

**Address 11201 280th Street**  
**City West Union**  
**Price \$299,000**



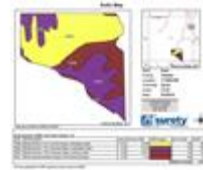
**MLS #** 20182491  
**County** Fayette  
**Type** Combination

**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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