

Address 11201 280th Street
City West Union
Price \$275,000



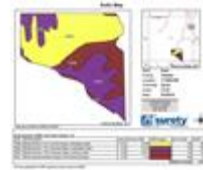
MLS # 20182491
County Fayette
Type Combination

Elementary School North Fayette
Middle/Jr High School North Fayette
Sr. High School North Fayette
Year Built 2006
Water Type Private Well
Sewer Type Septic
Zoning A-1

Flood C/X - Not in Flood Plain
Assessed Value \$100,110
Gross Taxes 1228
Acres 43.80
Drainage good
Tillable Acres 27.43
Wooded Acres 16.37
Pasture Acres
Road Acres

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
HEAT TYPE In Floor Heat, Propane Leased
STRUCTURE Garage, Residence, Shed
LAND USE Timber
UTILITIES AVAILABLE Electricity
LOT DESCRIPTION Rolling Property, Sloping, Timber, Valley View, Wooded Area
ROAD FRONTAGE Gravel
DOCUMENTS ON FILE Aerial Photo, Plat Map, Sellers Disclosure, Soil Map
FINANCE TYPE Cash, Conventional
HUNTING Deer, Turkey
TOPOGRAPHY Rough Rolling, Steep
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. The property is zoned AG & CFP.



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