

ALL FIELDS DETAIL


Mls #	21233	Present Use	Vacant
Status	Active	Restrictions	Yes
Type	RESIDENTIAL	Location	Rural
Address	TBD EMS C31 LN		
Address 2	(BIG CHAPMAN LAKE)		
City	WARSAW		
State	IN		
Zip	46582		
Area	15 - Central Kosc. Water		
Class	LOTS/LAND		
Asking Price	\$105,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Patrick J Pfefferkorn - (574) 269-3801	Listing Office 1	ReMax Rainbow Realtors, Inc. - Main (574) 269-6911
Comm. Disc.	N	Buyer(s) Excluded	N
Buyer Broker Commission	2.4	Terms	New Mtg./Cash
Owners Last Name	GEER	Agent Owned	No
Agent Related	No	Lake	Chapman Big
Lake Type	Channel	Ski Lakes	Yes
Listing Date	4/7/2008	Bldg.Committee Approval	Y
Possession	At Closing	Listing Type	Exclusive Right
Zoning	Residential	Township	Plain
County	Kosciusko	Approx # Of Acres	0.29
Approx Lot Dimensions	110 X 115	Subdivision	Lake Forest I&I
Elementary School	Leesburg	Middle School	Lakeview
High School	Warsaw	Restrictions	Y
Set Back Front	35	Set Back Rear	35
Set Back Sides	10	Min Sqft Required	1400
Legal Descriptions	LOT 3 LAKE FOREST 2	Directions	450 N. TO C31 LN, CONTINUE TOWARDS LAKEFRONT.
Associated Document Count	0	Original Price	\$105,900
Days On Market	4	Price/Apx # Acre	\$365,172.41
Days On MLS	4		

FEATURES

Water Supply	Exterior Features	Lot Description	Documents On File
Well Needed	Paved Street	Cleared Lot	Arial
Sewer	Lake	Water Frontage	Lake Info
Septic Needed	Seawall	View	Ski Lake
Available Utilities		Level	
Natural Gas Available		Pier Space	
Remc Available			
Trash-Private			
Tv Cable Available			

FINANCIAL

Parcel #	029-092-048	Tax Id #	2971901340
Approx Annual Tax	\$538.00	Assessed Value	-
Prop. Owner Assoc. Fees	Voluntary	Incorporated Area	N
Assessments	N	Gas Company	NIPSCO
Electric Company	REMC		

ADDENDUM

BIG CHAPMAN - OVER 100 FT. OF FRONTAGE (SEAWALL) AND OVER 100 FT. DEPTH, NICE OPEN BUILDING LOT NEAR MOUTH OF THE CHANNEL , NICE LAKE VIEWS AND PRIVATE VIEWS ACROSS THE CHANNEL, MATURE SETTING, WIDE CHANNEL LOCATION, QUIET STREET LOCATION, RARE OPPORTUNITY FOR A NICE BUILDING LOT.

REMARKS

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DISCLAIMER

This information is deemed reliable, but not guaranteed.