

Property Type	FARM/RANCH	Status	Active	CDOM	0	DOM	0	Auctio	No	
MLS #	202535706	7047 E CO Rd 250 S Road	Winslow	IN	47598	Status	Active	LP	\$340,000	
	Area	Pike County	Parcel ID	63-07-36-200-002.000-00	Type	Manuf. Home/Mobile				
	Sub	None	Cross Street		Bedrms	2	F Baths	1	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	PIKE	Elem	Winslow	JrH	Pike Central	SrH	Pike Central		
	Legal Description	006-00416-00 SW NW 36 1S 7 40A								
	Directions	From Winslow Take S Cato Winslow Rd,1.2 miles Turn right onto E County Road 200 S Turn right onto S County								
	Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks Outdoor Retreat!!! Come see this exquisite 40 Acre Property located just East of Winslow. Live here full time or use as your own get-away. This property is loaded with Wildlife. 2 Ponds, Outbuildings to house your equipment, a very nice mobile home, Enclosed Outdoor Kitchen with a built-in Smoker. This Property is Deer Camp ready with Tree Stands strategically placed. There is a Concrete Storm Shelter for your safety as well.

Agent Remarks

Se	Lot	Lot	40.0000	/	1,742,400	Irreglar	Sr	N	Lot Des	Heavily Wooded,	
Township	Marion	Abv Gd Fin SqFt	882	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	882	Year Built	1974
Age	51	New	No	Date Complete	Ext	Aluminum,	Fndtn	None		# Rooms	5
Room Dimensions	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No	
DIM	L	B-Main	1	0	Well	Dryer Hookup Elec	Yes	Guest Qtrs	No		
LR	20 x 14	M	B-Upper	0	0	Sewer	Septic	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
D	0 x 0	N	B-Blw G	0	0	Fuel	Electric, Propane,	Disposal		Ceiling Fan	No
FR	24 x 14	M	Laundry Rm	Main	Heating	Water Soft-Owned		Skylight	No		
KT	12 x 14	M	Laundry	1 x 1	Cooling	Central Air	Water Soft-Rented	ADA Features	No		
BK	0 x 0	N	AMENITIES	Breakfast Bar, Deck Covered, Dryer Hook Up			Alarm Sys-Sec	No	Fence		
D	0 x 0	N	Electric, Generator-Whole House, Open Floor Plan, Main Floor			Alarm Sys-Rent	No	Golf Course	No		
M	14 x 14	M	Laundry			Jet/Grdn Tub	No	Nr Wlkg Trails			
2B	12 x 10	M	Garage	/	/	x	/	Pool	No	Garage Y/N	No
3B	x		Outbuilding	Outbuilding	30 x 18	540	Pool Type		GD Opener	No	
4B	x		Outbuilding	Outbuilding	40 x 24	960	Off Street Pk		1st Bd EnSuite	No	
5B	x		Assn Dues	Not Applicable			Cable Ready	No	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Electric, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric		
RR	0 x 0	N	Other Fees								
LF	0 x 0	N	Restrictions								
EX	0 x 0	N	Water Access	Wtr Name							

WtrType		Wtr Frtg		Channel Frtg																			
Water Features																							
Auction	No	Auctioneer Name				Auctioneer License #																	
Owner Name																							
Financing: Existing		None		Proposed		Cash, Conventional				Excluded Party		None											
Annual Taxes		\$1,050.66		Exemptions		No Exemptions		Year Taxes Payable		2025		Assessed											
Is Owner/Seller a Real Estate Licensee				No		Possession		60 Days after 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 allow 24 hour notice																					
				Publish to Internet		Yes		Show Addr to Public		Yes		Allow AVM		Ye		Show Comments		Ye					
IDX Include		Y		Contract Type		Exclusive Right to Sell						Special List 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				0			
Ttl Concessions Paid				Sold/Concession Remarks																			
Sell Office				Sell Agent																			
Co-Sell Office				Co-Sell Agent																			
Presented by:														/ farm2country.com - office: 812-630-5722									

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.