

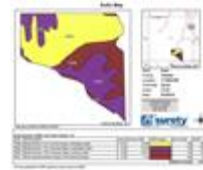
**11201 280th Street
West Union
\$325,000**



MLS # 20182491
County Fayette
Type Combination

Property Name/Subdivision
Elementary School North Fayette
Middle/Jr High School North Fayette
Sr. High School North Fayette
Zoning A-1
Flood C/X - Not in Flood Plain
Water Type Private Well
Sewer Type Septic
Fuel Type
Assessed Value \$100,110
Gross Taxes 1266
Lot Sq Ft 0
Acres 43.80
Lot Dimensions 0
Reg/Irreg Irreg
Additional Parcel Y/N
Builder Name
Year Built 2006
Construction
Completion Date
Manufactured Y/N
Modular Y/N
Legal Description S1/2 SE1/4 SW1/4, EXCEPT PARCEL F; SW1/4 SE1/4, EXCEPT PARCEL "F"; 17-95-8.

APPLIANCES Appliances Negotiable
BASEMENT None
COOLING Window Unit
DOCUMENTS ON FILE Aerial Photo, Lead Paint Disclosure, Plat Map, Sellers Disclosure, Soil Map
EQUIPMENT No
FINANCE TYPE Cash, Conventional
HEAT TYPE In Floor Heat, Propane Owned
LAND USE Timber
LOT DESCRIPTION Rolling Property, Sloping, Timber, Valley View, Wooded Area
ROAD FRONTAGE Gravel
SEWER Septic
STRUCTURE Garage, Residence, Shed
TOPOGRAPHY Rough Rolling, Steep
UTILITIES AVAILABLE Electricity
Public Remarks Here is the hunter's get-a-way that you are looking for. Located at the end of a dead end road, this property is secluded, has timber, hunting, CRP income and a 30'x 48' steel shed with an 18'x 30' living area. The building was built in 2006 and the living area has bedroom, living room/kitchen area and laundry/bath. The building is heated with in-floor hot water heat. The storage side of the building is 30'x 30' and includes concrete floor, power lift overhead door, and interior finish. There is a private well and septic. The land totals 43.80 acres with 27.43 in the CRP program and the balance timber. The CRP payment is \$3,846 per year and goes through 9-30-2020. The buyer must sign, accept and take over the CRP contract. The shed is located at the base of the hill that wraps around the south side of the property and is situated with a view of the valley to the north.



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