



PARCEL DESC. Corner, Heavily Wooded

AREA Wabash County

TYPE USE Residential

SUBDIVISION None

ACRES 1.4800

TOWNSHIP Waltz

RESTRICTIONS None

WOODED ACRES

TILLABLE ACRES

SELLING PRICE

PASTURE ACRES

CLOSING DATE

TIMBER ACRES

SELLING PRICE

CLOSING DATE

WATERFRONT No

LOT DIMENSIONS 275 x 235

ELEMENTARY Southwood

WATER FRONTAGE

FLOOD PLAIN No

MIDDLE Southwood

LAKE TYPE

HIGH Southwood

SURVEY No

PARCEL # 85-18-27-304-019.000-013

SOIL TEST No

ASSESSED VALUE

ASSOCIATION DUES \$

ANNUAL TAXES \$300.14

ASSOCIATION DUES FREQUENCY Not

WATER UTILITY Well Needed

SEWER TYPE None

FUEL TYPE None

ELECTRICITY TYPE None

LEGAL DESCRIPTION

WATER FEATURES Walk to Lake Access

PROPOSED FINANCING Cash

DOCUMENTS AVAILABLE Aerial Photo, Legal Description, Zoning

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tues. Sept. 7 @ 3:00 pm.*** Vacant Land just minutes from Mississinewa Lake Reservoir on these 1.48 Wooded Acres in the Frances Slocum Estates, close to boating, swimming and wildlife in Somerset! Beautiful Corner lot consisting of lots 54, 55 and 56 with 235' of frontage on E. Miller rd. and 275' of frontage on N. Miami. The Red Bridge Marina is only 7 miles away and there are many State Parks and Recreation Areas nearby. DISCLAIMER County Sewer rules have changed, and a new permit will need to be approved by County in order to build on this site. **Starting bid at \$2500. Seller has agreed to sell at or above starting bid through the online auction process.**

Directions to Property From LaFontaine take Hwy 15 north to E 900 S turn left, at S 100 W turn left, at CO Rd 925 S turn right, at HWY 13 turn left, at subdivision entrance at CO rd 1100 S turn right, at Miami rd turn right. lot is on corner of miller & miami.

-----Information Herein Deemed Reliable but Not Guaranteed-----