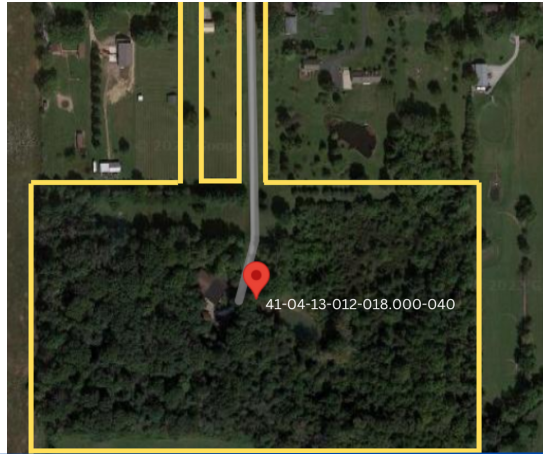


19.25 ACRES +/-

SALE PRICE: \$1,800,000

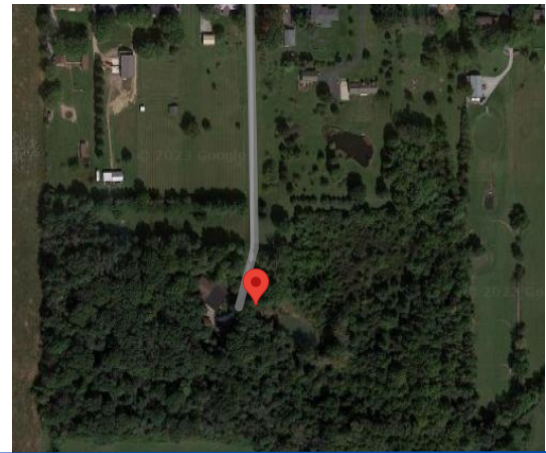


ABOUT THE PROPERTY

- Lot consists of mix of wooded acres, creek, pond, meadows
- Occupied home on property
- 40x40 barn home w/ 2 finished floors + attic
- 40x40 attached garage w/ 4 car carport
- 2 detached garages: (1) 3 car + (1) 2 car
- Center Grove Schools | White River Township | Johnson County

OUR PROPERTY FEATURES

- 19.25 +/- acres [2 separate parcels]
 - 41-04-13-012-018.000-040 | 18.25 +/- acres AG
 - 41-04-13-012-014.000-040 | 0.76 acres RES
- 2 access points via W Stones Crossing Road
- Adjacent to the new Flats at Stones Crossing
- Utilities on or near site
- Located in a rapidly developing area



OFFERING SUMMARY:

Price:	\$ 1,800,000
Lot Size:	19.25 +/- acres
Zoning:	RES/AgriTimber

DAILY TRAFFIC COUNTS

W Stones Crossing + SR 135 27,473



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	3,065	50,098	129,810
HOUSEHOLDS	1,157	17,902	50,043
median HH income	\$103,901	\$90,842	\$78,770
average AGE	39	38	39