




Listings as of 02/28/2024

Property Type			LOTS AND LAND			Status			Active			CDOM			5			DOM			5			Auction			No		
MLS	202405732	W 50 S											Princeton			IN 47670			Status			Active			LP \$797,000				
			Area			Gibson County			Parcel ID			26-11-11-400-004.029-028			Type			Commercial Land											
			Sub			None			Cross Street						Lot #														
			School District			NGI Elem			Princeton			JrH			Princeton			SrH			Princeton								
			REO			No			Short Sale			No			Waterfront Y/N			N											
			Legal Description			PT SE 11 2 11																							
			Directions			north west corner of Hwy 41 and CR 50S																							
Inside City Limits			City						County Zoning						Zoning Description														

**Remarks** This property is prime for a commercial development located at the intersection of CR 50 S and Highway 41 in Princeton. The land offers 2 acres right on the corner of the intersection with City water and Sewer available. In addition to the 2 acre site, there are two other lots platted and can also be purchased Lot #2- 4.19 acres/ Lot #3- 1.17 acres.

## Agent Remarks

Sec	Lot	Lot Ac/SF/Dim		2.0000	/	87,120	/	n/a		
Parcel Desc	Corner, Undeveloped, 0-2.9999		Platted Development		Yes				Platted Y/N Yes	
Township	Patoka		Date Lots Available				Price per Acre		\$398,500.00	
Type Use	Commercial, Industrial		Road Access	County		Road Surface	Paved		Road Frontage	Interstate
Water Type	City, Public, Available		Well Type				Easements	No		
SEWER TYPE	City, Public						Water Frontage			
Type Fuel	Available						Assn Dues	Not Applicable		
Electricity	Available						Other Fees			

**Features** **DOCUMENTS AVAILABLE** Plat Map, Aerial Photo, Zoning

Strctr/Bldg Imprv		No													
Can Property Be Divided?		Yes													
Water Access															
Water Name				Lake Type											
Water Features		None													
Water Frontage				Channel Frontage				Water Access							
Auction		No		Auctioneer Name				Auctioneer License #							
Auction Location				Auction Start Date											
Financing:		Existing				Proposed				Excluded Party		None			
Annual Taxes		\$0.00		Exemption				Year Taxes Payable		2024		Assessed Value			
Is Owner/Seller a Real Estate Licensee				No		Possession		immediate							
List Office		RE/MAX REVOLUTION - office: 812-386-3222						List Agent		Tim D Mason - Cell: 812-664-0845					
Agent ID		RB14024551		Agent E-mail		timmason@remax.net									
Co-List Office				Co-List Agent											
Showing Instr		Show anytime													
List Date		2/23/2024		Exp Date		2/20/2025									
Contract Type		Exclusive Right to Sell		BBC		3%		Variable Rate		No		Special Listing Cond.		None	
Virtual Tours:		Unbranded Virtual Tour		Type of Sale											
Pending Date				Closing Date				Selling Price				How Sold			
Total Concessions Paid				Sold/Concession Remarks											
Sell Office				Sell Agent				Sell Team							
Co-Sell				Co-Sell Agent											

**Presented** Tim D Mason - Cell: 812-664-0845 / RE/MAX REVOLUTION - office: 812-386-3222

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