

Consumer Display

Farm and Agriculture
20103242 Active
4251 N Talley Rd
Columbus, IN 47203

L Auction
Brokerage: United Country Coffey Realty & Auction, **Agent:** David Matney

PREPARED BY

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<http://www.coffeyrealtors.com>

County: Bartholomew
Township: Columbus(BA)
Zoning Jurisdiction: Bartholomew County Zoning Dist
Zoning: X002-see description comments
Grid: Bartholomew County-H000

Acres: 19.00
Acres Memo: This acreage is currently planted
Lot Dimensions:
Street Ownership:
Possession: Subject to Tenant Rights

Total Rooms: 0
Beds: 0
Studies:
Full Baths: 0
Half Baths:
Fireplaces:
Year Built: 1976
DOM: 17

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm school district with the school corporation.

Elementary: Bartholomew Elementary School **Middle:** Bartholomew Middle School **High:** Bartholomew High School

Legal Description: N/2 NW/4 Nw/4 Except 145' of the West 300Ft. thereof

Annual Tax: \$1,110.45 **Assessment/Payment Year:** 2009/2010 **Tax Memo:** Taxes are being checked for accuracy

Tax Key: 01961000500 **Exempt Type:**

Sewage:	Septic Type: Not Specified	Estimated Average Monthly Sewer:
Cable:	Gas:	Estimated Average Monthly Gas:
High Speed Internet Available:	Water:	Estimated Average Monthly Water:
Amps:	Electric:	Estimated Average Monthly Electric:

APPROXIMATE ROOM DIMENSIONS

No room dimension information for this listing.

Multi Garage:	Garage Capacity: 0	Garage SqFt: 0
Garage Memo:		Garage Type: None

Above Grade Finished Upper Level 2:	Above Grade Unfinished Upper Level 2:
Above Grade Finished Upper Level 1:	Above Grade Unfinished Upper Level 1:
Above Grade Finished Main Level:	Above Grade Unfinished Main Level:
Below Grade Finished Level 1:	Below Grade Unfinished Level 1:
Below Grade Finished Level 2:	Below Grade Unfinished Level 2:
Total Finished: 0	Total Unfinished: 0
Approximate Total SqFt: 2,100	Source of SqFt:

Condo/PUD Project:	Condo/PUD Type:
HOA:	HOA Terms:
Other HOA Fees: \$	Other HOA Terms:
Other Fee Includes:	
HOA Memo:	
HOA Fee Includes:	

AMENITIES

Location/Proximity:	Recreation:
Bath:	Kitchen:
Interior Features:	
Exterior Features:	

FEATURES

Style: See Description	Exterior: See Description
Heat Type: See Description	Construction Type: Unspecified
A/C Type: See Description	Foundation: See Description
Water Heater:	

INVESTMENT INFORMATION PROPERTY ECONOMICS

Gross Rent: \$	Other Income: \$	Adjusted Gross Income: \$
Advertising: \$	Property Management: \$	Property Insurance: \$
Maintenance: \$	RE Tax: \$	PP Tax: \$
Electricity: \$	Gas: \$	Water/Sewer: \$
Net Operating Income: \$	Gross Rent Multiplier:	Internal Rate of Return:

Permit:	Permit Expires:	Total Deposit:	\$
Crops:	Units:	Occupancy Load:	
Crops Memo: Crops have currently been planted. Possession will be upon completion of current crops harvest.			
Electricity Paid By:	Gas Paid By:	Water/Sewer Paid By:	
Cable Paid By:	On Site Parking:	Age of Improvements (Yrs):	
Lease Expiration 1:	Lease Expiration 2:		
Lease Expiration 3:	Lease Expiration 4:		
LAND FEATURES			
Other Buildings:	Road Surface: paved	Road Frontage:	
# of Stalls:	Fencing:	Platted Subdivision:	
Sidewalks:	Woods:	Tillable: Yes	
Pasture: No	Animal and/or Usage: Yes	Improvements:	
Mobile Homes Allowed:	Manufactured Homes Allowed:	Modular Homes Allowed:	
Property Description: Great crop or development land, currently being farmed under a lease agreement with the seller. The home is not to be shown BUT IS included in the sale. I have no information on the home. This property is being sold NOW at ON-LINE AUCTION ONLY. Go to the website and BID NOW Bidding will end at 2pm on Sept.9,2010			
Directions: From Columbus, travel east on Highway 46 to Talley Road. Turn North on Talley and travel 1.5 miles to the property on the east side, just across the bridge. Look for signs			
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