** 0

**Pasture/Woods:** 24.5

**Roads/Water:** 0.599

**Zoning:** 100- Agricultural – Vacant Lot

**Fencing:** Partial

**Oil/Mineral Rights:** Buyer to assume

**Type of Farm:** 20 Acre Wooded & Pasture Lot

**Section:** 9

**Twp.:** Kirclin

**County:** Southern Clinton County

**State:** IN

**Price Per Acre:** \$6,000

**Topography:** Grassy pasture with mature trees, gently rolling with stronger slope on the western edge of the property.

**High School:** Clinton Central

**Elec. Source:** Boone County REMC

**Improvements:** Small outbuilding with wooden siding, 8' story height that is 20'x24' and larger barn 16' story height that is 30'x50'. There is presence of an old well from previous home site.

**Taxes:** Recent split has occurred and a Tax Apportionment Agreement will be entered into for this purchase, being prorated to the date of closing. The 2015 tax rate on the parent acreage prior to split was \$20.70 per acre.



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

*Weaver • TF25C*



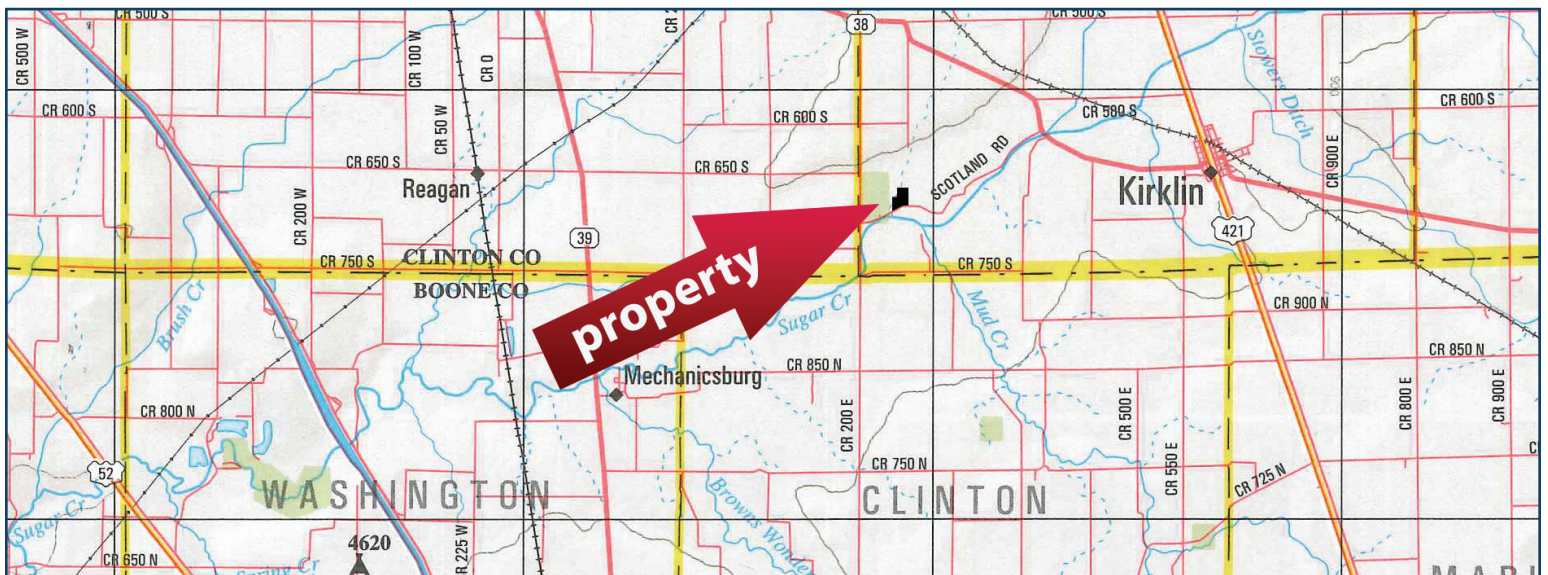
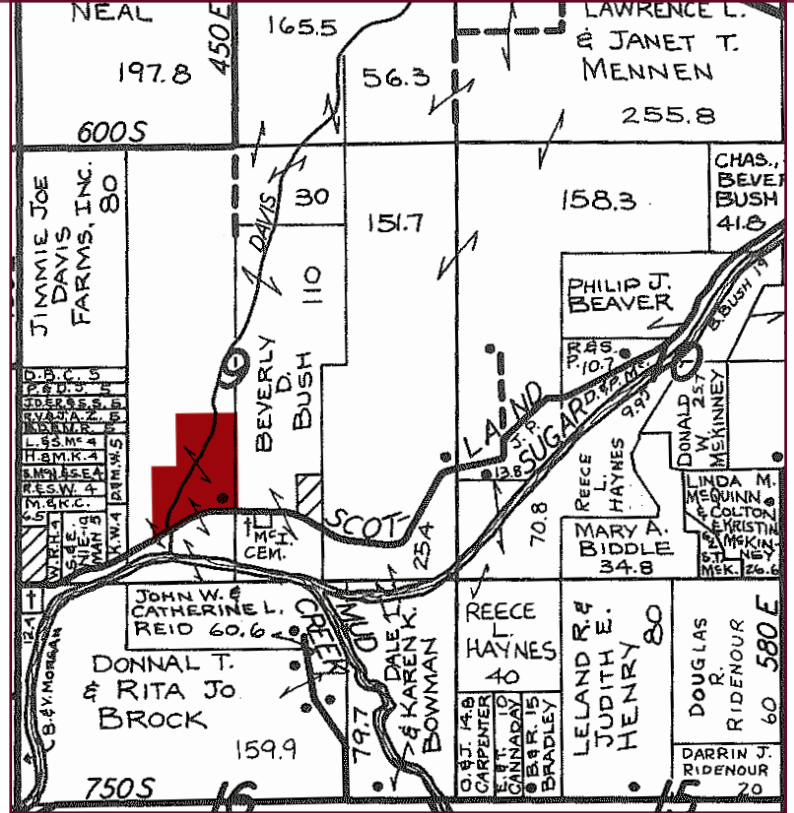
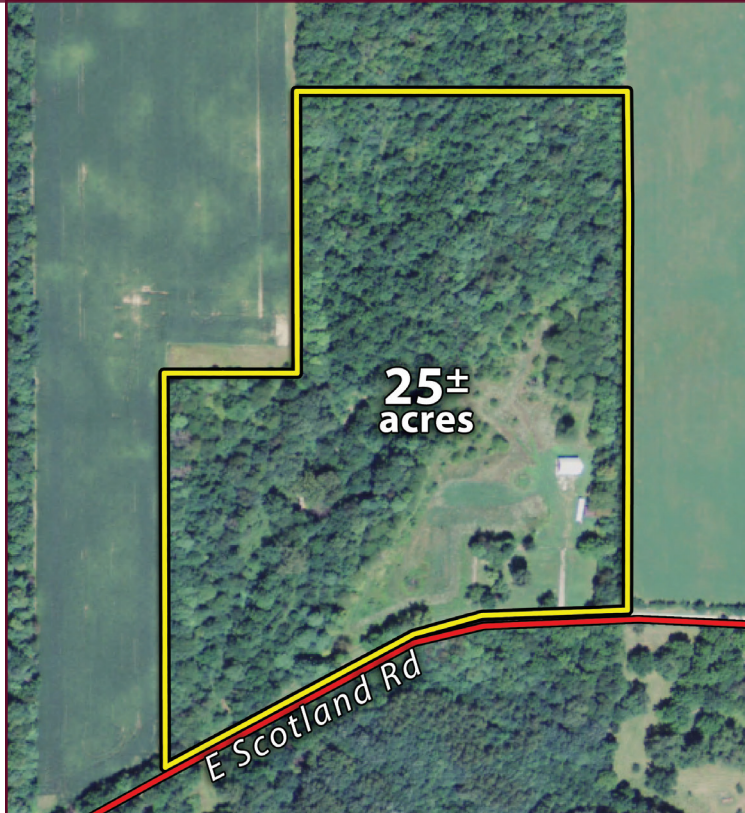
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Listing Agent: TODD FREEMAN  
765-414-1863 • todd@schraderauction.com

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