

**Full Public Handout****W MONROE ST**

**Kirklin** **46050**  
 Listing Price **\$12,900**  
 MLS # **201817553**  
 Area **Clinton County**  
 Listing Date **4/30/2018**  
 Expiration Date **11/30/2018**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**Property Information**

Type	<b>Residential Land</b>	Cross Street		Road Surface	<b>Asphalt</b>
Waterfront Y/N	<b>No</b>	Section Number		Road Access	<b>City</b>
Approx. Lot Size Acres	<b>0.5260</b>	Lot Number		Road Frontage	<b>City</b>
Lot Dimensions	<b>83' x 276'</b>	Water Frontage		Structure/Bldg Imprvmnts	<b>No</b>
Township	<b>Kirklin</b>	Channel/Canal Frontage		Easements	<b>No</b>
Special Listing Cond.	<b>None</b>	Platted Development	<b>Yes</b>	CRP(Consrvtn Resrve Prog)	
Zoning		Can Property Be Divided?	<b>No</b>	# Pasture Acres	
Leased Acres Y/N	<b>No</b>	Seller Owns Planted Crops		# Tillable Acres	
				# Timber Acres	
				# Wooded Acres	

Legal Description **MYERS & BEARD ADD LOT 8**

**Schools**

School District	<b>Clinton Central School Corp.</b>	Rail Siding Y/N	<b>No</b>
Elementary	<b>Clinton Central</b>	Curb Y/N	<b>No</b>
Middle School	<b>Clinton Central</b>	Rail Siding Description	
High School	<b>Clinton Central</b>		

**Taxes & Fees**

Annual Taxes	<b>\$243.64</b>
Year Taxes Payable	<b>2018</b>
Association Dues \$	
Assoc. Dues	<b>Not</b>
Frequency	

**Directions and Remarks**

Directions to Property **Take State Road 38 to Clinton County Road 750 E. Go South on 750 East to Monroe Street. Go East on Monroe Street to vacant lot on the North side of the Street.**

Remarks **Nice 1/2 arce building site on the West edge of Kirklin. Public water and sewer. Easy access to St. Rd. 38 and U.S. 421.**

**Other Features**

PARCEL DESCRIPTION	<b>Level, 0-2.9999, Cable Available</b>	LOCATION	<b>City</b>
TYPE USE	<b>Residential</b>	FENCE	<b>None</b>
WATER UTILITY	<b>City, Available</b>	PARKING	<b>None</b>
SEWER TYPE	<b>City, Available</b>	RESTRICTIONS	<b>Zoning Restrictions</b>
FUEL TYPE	<b>Gas</b>	SPECIAL ASSESSMENTS	<b>None</b>
ELECTRICITY TYPE	<b>Available</b>	SIDE OF ROAD	<b>North</b>
WATER FEATURES	<b>None</b>	OPTIONS	<b>Sell Entirely</b>
DOCUMENTS AVAILABLE	<b>Aerial Photo</b>	MISCELLANEOUS	<b>Mobile Hme/Manfct Allowed</b>
EXISTING FINANCING	<b>None</b>	EXEMPTIONS	<b>No Exemptions</b>
		PROPOSED FINANCING	<b>Cash, Conventional</b>

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