

# BUILDING SITE FOR SALE

# 12.38± ACRES

**TOTAL PRICE**

**\$262,500**

**Tillable Acres: 8.88±**

**Woods/Pasture: 3.5±**

**CLINTON COUNTY, IN  
ROSS TOWNSHIP**

**COUNTY ROAD 500W, ROSSVILLE INDIANA**

**ZONING:** Vacant Land, with Admin approval from Board of Zoning for building site.

**FENCING:** Some along the southern boundary.

**DIRECTIONS:** *From Mulberry:* Travel east on SR38 3.5 miles to CR 500W. *From the intersection of US421 & SR38:* Travel 1.5 miles west to CR 500W. Turn north on CR 500W and travel 850'± and the property is on the east side of the road. Watch for sign.

**FSA DATA:** Farm #779 Clinton County FSA

**IMPROVEMENTS:** None

**SOIL TYPES:** Miami-Crosby, Miami Silt Loam, Treaty.

**TOPOGRAPHY:** Gently Rolling 2%-6% (60% of farm), 6%-12% (25% of farm), balance 0%-2%

**SCHOOLS:** Rossville

**ELECTRIC SOURCE:** Duke Energy

**COMMENTS:** This property is located off a black top road in Rossville School district, SR38 is under reconstruction and the close proximity to the highway makes for ease of access for traveling to Lafayette & Frankfort. The parcel has Admin approval from Board of Zoning, it will need Area Plan approval for One Lot Minor Subdivision. New survey to be created for drive way.

**RESTRICTIONS:** Tile Maintenance Deed Restriction

**TAXES:** \$332.76 annually

**POSSESSION:** At closing, per 2024 crop rights for removal



THE INFORMATION ON THIS SHEET IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED BY THE SCHRADER AGENCY.

SNYDER - TF41C

**SCHRADER**  
Real Estate and Auction Company, Inc.

**800-451-2709**  
**schraderauction.com**

**Listing Broker: Todd Freeman**  
**Phone: 765-414-1863**  
**todd@schraderauction.com**