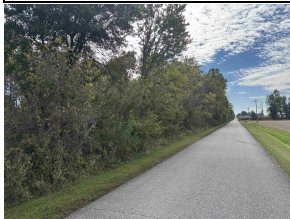




Property Type	LOTS AND LAND			Status	Active	CDOM	1	DOM	1	Auction	No			
MLS	202541526	00 E 200 Road		Sullivan		IN 47882		Status Active		LP \$650,000				
	Area		Sullivan County			Parcel ID		77-10-13-000-008.000-011			Type	Agricultural Land		
	Sub		None			Cross Street							Lot #	
	School District		SWS	Elem	Sullivan			JrH	Sullivan			SrH	Sullivan	
	REO		No			Short Sale		No			Waterfront Y/N			N
	Legal Description		W1/2 Nw Nw Section: 13 Township: 07 Range: 09 Acres: 00020.000, LegalDescription										W1/2 Sw, Pt W 1/2	
	Directions		From Sullivan take Hwy 54 East to 200 East, go 1/2 mile south on 200 E, property is on the left.											
Inside City Limits		City			County Zoning		Zoning Description							

Remarks 195 +/- Acres of Wildlife Habitat w/ a Homesite!!!! This property offers a diverse mixture Wetlands, Uplands , Planted Trees, Mature Trees and more. Buttermilk Creek runs through the property, offering plenty of Water for the Wildlife. Greene Sullivan State Forest borders part of the property to the East. Wildlife abounds on the property, numerous Deer, Turkey, Squirrel, Raccoon and Waterfowl call this Tract home. 175 +/- Acres of the Property is in a Wetland Mitigation Plan, with 20 +/- Acres to Build a Dream Cabin or Homesite. Several small ponds on the 20 Acre piece could be renovated to create your very own Fishing Hole. Conveniently located near US Hwy 41, Redbird State Riding Area, Greene Sullivan State Forest, plus many of the many Attractions Sullivan County has to offer.

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	195.0000 /	8,494,200 /	Irregular		
Parcel Desc	Heavily Wooded, Irregular, Level,	Platted Development	No			Platted Y/N	Yes
Township	Hamilton	Date Lots Available			Price per Acre	\$3,333.33	
Type Use	Residential, Camp/RV with	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, Legal Description

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	Cash, Conventional, USDA, Federal Land	Excluded Party	None		
Annual Taxes	\$5,434.6	Exemption		Year Taxes Payable	2025	Assessed Value	
Is Owner/Seller a Real Estate Licensee	No	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	Call Agent						

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
Total Concessions Paid	Sold/Concession Remarks		CDOM 1
Sell Office	Sell Agent	Sell Team	
Co-Sell	Co-Sell Agent		
Presented	/	farm2country.com - office: 812-630-5722	

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