



Listings as of 10/21/2025

Property Type			LOTS AND LAND			Status		Active		CDOM		0		DOM		0		Auction		No	
MLS	202542675		00 E 275 Road			Sullivan			IN 47882			Status Active			LP \$990,000						
	Area		Sullivan County			Parcel ID		77-10-01-000-012.000-011			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		Nw Se,Sw Se Section:01 Township:07 Range:09 Acres:20.69,Nw Ne Section: 12 Township:07Range:09																		
	Directions		From Hwy 54, go South on 275 E 1/4 mile, Property on the Right.																		
	Inside City Limits		City			County Zoning			Zoning Description												

Remarks !!! 341+/- ACRES !!! Come see for yourself, a property where you can create a Hunting Legacy for yourself and your family. Framed by the Greene Sullivan State Forest to the South and East and Cropland on the North and West, this property holds a tremendous opportunity for the Huge Bucks Sullivan County is known for. This property has a Diverse Selection of Hardwoods, Upland, and bottom ground. There's a mixture of Old Growth Forest, intermediate growth and Newly Planted trees that create natural corridors for Wildlife movement through the property to the Food sources. Easy access to Blackcat Lake offers ample fishing to add to the Uniqueness of this property. Property offers a 20 ACRE parcel, w/ an existing homesite to Build your Dream Home or Cabin, the remainder is in Conservation Mitigation to maintain it for Wildlife for Years to come.

Agent Remarks Please call Agent.

Sec	Lot	Lot Ac/SF/Dim	341.0000 / 14,853,960 / Irregular						
Parcel Desc	Heavily Wooded, Irregular, Level,		Platted Development	No		Platted Y/N	Yes		
Township	Hamilton		Date Lots Available			Price per Acre	\$2,903.23		
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?		Yes								
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		Excluded Party		None
Annual Taxes		\$8,033.6		Exemption		No Exemptions		Year Taxes Payable		2025
Is Owner/Seller a Real Estate Licensee				Yes		Possession		At Closing		Assessed Value
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 Call Agent.								

Contract Type		Exclusive Right to Sell				Special Listing Cond.		None	
Seller Concessions Offer Y/N		No		Seller Concession Amount \$					
Virtual Tours:		Type of Sale							
Pending Date		Closing Date		Selling Price		How Sold		CDOM 0	
Total Concessions Paid		Sold/Concession Remarks							
Sell Office		Sell Agent		Sell Team					
Co-Sell		Co-Sell Agent							
Presented		/ 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.